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April 2015



The Preservation Achievement Awards are Wednesday!

When was the last time you were at Scottish Rite Cathedral... not for a while or never? Then, you should join us for the Preservation Achievement Awards on Wednesday and help us recognize the outstanding development of Dallas' historic buildings and places, as well as the people that contribute to the city's history. Tickets are \$50 for members and include the ceremony and reception after. We have also arranged for tours of Scottish Rite Cathedral for our Awards guests. The Awards this year include a special tribute to the Swiss Avenue Historic District with an intriguing video on the preservation of this important historic neighborhood. For more information and to purchase tickets click [here](#) or call 214-821-3290.

Downtown Historic Preservation Task Force Releases Final Recommendations

The task force has just released the final recommendations on ways to better address the issue of the lack of protections for non-designated historic buildings in downtown Dallas. In January 2015, a task force comprised of downtown developers, property owners and representatives from local organizations within the preservation, planning and architecture community began meeting weekly to look at the current programs and policies of Dallas' preservation program. Their charge was to evaluate current preservation programs for their effectiveness protecting Dallas' heritage while allowing for new development to take place downtown and in surrounding areas. During their meetings they heard from local experts, researched best practices from

other cities around the country, and developed a set of recommendations for the City of Dallas to enhance protection of its historic resources.

At the task force's April 1st meeting, the group voted unanimously to approve a three-phase set of recommendations that will result in benefits to all downtown stakeholders.

The recommendations include:

Phase 1: Immediate Solutions (0-12 months) - Advocacy, Simplify Designation, Assess Staffing, Demolition Delay

Phase 2: Near Term Solutions (1 to 3 years) - Education, Downtown Survey, Incentives

Phase 3: Long Term Solutions (3 to 5 years) - Preservation Plan, Planning

The executive summary of the recommendations and the full report, with more detailed information for each recommendation, are available by clicking on the links below:

[Downtown Preservation Task Force Final Report Executive Summary 4-1-15](#)

[Downtown Preservation Task Force Final Report 4-1-15](#)

On April 20th, the recommendations will be presented formally to the city's Arts, Culture and Libraries Committee meeting at 3 pm at City Hall.

To view the minutes from all of the task force meetings click [here](#).

Corporate Sponsor Spotlight: Phoenix I Construction

Phoenix I has been in the construction industry for over 50 years, specializing in historic restoration. They have successfully completed 26 Texas courthouse restorations as General Contractor or CMAR and participated as subcontractor on six additional courthouses as well as many other historical structure restorations in the state of Texas.

Phoenix I is currently restoring, renovating and preserving the Old Main Municipal Building in downtown Dallas. They are in the final months of the complete interior/exterior restoration of the Navarro County Courthouse in Corsicana and in the process of restoring the Sharrock-Niblo cabin and barn built around 1848. Over the years they have been awarded numerous historic projects by the City of Dallas



including: the renovation of the Children's Aquarium at Fair Park, restoration of the Fountain Pylon Structures at Fair Park, restoration of the Vietnam Veteran's Memorial at Fair Park, and the renovation and restoration of Texas Discovery Gardens at Fair Park, to name a few. Texas Discovery Gardens earned a Preservation Texas Honor Award for Historic Rehabilitation and several of the City of Dallas parks projects, have also won awards - Rose Haggard Park Pavilion earned the Bronze Award from the Brick Industry Association, Lake Cliff Park was awarded a Preservation Architecture Award, and Webb Chapel Park earned an American Architecture Award.

Phoenix I Restoration and Construction, Ltd. was named the AIA Contractor of the Year in 2013 and the received the Preservation Dallas Craftsmanship Award in 2014.



Their historic restoration projects involve working closely with the project architects to preserve the history of the grand old buildings. They have the honor of bringing back to life historic buildings and take a great deal of pride in these awards.

Dale Sellers is the President / CEO of Phoenix I Restoration and Construction, Ltd. He has put together a Project Management Team that oversees superintendents, craftsmen, and field

personnel who are solely dedicated to the historic restoration and renovation of our "historic heritage" in Texas. As Dale says "we take pride in what we do and who we do it with!"

Preservation Issues

Conservation District Ordinance - The City Council will be holding a public hearing to receive comments on proposed amendments to the Conservation District regulations on Wednesday, April 8th at City Hall. The current amendments to the regulations were approved by the City Plan Commission last summer after over a year of meetings at the Zoning Ordinance Committee to come up with revisions. Numerous stakeholders were involved in those meetings, including Preservation Dallas. The hearing is agenda number 57 and to view the council report including the ordinance revisions click [here](#).

There are two issues with the amendments which Preservation Dallas will be speaking on at the City Council meeting. One is supporting the section of the ordinance which states that 51% of the returned petition forms need to be in support of a proposed Conservation District ordinance in order to get the ordinance process started. That number has fluctuated in various versions and the 51% is in the latest version recommend by the City Plan Commission. The second is that we support the longer time period to get signatures on the petition as recommended by the City Plan Commission.

Continental Street Viaduct - The Landmark Commission held a public hearing yesterday to consider initiation of Landmark designation for the historic bridge. After much discussion the Landmark Commission voted not to move forward with initiating

Landmark designation. The bridge has been determined eligible for listing on the National Register of Historic Places by the Texas Historic Commission. They will be reviewing a nomination for that designation at the State Board of Review meeting on May 16th in Texas City. To view the draft of the National Register nomination click [here](#). To view the 1930 plans for the bridge click [here](#).

Fair Park - The Park and Recreation Board is still discussing the Mayor's Fair Park Task Force Recommendations. It was on the agenda for the March 5 meeting; however, that meeting was cancelled due to bad weather. There were no other regularly scheduled meetings for March. The next Board meeting will be on April 16th. The Park and Recreation Board is also considering holding two public meetings to receive additional input on the recommendations. Those meeting dates and locations have not been set yet.

Director's Letter *David Preziosi*

Now that April is here we are getting close to our biggest event of the year, the Preservation Achievement Awards! We hope that you have purchased your tickets for this incredible event recognizing outstanding achievement in preservation! This year we have great projects receiving awards and several special recognition awards. The event is also a great opportunity to see inside the Scottish Rite Cathedral, which itself is a treat! The Hubble and Greene designed building opened in 1913 and has some amazing spaces including the Egyptian themed auditorium and the Crystal Ballroom named for its plethora of crystal chandeliers, both of which we will be using during the awards. Those attending this year will also be treated to special tours of the building. You won't want to miss it!

This month we have an incredible opportunity to give back with the National Rebuild Day on April 25th, which will once again be in Tenth Street working on improving the lives of several homeowners with upgrades to their houses. This year they are also working on building a neighborhood playground. Last year a group of about 20 Preservation Dallas volunteers participated in National Rebuild Day working at two sites. We worked on painting and building a fence at a historic commercial building turned residence and also worked on painting at the Greater El Bethel Baptist Church. We still need more volunteers for this year and no renovation experience is required! Contact the Preservation Dallas office if you are interested in helping out. The work day will go from 11:30 am to 4:30 pm with registration at 10:30 am.



Volunteers from last year's National Rebuild Day in Tenth Street. Doesn't it look like fun!

Don't forget to reserve May 2nd on your calendar as well for the Celebrate Downtown tour! After several years we are bringing back the popular tour and have some great buildings selected to visit with exclusive access to roof tops to get a better view of

what's happening downtown! Speaking of that, there are several large projects underway downtown. The exterior of the Old Municipal Building is being restored with cleaning of the stone facade, replacement of the windows with more historically accurate looking windows, and weatherproofing the basement level. Across the street the Statler Hilton and Old Library are getting ready for rehabilitation work now that the buildings have been cleaned of hazards. You may have noticed that the marble panels of the library have been removed. They were taken down as the majority of them were failing and separating from the building, causing a life safety issue. New panels of the same white Cherokee marble will be going back on the building as the old panels were not salvageable since they reached the end of their life expectancy. The work on both buildings is due to get underway this month with a completion of fall of 2016. The LTV rehabilitation project is getting closer to completion and will soon include a hotel, apartments, and retail/restaurant space. Across the street from LTV, Preservation Dallas is working on plans to expand the Downtown Marker Program to Thanks-Giving Square. The markers will be similar to those we installed around Main Street Garden and will feature the historic buildings visible from the Thanks-Giving Square. Upgrades to the square are also being planned by the Thanks-Giving Foundation to open up the park more and make it more accessible. The park will also be the kick-off location for the Celebrate Downtown tour in May.

Events

Lunch N Learn

Tuesday | April 14 | Noon | Wilson Carriage House

Learn how mineral silicate finishes penetrate and chemically bond with concrete and masonry surfaces to provide decades of lasting protection that will never peel, blister or fade. See this longevity demonstrated across the globe in iconic and venerable historic projects. In addition, silicate finishes are extremely vapor permeable and contain 100% natural ingredients, contain no to low VOC's to make them the "original" green and sustainable coatings choice.

Presented by **KEIM Mineral Coatings of America**

AIA members earn one HSW credit

Free but registration is required. Register by [email](#) or call us at 214-821-3290. Lunch provided.

Advance Historic House Specialist seminar

Thursday | April 16 | 8:30 am-5 pm | Wilson Carriage House

Hone the skills learned in the Historic House Specialist seminar by taking our one-day advanced class. Learn about materials and methods of housing in Dallas, preservation economics, home appraisal, landscape and more. This class includes a trip to the public library for advanced historic building research. 6 hours MCE credit earned for licensed realtors. For more information and to register, go to [Metrotex](#) or call 214-540-2751.

National Rebuild Day - Tenth Street

Saturday | April 25 | 10:30 am Registration

Once again Rebuilding Together Greater Dallas will be working in the historic Tenth Street neighborhood during National Rebuild Day. This will be another chance for

Preservation Dallas members to give back with some light rehabilitation work to help historic homes in Tenth Street. Last year we painted and we built a fence. Registration opens at 10:30 am with work to begin at 11:30 am and end at 4:30 pm. Lunch will be provided and there will be an Appreciation Party to follow at 5 pm. Cost will be \$20 to cover the expense of food and drink for the day. Please register through Preservation Dallas by [email](#) or call us at 214-821-3290. To view more information about the day click [here](#).

Lunch N Learn - Buildings That Last

Tuesday | April 28 | Noon | Wilson Carriage House

As designers, we must consider how our buildings will perform over the long haul and how they will stand up to the ravages of time, nature, and interventions from the people that use them. As a structural engineer working with existing and historic buildings, Jeff has witnessed the effects of these deterioration mechanisms. Some buildings have endured them gracefully, others ... not so much. This presentation will focus on lessons learned from these experiences and practical ways that designers can use to design buildings that last.

Presented by Jeffrey Kobes of **Walter P Moore**

AIA members earn one HSW credit

Free but registration is required. Register by [email](#) or call us at 214-821-3290. Lunch provided.

Celebrate Downtown! - Look Local

Saturday | May 2 | 10 a.m. to 2 p.m. | Beginning at Thanks Giving Square

We are very excited to announce our partnership with Downtown Dallas, Inc. to bring back one of our most popular events. The evolution of downtown in the last five years has been dramatic and we would like you to see it... from up above. Join us on Saturday, May 2, for the Celebrate Downtown! walking tour of downtown Dallas, and look local. We will begin at Thanks-Giving Square and visit multiple historic properties, ascending to rooftops for refreshments and unparalleled views. We are regularly adding properties to the tour and urge you to visit our website for the most updated information.

Please Welcome Our New Members!

Individual

Lane Allen

Karen Benderman

Kristen Boothe

Karen Brown

Lucinda Buford

Emily Donahue

Leelee Gioia

Shelley Hartsfield

Heather Moore Hicks

Gwendolyn Isokpan

Teri LaJone

Peter Loudis

Catherine Maloney

Jim Maxwell

Brenda McBride

Kay McFarlane

Suzy Neal

Sheri Lee Norris

Daniel Quintana

Jessica L. Wantz

Evelyn Dunsavage Young

Young Professionals

Amanda Jones

Blair Pentecort

Urban Armadillos

Ashley Ambrose

Enrico de Alessandrini

Mallory Hughes

Carol Saucedo

Mattson Uihlein

Sandra Beeching

Ahnie Gampper

Steven Kimosh

Andrew Schendle

Mary Stoner Yost

Clint Coe

J. Gunnar Gingery

Kelly & Cameron Ongena

Coulton Smith

Double

Aaron Godwin

Dwight and Cynthia
Henneberger

Please Welcome Our New Corporate Partners!



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