



## Preservation Dallas 2013 Preservation Achievement Award Winners

### COMMERCIAL OR INSTITUTIONAL REHABILITATION OR ADAPTIVE USE.

#### **Dallas Coffin Company (NYLO Southside Hotel) 1325 South Lamar**

Following the devastating flood of 1908, Dallas Coffin Company founder and local civic leader, Joseph Parks, constructed this building in 1911 for manufacturing, warehousing, and showcasing a complete range of funeral supplies. The building was purchased by Sears in the 1950s as an expansion for their adjacent Catalog Distribution Center. After the center closed the building sat vacant until Matthews Southwest Development came along with plans to convert the building into a new hotel taking advantage of federal historic tax credits for the rehabilitation.

NYLO Hotels was selected as the operator for this building, capitalizing on the brand's first opportunity to offer an authentically historic environment. Much of the historic interior had been removed on the lower floors and what did remain was incorporated into the hotel's edgy lobby design. On the upper guestroom floors, which had previously been warehouse spaces, the guestroom design took advantage of the high concrete ceilings and worked the forest of concrete columns into the overall design. Historic windows were retained and restored. The original loading dock became the hotel entrance with a new porte cochere. The primary Lamar Street façade was restored back to its original configuration. The missing water tower, clearly visible in historic photographs, was recreated and also serves as the building's sign.

Developer:	Matthews Southwest
Architect:	5G Studio Collaborative
Interior Design	5G Studio Collaborative
Structural Engineer:	Jaster-Quintanilla
Civil Engineer:	JBI Partners, Inc.
MEP Engineer:	Blum Consulting Engineers
Project Contractors:	Azteca Enterprises
Sustainability/LEED Consultant:	5G Studio Collaborative

**Dallas Power & Light Substation in Oak Cliff**  
**115 South Tyler Street**

John McCall purchased the old Dallas Power and Light Company's west substation in Oak Cliff in 2007 with the goal of transforming the building while preserving its unique features. After the building closed in the 1950s the building was closed up and used for storage with and the windows laminated with aluminum. The building's only upkeep became occasional painting over graffiti.

The first improvement made was the removal of all paint from interior and exterior brick or cement surfaces. Approximately 80% of the 1,100 plus window panes were cracked, broken or missing, and were replaced with the restoration of the windows. The buildings original ceramic insulators remain intact along with the ten foot tall swiveling exhaust vents on the roof. The interior spaces were converted into retail, cooperative office space and an apartment on the third floor.

Property Owner: John McCall

**Michael F. Dougherty House**  
**2919 Hibernia**

This grand home, located in the State Thomas Historic District, was built in 1891 for Michael F. Dougherty, owner of Dougherty and Buckelew Roofing Company. This Second Empire Victorian style home is the only one existing in Dallas. While Victorian Houses in north Texas generally had high pitched hip or gable roofs, graveled flat roofs were Dougherty's specialty, and showcased on his house.

When Eric Marye purchased the property the stately home had been divided into four modest apartments. His theoretically simple plan of converting the fourplex into an office building proved more difficult than thought. Work included foundation repair, removing layers of paint, demolishing inappropriate additions, replacing decades of roofing layers, and restoring the front porch to wood. Reinstalling the original 10 foot tall pocket doors, rebuilding the grand staircase and replicating the second floor banister topped off the extensive work to the interior.

Property Owner: Eric Marye  
Architect: Hammers+Partners: Architecture, Inc.  
Contractor: Mario Villegas  
Landscape Architect: Armstrong Berger  
Preservation Consultant: Jim Anderson Preservation and Design

**Highland Park United Methodist Church Sanctuary**  
**3300 Mockingbird Lane**

The 1927 sanctuary for Highland Park United Methodist Church, designed by Dallas architect Mark Lemmon, was remodeled in 1972 without consideration of Lemmon's

neo-Gothic design. These modifications introduced strong horizontal architectural elements that conflicted with a neo-Gothic verticality intended by the original design. In the renovation work to the sanctuary these elements were removed. New elements, such as the casework for a new pipe organ, were designed to be more in keeping with the building's original design intent and reflect original details that remained from 1927.

The projecting chancel area from 1972 was retained, but reconfigured to allow for a larger choir. The intricately carved altar and pulpit were restored by the original woodcarver. Horsehair acoustical panels were removed from the ceiling to expose the original wood decking. The original stained glass windows bowed and in danger of collapse, were carefully removed and shipped to the original glass studio in California for restoration.

Property Owner:	Highland Park United Methodist Church
Architect:	Selzer Associates
Structural Engineer:	L. A. Fuess
MEP Engineers:	ARJO Engineers
Acoustical:	Kirkegaard
Contractor:	Julian P. Barry
Window Restoration:	Judson Studios

### **Luna's Tortilla Factory (Meso Maya Restaurant) 1611 McKinney Avenue**

The Luna Tortilla Factory building was completed in 1938 in the Spanish Eclectic style for the Luna family in an area originally known as "Little Mexico," Dallas' earliest Hispanic neighborhood. The famous factory produced thousands of tortillas a day, as well as authentic tamales. After the factory closed in 2007, it was purchased by Firebird Restaurant Group with the goal of transforming the space into a new restaurant while preserving this important historical and cultural landmark.

Many features of the original building were carefully preserved during construction. The terrazzo floor in the main dining area was restored. The windows were restored or replaced where too far gone with wood frame windows from a salvage yard. With the interior design the architects worked with the existing layout to create an inviting open space while maintaining the character. The former private courtyard space for the Luna family was opened up for seating providing a unique urban outdoor space for the restaurant. The new Meso Maya sign was even built to resemble the old Luna's Tortilla Factory sign and installed in the same location to preserve the feel of the historic corner.

Developer:	Firebird Restaurant Group
Architects:	Jones Baker Architects
Interiors:	NCA Partners

**Magnolia Gas Station (Capriotti's Sandwich Shop)  
902 Ross Avenue**

Rather than demolish the old 1923 Magnolia Gas Station at the corner of Ross and Lamar, at the edge of the historic West End in downtown Dallas, KCI Investments LLC undertook a complete renovation of the property after securing a multi-year lease. Even with approval for demolition of the building they decided it would have been a travesty to destroy this unique building in the West End and decided to rehabilitate it instead for a new Capriotti's Sandwich Shop.

To help preserve the history of this site a local historian was hired to research and document the history of this building. Numerous artifacts from the original building and its predecessors on that site were saved and are on display in an in-store museum created especially for this purpose. During the rehabilitation as much of the original materials were reused as possible. The paint on the exterior brick façade was removed to get down to the original brick color. The original covered service area was sensitively enclosed with glass walls to provide seating for the restaurant while maintaining the look of the original openings and brick corner column.

Developer:	KCI Investments LLC
Architects:	Civitarese Morgan Architects
Contractor:	Panterra Construction
Project Historian:	Raymond Magyar

**Woodrow Wilson High School  
100 South Glasgow Drive**

Woodrow Wilson High School, designed by Mark Lemmon in the Elizabethan Style opened in 1928 in the eastern edge of the City of Dallas at that time. It was constructed as the most innovative and expensive high school in City. Its liberal expanses of glass, elaborate cast stone, masonry detailing and cafeteria located on the top floor were all unique among Dallas schools.

Since a well-intentioned but poorly executed addition in 1978, Woodrow had been the recipient of very limited maintenance and improvements; resulting in overcrowded conditions, unsympathetic alterations of the building's interior, and advanced deterioration of many of the building's important features. In 2008, \$14 million was earmarked for a major addition and to correct many of the school's most pressing needs, including preservation. During the work all of the wooden and metal windows were retained and restored to their original condition. Historic metal lanterns, originally fabricated by Potter Art Metal of East Dallas were refurbished or replicated in the same bronze and brass materials by the current Potter Art Metal. In the classrooms that were rehabilitated, the character-defining woodwork was preserved and new acoustical ceilings were installed preserving the full height of the original windows. The auditorium was restored to its former glory and the front hallway was modified to match its 1928 appearance.

Owner:	Dallas Independent School District
Program Manager:	Parsons
Architects:	Brown Reynolds Watford Architects
Structural Engineer:	Jaster-Quintanilla
MEP Engineer:	Basharkhah Engineering
Civil Engineer:	Pacheco Koch Civil Engineers
Landscape Architect:	Caye Cook & Associates
Restoration Advisor:	Norman Alston Architects

**SENSE OF PLACE AWARD**

**Stevens Park Pavilion  
1726 West Colorado Boulevard**

Adjacent to the Stevens Park Golf Course in Oak Cliff, the Steven Park Pavilion was originally constructed in 1934 as part of the Works Project Administration improvement program. Due to soil erosion along Coombs Creek, which edges the pavilion, the stone and mortar construction had fallen into a state of disrepair. The foundation had been undermined, a crack traveled the length of the structure, a slab drop of over six inches and multiple through-wall cracks all pushed the stone arches close to failure.

The diminished distance to the creek did not allow a feasible foundation repair and the decision was made by the Dallas Park and Recreation Department to methodically deconstruct the stone bearing walls for cataloguing and storage, and then to rebuild it on a new foundation with additional distance from the creek. All of the 4,867 original stones were removed and rebuilt in the same location in the new spot along with the original wood elements that were salvaged and reassembled on the pavilion. After paint sample harvesting, analyzing and matching, the pavilion was returned to its original color scheme. In addition a stone bench, water fountain and latrine facilities were also restored for use in the newly renovated Stevens Park Golf Course.

Property Owner:	City of Dallas Park & Recreation Department
Architect:	ARCHITEXAS
Contractor:	Phillips/May Corporation
Structural Engineer:	Jaster-Quintanilla
Civil Engineer:	Pacheco Koch
Landscape Architect:	Studio Tincup

**RESIDENTIAL REHABILITATION:**

**The C.R. Berry House  
5414 Worth Street**

Built in 1920, the C.R. Berry house has had many owners over its life and unfortunately fell in severe disrepair. In 2010, the current owner purchased the house out of foreclosure, with plans for a complete rehabilitation. Due to many years of neglect, the

house required extensive work including roof replacement, foundation repair, electrical and plumbing upgrades, replacement of rotted siding, and repair of ceilings and floors from extensive roof leaks.

The front porch was rebuilt with period appropriate columns and the bathroom was renovated, removing later additions to reflect materials used at the time the house was built, including an antique claw foot tub, wainscoting, and period appropriate black and white floor tiles. Additional attention to detail included handmade trim to replace rotted pieces on the east façade. The entire project was completed by the homeowner himself and in a period of 14 months! There were no designers, contractors, or laborers involved, just one homeowner dedicated to preserving a severely neglected single family structure in one of our city's finest historic neighborhoods.

Property Owner:

Thomas Lawrence, Jr.

### **The Bishop Mouzon House 3444 University Boulevard**

The Bishop Mouzon residence was built in 1916 for the Dean of the Theology School and one of the original founding members of Southern Methodist University and Highland Park United Methodist Church. With the renovations completed last year on the oldest existing home in University Park, the Bishop Mouzon House once again stands gleaming along Professor's Row.

The Greek Revival style house had been repurposed from bishop's residence, to a fraternity house, to a sorority house and in 1962, the new owners converted the house back to a private residence. In 2009, Philip and Melissa Wise purchased the house with the intention of returning it to its former glory with modern appointments. The home was evaluated for structural issues and inappropriate additions removed. The work to the house took over two years and included a 5,000 square foot addition to the original 2,500 square foot house, including an underground garage to preserve the home's remaining lot. The house has been penned one of Dallas 150 Significant Homes.

Property Owner:

Melissa and Philip Wise

Project Architect:

Domiteaux + Baggett Architects

Landscape architect:

Armstrong Berger

Contractor:

Provenance Properties

### **The Fred A. Jones Estate 3900 Mockingbird Lane**

In 1918, an era when Highland Park was marketed with views "stretching to the downtown skyline," engineer, Fred A. Jones, built the highest quality 5,300 square foot English Craftsman style home for his family on Mockingbird Lane. Mr. Jones came to the area to work on projects such as the Majestic Theatre and Dallas Municipal Building.

In 2003, the virtually intact house was purchased by a preservationist investor and the journey began to restore the house, as well as update it for market viability. Maintaining the original footprint of the house while adding great areas for today's family style entertaining was complex and as part of the plan, the detached garage and second floor quarters were lifted from its foundation, rotated 180 degrees and moved to face Fairfield Street. This enabled an addition, modeled after several key components in the original house, to be seamlessly joined with secluded backyard spaces. On the interior, care was taken to restore all carpentry, hardware and even crank-operated exterior shutters. Keeping updates in theme, necessary mouldings were reproduced, period fixtures and hardware were used, and all materials and finishes reflect the era. An extensive rehabilitation, finishing of the third floor attic space, and utilizing the expanded basement for a wine cellar and tasting room have all brought the house to standard while maintaining its historic elegance.

Property Owner:	Roger and Charlene Nanney
Architect:	ARCHITEXAS
Contractor:	Peter Livingston

### **Special Recognition Awards**

#### **Stewardship Award**

##### **Oak Cliff Society of Fine Arts for the Turner House**

In 1908, the last major subdivision was platted in the original Oak Cliff town site and was named Winnetka Heights after an affluent Chicago suburb. In 1912, East Texas oilman J. P. Blake constructed a Modified Prairie four-square style house, now known as the Turner House. Blake enjoyed hosting musical events, lavish lawn parties and opulently entertained a young Oak Cliff until 1917. After Blake, the property had several owners and served as a boarding house before the newly-formed Oak Cliff Lutheran Church purchased the house for their sanctuary in early 1948.

The Oak Cliff Society of Fine Arts was formed in 1926 by nineteen women who sought to promote all aspects of art. The Society had several homes, including the Oak Cliff YMCA and a house given by long-time President, Adella Kelsey Turner. Her home served as the Society's headquarters from 1938 until 1957, when the State of Texas purchased the property to build the new Interstate Highway 35E. Proceeds from the sale were used to buy the former Blake House at 401 North Rosemont Avenue, and it was renamed the Turner House in 2002, to honor Mrs. Turner.

By 2000, only twelve members remained and, in an effort to increase membership, the Society opened its membership to men. James Prothro assembled a small group of Oak Cliff residents who began restructuring the Society. The Turner House was opened to the public in the summer of 2003 for event rentals, and it has hosted numerous weddings, anniversary and birthday parties, recitals, workshops, memorial services, holiday parties, scholarship ceremonies, tea parties and book clubs. The Society also hosts art exhibits and a popular Salon Series each spring.

Over the years, the Society has not only maintained the Turner House, but they have worked to return it to its original splendor. The numerous restoration projects include returning the hardwood floors to their original majesty, freshening the formal parlor, making both sets of pocket doors operational once again, and highlighting the elegance of the main staircase. One of their biggest finds was the original fireplace surround in Winnetka Heights Hall, which had been covered and blocked by a raised stage. The fireplace's original tile surround has now been exposed and the decorative metal hood returned. The Oak Cliff Society of Fine Arts values both the house that serves as its home and the programs it offers and wants both to continue to be assets and resources for Oak Cliff and Dallas.

### **Neighborhood Achievement Award State-Thomas Historic District**

The State-Thomas Historic District is a mixed-use residential and commercial district in historically North Dallas, near what was once a Freedman's Town. The historic district is made up of mostly frame houses in the Queen Anne, Italianate, and vernacular styles left from the first Thomas Brothers development of the 1880's known as the Thomas Colby District. The State-Thomas Historic District was established by the neighborhood group, the Friends of State-Thomas, as a tool to preserve what is today the largest remaining collection of Victorian houses in Dallas.

State-Thomas property owners organized in the mid-seventies to oppose plans for a thoroughfare that would have dissected the neighborhood, and demolished many homes. Since that time, The Friends of State-Thomas have spent decades, representing thousands of volunteer hours, to honor their history, their unique character, and their investment, while encouraging sensitive development projects that respect the neighborhood and bring tax dollars for the city. The Friends of State-Thomas have used many tools to foster the kind of wonderful neighborhood it is today, including historic designation, planned development, federal block grants, down-zoning, traffic studies, deed-restrictions, a Master Plan, the first City of Dallas TIF District, and publicity.

### **Craftsmanship Award Steve Clicque**

Steve Clicque combines passion for photography with experience in renovating historic properties. As a result, he is arguably one of the best architectural photographers in Dallas. For years, Preservation Dallas has relied on Steve's talents and generosity as he has volunteered hundreds of hours capturing the places dear to us. His very particular technique has provided the highest quality images, video and documentation, archiving Dallas' architectural history.

Steve was an accountant before he switched to a career in renovation. His accounting partnership purchased The Mohawk, a Spanish Colonial building on Swiss Avenue, in the early 1990s. Noticing that the contractors seemed to find their jobs more rewarding than he

did his, he began assisting with the building's renovation – ultimately trading his interest in the accounting firm for ownership in the building.

The advent of affordable digital photography and videography enabled Steve to further document aspects of historic preservation. He began shooting stills and videos of instruction in topics such as wooden window restoration, plumbing, and other “how to’s”. Steve shot the training video for Dallas’s Landmark Commission. One of his videos of a Peak’s Suburban Addition Historic District drug-house raid inspired President George H.W. Bush’s 1,000 Points of Light campaign.

Preservation frequently relies upon accurate representations to express the story of a building or place that has been saved through our collective efforts, or lost to the wrecking ball. Steve’s impeccable eye and willingness to always help document Dallas’s historic places earns him the 2013 Craftsmanship Award.

### **Spirit of Preservation Award Mark Doty**

Mark Doty, a native of Abilene, Texas, graduated with a degree in Architecture from Texas Tech University. It was growing up in Abilene where Mark first learned to love a city’s past and believe in its preservation. He witnessed an old movie theater, train depot and hotel being restored and adaptively reused. This transformation had a profound effect on his thinking about not only architecture and historic preservation, but also how preservation could define a community and serve as a job creator.

After graduating from college in 1998, Mark moved to South Carolina to work for the South Carolina Department of Archives and History. He moved to Dallas in June 2003 to work for Marcel Quimby Architecture/Preservation, Inc. and, in 2006, went to work for the City of Dallas as a Senior Planner in the Historic Preservation Division. Mark was appointed Historic Preservation Officer for the City of Dallas in September of 2010. The Historic Preservation Division oversees more than 143 individually designated landmarks and 21 historic districts which contain thousands of structures. Mark is responsible for helping people with the preservation of their historic buildings, including guiding applicants through the Landmark Commission review process, working with the Commission members, and overseeing the designation of structures and sites as City of Dallas landmarks.

Mark has also taken his passion for preservation and the history of Dallas to the literary world with his first book in 2012, *Lost Dallas*, which explores and documents historic buildings, neighborhoods, and places in Dallas that have been lost and sometimes forgotten. His second book, *John F. Kennedy Sites in Dallas-Fort Worth*, will be released in September documenting the buildings, neighborhoods, and places with a direct connection to President Kennedy’s assassination.

Believing that the future of historic preservation lies with the younger generation, Mark worked with others to create a Young Professionals group for Preservation Dallas in 2011. This networking group helps to teach young professionals the value of historic

preservation to Dallas and gives them a chance to meet throughout the year in unique historic spaces, usually while enjoying a cocktail or two. Mark has done much to grow the Young Professional group, which now totals over 100 members.

Mark Doty has been passionate about the preservation of Dallas' historic places since he came to Dallas, believing that they add to the tapestry and provide interest and texture to our built environment. In his ten short years in Dallas, Mark has helped hundreds of people with the preservation of their historic properties, written two books on historic places in Dallas, and has helped to engage younger people in historic preservation and its benefits.

### **Gail Thoma Patterson Award ARCHITEXAS**

*This award is named for one of Preservation Dallas' most staunch preservationists and a dedicated Preservation Dallas board member who passed away unexpectedly. It recognizes an outstanding restoration project done to exacting standards.*

The architecture firm of ARCHITEXAS was founded in 1978 by Craig Melde and Gary Skotnicki building on their experience in the City of Dallas Planning and Urban Design Department, which introduced them to historic preservation. Their early planning work included a master plan for the Dallas Farmers Market and preservation criteria for the West End Historic District. Early restoration projects included the Arnold House (former home to the Historic Preservation League), the Inwood Theater, the White Swan building, and the Sammons Center. In 1990 the firm became known for their excellent restoration of historic courthouses, after completing work on Hill County Courthouse in Hillsboro. They have since completed restoration work on eleven Texas courthouses!

Since 1996, ARCHITEXAS has contributed significantly to the restoration of Fair Park, including the Centennial Building and the 1936 Tower Building – which was the first full restoration project in the park. ARCHITEXAS turned the Harlan Building in the Dallas Farmers Market into a mixed-used retail/residential development in 2002. In 2005, ARCHITEXAS completed construction on the new bell tower for the 1902 Cathedral Santuario de Guadalupe in the heart of the Dallas Arts District. The tower was part of the original plans for the church, but was not built in 1902 due to funding problems. ARCHITEXAS' largest project to date has been the Joule Hotel on Main Street. They were able to convert the historic Dallas National Bank Building to a new use while maintaining the preservation standards required for a certified rehabilitation tax credit. The White Rock Boathouse was another project with the restoration of the 1921 filter and chemical building, which became a boat storage structure used by Dallas area rowing organizations as well as an event space. Their latest project is the Purse Building, built in 1905, which is slated to be restored and converted into a mixed used of residential and commercial spaces.

## **Dorothy Savage Award Lindalyn Adams**

*Preservation Dallas' highest award -- named for one of Preservation Dallas' founders -- is presented to a person for a lifetime of substantial preservation work.*

Lindalyn Adams has always had a passion for history and even was a member of the Junior Historians in high school and wore a Victorian-style gown at her wedding. In 1963, she began organizing Fourth of July pageants featuring events in American history starring the children in her extended family.

Lindalyn was good at multi-tasking, and she took the opportunity to make her work for one organization provide a benefit for another. As a leader in the Women's Auxiliary of the Dallas County Medical Society, Lindalyn led an effort to collect early medical instruments for the doctor's office at what is now Dallas Heritage Village and secured the donation of the Aldredge House on Swiss Avenue as the Medical Auxiliary headquarters. She also directly participated in the establishment of Dallas Heritage Village, assisting with the preservation and move of the Millermore mansion, the city's first house museum, to the park.

During the mid-1970s, Lindalyn led both the Dallas County Heritage Foundation, the parent organization for Dallas Heritage Village, and the Dallas County Historical Commission, where she worked to place historical markers for buildings and sites around the county. During this time, the old Texas School Book Depository Building came onto her radar screen and it took more than a decade of hard work to save the building and open The Sixth Floor Museum at Dealey Plaza, an accomplishment in the face of lots of pushback from people who didn't think it needed to be done.

For most people, accomplishing that might have been enough -- followed by a decision to sit back and spend time with the grandkids. But Lindalyn Adams continued her historical efforts, working with the McKinney Avenue Transit Authority to get the trolley running, heading up the 1996 celebration of Dallas County's sesquicentennial, and serving on the board of the Old Red Foundation, which completed the preservation of the Old Red Courthouse and its use as a museum.

It has truly been a lifetime of service to history and preservation, and -- on the 50<sup>th</sup> anniversary of one of the most difficult times in Dallas -- there is no one better to honor for her willingness to do the right thing, no matter the thorny nature of the situation at hand, than our Dorothy Savage Award winner, Lindalyn Adams.