



Preservation Dallas  
2922 Swiss Avenue  
Dallas Texas 75204  
214-821-3290  
[admin@preservationdallas.org](mailto:admin@preservationdallas.org)



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**August 2015**

## Dallas' Most Endangered Historic Places List Returning Next Month

Preservation Dallas is bringing back the Endangered List! With so many historic buildings in Dallas having uncertain futures, awareness needs to be brought to the threats facing significant historic places in our city. The list started in 2004 and the last one was released in 2010. With the recent demolitions downtown and more development pressure facing historic buildings throughout the city we decided the list needed to return. The new list will be announced in September.

Do you know of a historic place that is threatened either by new development, neglect, or other threat? If so click [here](#) to download a nomination form. Submissions will be accepted until August 14th. A jury will review the nominations and select the top sites for the 2015 list.

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## 2015 Fall Architectural Tour Living With History



This Halloween you can expect lots of treats on the Living With History tour! Presented by David Griffin & Company Realtors, this year's tour promises a stellar line up of homes opened up especially for you, such as the 1929 Owsley House. Mark your calendar for Saturday, October 31, from 8:30 a.m. to 2 p.m., and keep an eye

out for more information to visit another distinctive and unique collection of significant

private residences. As always, the tour will be prefaced with an architectural symposium educating our guests on historic homes in Dallas.

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## Corporate Partner Spotlight: HRI Properties

HRI Properties is a full-service real estate development company and a national leader in adaptive reuse of historic structures and creation of large-scale mixed-use projects. Its vertically integrated approach, highly trained staff and continuity of management has placed HRI at the forefront of city renewal and made it a national leader in adaptive reuse development. HRI's mission is: Revitalizing Cities by Creating Diverse, Vibrant, Sustainable Communities.

Founded in 1982, HRI Properties is dedicated to the pursuit of revitalizing cities. They have completed over 70 large-scale projects in its 33 years of operation, with more than 5,200 apartment units and condominiums, more than 4,100 hotel rooms and 1.38 million square feet of office/retail space representing more than \$2 billion of development costs. HRI Properties and its affiliates work together as an integrated group to bring a team approach to public/private partnership real estate development. It is a "one-stop-shop" for the development of significant real estate projects, especially those that have a large synergistic impact on a community. From conceptualizing to designing, structuring



*Maginnis Cotton Mill Apartments in New Orleans*



*LTV Tower*

and sourcing capital, managing regulatory and brand requirements, managing construction and operating completed projects, HRI possesses in-house all the expertise needed to ensure a project's successful outcome. With its team of more than 1,600 employees, HRI Properties manages 52 properties in 15 states.

HRI currently has two projects underway in the Dallas area: LTV Tower apartments, a new luxury mixed-use apartment and Hilton Garden Inn project in the heart of downtown Dallas; and the Mayflower Building (411 North Akard) in which the top six floors of the building will be converted into 215 apartments with an interior atrium and parking for the residents within the building. Do not miss the Preservation Dallas Intown Outing to LTV Tower on Tuesday, August 25, at 6 p.m.

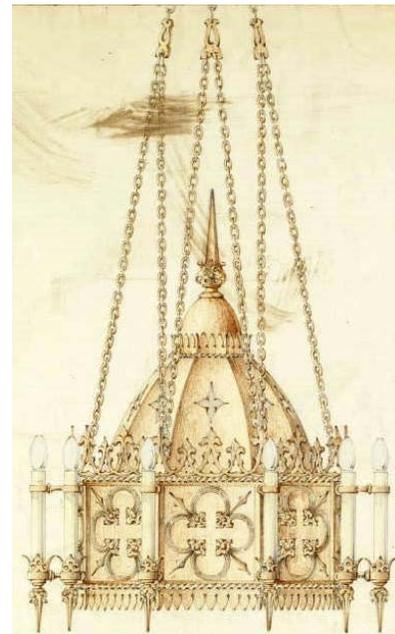
For more information, please visit [hriproperties.com](http://hriproperties.com).

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## Potter Art Metal Studio Archives at SMU

The Potter Art Metal Studios worked with many of the architectural firms that shaped Dallas' residential areas including Lakewood, Preston Hollow and the Park Cities.

The firms include Fooshee and Cheek, C.D. Hutsell and David R. Williams. Decorative ironwork also was fashioned for North Texas residences, churches, schools, businesses and institutions, including the Dallas Little Theatre, Southern Methodist University, Highland Park Village, Highland Park United Methodist Church and Highland Park Presbyterian Church.



The Potter Collection now at SMU consists of 1,745 shop drawings, layouts and related materials of the studios' work from the 1920s to the 1960s. This collection is one of the few remaining that documents the importance of the blacksmith as a worker in metal, producing decorative architectural pieces, primarily with the forge, anvil and hammer. The collection was donated to the Bywaters Special Collections at the Hamon Arts Library in 1992 by SMU alumna Eva Morgan, daughter of Henry Potter, founder of the Potter Art Iron Studios. The collection has been digitized and is now available on line by clicking [here](#).

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## The City of Dallas Historic Preservation Program's Website is Undergoing Renovation

*Special Contribution from Jennifer Anderson, Senior Planner - Historic Preservation, City of Dallas*

The Landmark Commission staff is working to make the historic preservation section of the City website more user-friendly, with several more upgrades planned in the near future. What changes can you take advantage of today? See the summary below and click on the titles to go to the new and improved website section:

**Searchable map of Dallas' Local and National Historic Districts** - It is now easier than ever to find out if an address is located in an historic district. Both Dallas Landmark districts and National Register Historic districts have their own page on the City website. By clicking the map link provided on the site, users can view the districts and enter an address in the search bar which will then show the location on the map and whether or not it is in a district. To visit the City of Dallas Landmark District map click [here](#) and to visit the National Register of Historic Places map click [here](#).

**Data** - A Spreadsheet listing all designated historic districts and structures in Dallas has been added, with information on local or national designation. A future upgrade will include an index of documents, records, and photographs held by the Landmark Commission, as well as digitization of some of those records.

**Resources** - An expanded list of historic preservation organizations, advocacy and education groups, and architectural research resources has been added to our "Other Links" page.

**Facebook** - The Historic Preservation program is located within the City of Dallas Sustainable Development and Construction Department, which now has a Facebook page.

Staff posts information regarding public meetings, articles related to historic preservation, and photographs on the Facebook page.

As always, you can find information on the Landmark Commission, view meeting agendas and minutes, learn about procedures regarding the Certificate of Appropriateness process, and view the guidelines for Dallas historic districts via the [website](#). Staff looks forward to continuing improvements on the website and welcomes your comments and suggestions.

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## Volunteers needed for Preservation Dallas Committees

Do you have some time to volunteer and would you like to help Preservation Dallas? If so we have opportunities for you! We rely on volunteer committees to help with many different aspects of our work at Preservation Dallas. Committees normally meet monthly and are chaired by a member of the board. Preservation Dallas committees include: Membership, Preservation Issues, Education, and Preservation Achievement Awards. If you would like to get involved with one of the committees or find out more please contact the Preservation Dallas office by phone or [email](#).

### Preservation Issues

**Demolition Delay Overlay** - The Landmark Commission heard updates from City Staff at their meeting on Monday regarding the creation of a demolition delay overlay. At the July Landmark Commission meeting they presented the following criteria for the proposed demolition overlay. It would apply to buildings or structures at least 50 years old that meet one of the following criteria: 1) located in a National Register District or individually listed on the National Register, 2) a Recorded Texas Historic Landmark, 3) State Antiquities Landmark, 4) National Historic Landmark. Since July they have added a fifth criteria option which includes a property listed as contributing in the 2003 survey of the Central Business District. In addition, staff has recommended expanding the area for the overlay adding the Oak Cliff Gateway and Bishop Arts areas to the greater downtown area. To view the staff case report presented to the Landmark Commission click [here](#). The Demolition Delay will go to the City Plan Commission for review on August 20 and then back to the Landmark Commission on September 8.

**Dallas County Criminal Courts and Records Building** - After the article in the Dallas Morning News about the possible changes to the County Criminal Courts and Records building, the Preservation Dallas Executive Director, Board President, and Board Secretary met with staff from Judge Jenkins' office to discuss the plans. At that meeting staff said they are in the beginning stages of deciding what work needs to be done to the complex, which includes several buildings built over time and awkwardly connected together. One of their big issues is ADA access between the buildings and improving the flow through the buildings which is quite complicated. Since the jail portion of the building is no longer being used they would like to remove the cells and convert the space for offices or other use. There are many significant historic spaces in the building including lobbies and courtrooms which are important to preserve. A follow up meeting will take place shortly with the staff to go through the building and identify important historic spaces.

**Downtown Historic Preservation Task Force** - The Task Force will return this fall to start working with the city on implementing the recommendations presented to the council

in June.

**Court Ordered Demolitions** - Court ordered demolitions of structures under 3,000 square feet have been a big issue in historic districts, including Tenth Street and Wheatley Place. In the past year numerous such demolitions have come before the Landmark Commission. Since they are court ordered the Commission can not deny the demolition and can only enter into a suspension period. In an effort to explore this issue further the Landmark Commission has created an internal task force to study the process. This week the commission heard from Chris Bowers of the City Attorney's Office and from representatives from the Code Compliance Office on the process for buildings which receive a court order for demolition including how they are selected. One of the frustrations of the Landmark Commission is that they do not receive information on how the individual buildings are selected to go through the process and specify why they qualify for demolition. City staff said they would work on providing more information for future cases coming to the Commission. Work on this issue will continue at upcoming Landmark Commission meetings.

**Downtown 7-Eleven** - Plans were just released for a 7-Eleven downtown at the corner of Canton and South St. Paul Streets near the Farmers Market. The 7-Eleven convenience store and accompanying gas pumps would mean the demolition of two buildings in the Downtown Dallas National Register Historic District. One building is considered contributing to the district and the other is not. A demolition permit has not been requested at this time. To read more about the project in the Dallas Morning News click [here](#).

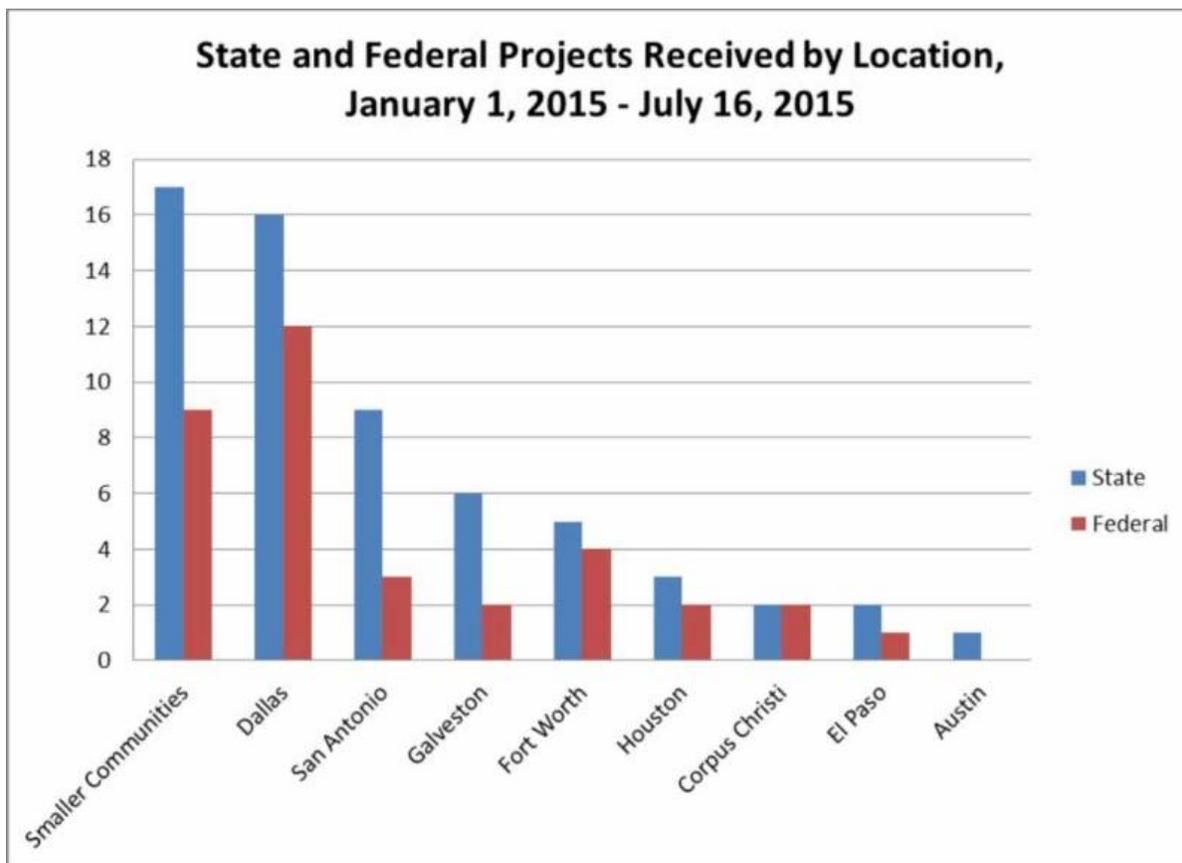
## Director's Letter

### *David Preziosi*

Last week I had the opportunity to visit Washington, D.C. Not for fun though, but to hit the "hill" to lobby for the Historic Tax Credit (HTC) with a coalition of preservationists from across the country. Representatives from key states were called in by the National Trust for Historic Preservation who organized an advocacy day on Capitol Hill for the HTC.

The HTC is one of the most important tools for the revitalization of historic buildings across the country. Since its inception more than 40,000 buildings have been rehabilitated which has created nearly 2.5 million jobs and leveraged \$117 billion in private investment nationwide. On average, the credit leverages \$5 dollars of private investment for every \$1 dollar in federal funding creating highly effective public-private partnerships.

We definitely want to keep the HTC on the minds of our legislators and how important it is to the revitalization of historic buildings around the country. Now that we have the State Historic Tax Credit the federal credit becomes that much more important for historic buildings in Texas as they can be combined for a powerful 45% credit on substantial rehabilitations. That is the only way complicated projects, like the Statler, can make the financing work to complete the project. Interestingly, Dallas is the leader among large cities in the state with the use of the state and federal credits. There are over a quarter of a billion dollars in projects going on right now downtown! Check out the chart below from the Texas Historical Commission which shows the comparison in the state of the credit use since the beginning of the year.



I have been to DC many times for lobbying and it is always amazing to see the legislative process up close. When you go into an office for a meeting you usually meet with a legislative staffer and have about 15 minutes to get the information and ask across. You have to be well versed and know how to succinctly and simply explain the HTC and its benefits. Sometimes you will get a staffer who is familiar with the credit and other times you may have to start from the beginning. Then there are the "lets step into the hall" meetings which puts even more pressure as you know then you only have a few minutes with the staffer.

This year I went with folks from the San Antonio Conservation Society to the offices of Senators Cornyn and Cruz. I then went with representatives from the National Trust to four Representative offices including Marchant, Johnson, Veasey, and Sessions. All of which happen to represent districts around Dallas. They were chosen strategically by the National Trust for their influence in tax legislation. For all six meetings we met with staffers and all but two knew about the tax credit.

Besides leaving information in the offices about the tax credit I also left behind a sheet with examples of projects in Dallas and Texas with pictures to visually show the impact of the projects. Its always good to bring it home with buildings the legislators may be familiar with. Click [here](#) to download a PDF of the project example sheets.

Overall, it was a good day of lobbying and getting our message across about the importance and benefits of the Historic Tax Credit. Having to go back and forth between both sides of Capitol Hill in 95 degree heat and high humidity was not fun though. Thank goodness for air conditioned taxis!

## Events

### Art Deco Architecture in North Texas featuring *Fair Park Deco*

**TONIGHT | August 6 | 6pm | Hall of State at Fair Park**

Authors Jim Parson and David Bush will discuss their work in north Texas on documenting Art Deco architecture and their book *Fair Park Deco* which focuses specifically on the Art Deco art and architecture of Fair Park - the public spaces, buildings, sculptures, and murals that were designed for the 1936 exposition. Jim and David will also discuss their current project underway, a book which will feature the amazing collection of Art Deco architecture across north Texas. [Reserve your copy now](#) of *Fair Park Deco* to be picked up at the event. Additional copies will be available for purchase at the program with the authors signing all copies after the presentation.

### InTown Outing LTV Tower

**Tuesday | August 25 | 6 p.m. | 1600 Pacific Avenue, Dallas 75201**

Built in 1964 for the Ling, Tempco, Vought Corporation, the 31 story LTV Tower was best known for its outdoor lighting display, the largest at the time. You do not want to miss our August Intown Outing to LTV Tower as we tour the progress of this significant revival in our downtown core. We will begin at the Thanks-Giving Square bell tower. There is limited street parking on Pacific Avenue (Pacific is one way east from Akard Street) and plenty of metered street and lot parking near LTV Tower/Thanks-Giving Square. Reservations are required by [email](#) or calling 214-821-3290.

### North Texas Giving Day

**Thursday | September 17**

A little goes a long way when North Texans give on North Texas Giving Day! The impact of your special donation on this day will positively influence Preservation Dallas' role in protecting the future of the city's historic buildings and neighborhoods. For over forty years, Preservation Dallas has been an advocate for preservation and an educational resource for Dallas, but only with your continued support can we make these efforts possible! We hope to count on your support on September 17th!

### Historic House Specialist seminar is coming soon!

**Thursday and Friday | September 24-25 | Wilson Carriage House**

Become an authority of historic Dallas neighborhoods! This popular two-day seminar includes lectures from local experts on architectural history and styles of Dallas, the preservation ordinance, property tax incentives, how to research the history of a building, a tour of our historic neighborhoods, and more! Participants receive a signed copy of Virginia McAlester's *Field Guide to American Houses* and a complimentary one year membership to Preservation Dallas. Don't delay! Enrollment is limited to 27 people. The past sessions have sold out with a wait list!

#### **REGISTRATION:**

The workshop is \$230 and includes lunch on both days. Realtors will receive 8 hours MCE credit. Contact MetroTex Association of REALTORS at 214-540-2751, go [online](#) or mail the [form](#) with a check to MetroTex.

# Please Welcome Our New Members!

## Individual

Elizabeth Gallagher  
Morgan Manser  
Mary McElvany  
Kent Salisbury  
Peggy Shuman

## Young Professionals

Nate Cavender  
Elizabeth Graham  
Ryan Kirkham

## Young Professionals, cont. Double

Misty Maberry  
Samuel Ogbonna  
George Sellers  
Hana Tartibi  
Larry Tedesco  
Jessica Lynn Thompson  
Aaron Trecartin  
Charmaine Voorhees

Aaron & Whitney Carroll  
MaryAnn & Robert Chapel  
RuLan & Robert Hebel

## Sustainer

Vince Leibowitz  
Lori Routh

## Urban Armadillos

Kelly Conley

# 2015 Corporate Partners





Thank you for your support!



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