

Memorandum



CITY OF DALLAS

DATE June 21, 2024

TO Honorable Mayor and Members of the City Council

SUBJECT **Grant Acceptance: Texas Historical Commission**

Summary

On June 26, City Council will consider acceptance of a Certified Local Government Grant from the Texas Historical Commission in the amount of \$50,000 for a historic resources survey of Wheatley Place and Colonial Hills National Register Districts and historic research and report.

Background

The Wheatley Place and Colonial Hill National Register Historic Districts were designated in 1995, almost thirty years ago. A resurvey of these districts will help the community and preservation staff better understand and assess the condition of the historic resources in the neighborhood and will help with future neighborhood-oriented planning and preservation efforts in neighborhoods experiencing an overwhelming mix of demolitions and development pressure.

The updated surveys would help preserve the city's historic fabric in two important ways:

First, while Wheatley Place is currently designated as a City of Dallas Historic District, the information regarding the status of each property as contributing or non-contributing to the historic fabric of the district is almost thirty years old. Many homes have undergone rehabilitation or may have been demolished. A new survey will give the neighborhood, Landmark Commission, and City staff updated information on the condition of the houses and resources.

A survey of Wheatley Place would update the list of contributing and non-contributing structures and help guide staff in determining whether proposed work is appropriate in this City-designated historic district. Contributing structures are significant historic structures built during the period of significance for the district. A non-contributing structure was built after the period of significance or was built during the significant period but has been so significantly altered from its original appearance that it is no longer considered contributing. Contributing structures must meet more stringent criteria for additions or renovations to a structures' exterior and are also better protected from demolition. Buildings once considered non-contributing may have undergone rehabilitation and become contributing to the Wheatley Place Historic District.

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Second, Colonial Hill is a National Register Historic District whose residents have recently shown interest in possible City designation as a Conservation or Historic District. The district is subject to the existing demolition delay provisions in the ordinance, which include a 45-day waiting period, but is not subject to other historic or conservation district provisions. An updated historic resource survey of the neighborhood would help property owners and staff better understand the current condition of the neighborhood, including extant houses and buildings and vacant lots.

A survey for Colonial Hills will include properties that are at least 50 years old and listed as contributing structures located in a National Register District, are individually listed on the National Register of Historic Places, or are designated as Recorded Texas Historic Landmarks (RTHL), State Antiquities (Archeological) Landmarks, or National Historic Landmarks. The previous survey and the National Register nomination only identified buildings constructed prior to 1945. In the 29 years since the National Register nomination, many more structures in the district have likely come of age and achieved contributing status but have never been identified through a survey or nomination.

The \$50,000 Certified Local Government Grant is a reimbursable grant. The grant requires a one-to-one local match of \$50,000 to be provided by the Planning and Urban Development Department. The contract for the survey will be procured by Administrative Action, Special Needs Request for a \$100,000.00 contract in June 2024.

Should you have any questions, please contact Arturo Del Castillo, Assistant Director of the Department of Planning and Urban Design, at (214) 670-3718 or arturo.delcastillo@dallas.gov.

Service First, Now!



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