



Preservation Dallas
2922 Swiss Avenue
Dallas Texas 75204
214-821-3290
admin@preservationdallas.org



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July 2014

Changes to the Preservation Dallas Board

At the annual meeting on June 26th, five new board members were elected to the Preservation Dallas Board of Trustees. They are **Betty Artis** who currently works in the Office of Economic Development for the City of Dallas and worked on promoting Fair Park, **Frances Gonzalez** who currently serves on the board of the Dallas Mexican American Historical League and has long been involved with the preservation of Mexican American heritage in Dallas, **Diane Sherman** a long-time agent with David Griffin & Company Realtors specializing in helping clients sell and buy in the historic Oak Cliff area, **Joan Walne** the former Chair and Vice Chair of the Dallas Park Board serving for nine years on the board, and **Natalie Westbrook** an agent with Briggs Freeman Sotheby's International Realty working in a variety of Dallas neighborhoods including old East Dallas. Welcome to our new board members!

Three board member terms ended this year including **Andy McRoberts**, who served many years as Treasurer, **Maribeth Messineo Peters**, who was heavily involved with the architectural tours and corporate development, and **Lisa Ricci Rofski** who worked on education and fundraising. All of them will be missed and we thank them for their many years of service to Preservation Dallas as a Board Member!

The new executive committee of officers was also announced for the 2014 - 2015 year:

- Jann Patterson Mackey - President
- Scott Potter - Vice President Preservation Issues
- Buddy Apple - Co-Chair, Vice President Preservation Issues
- Alicia Quintans - Vice President Membership/Development
- Joanna Hampton - Co-Chair, Vice President Membership/Development
- Nicky DeFreece Emery - Vice President Heritage Education
- Jon Bull - Treasurer
- Carol Roark - Secretary
- Nancy McCoy - Immediate Past President

Support Needed for Federal Historic Tax Credits

The National Trust for Historic Preservation is coordinating efforts to support the continuation of the federal tax credits for historic rehabilitation. The credits, available for the rehabilitation of certified historic structures, are the most significant investment the federal government makes to preserve our nation's historic properties. Since 1981, the credit has leveraged \$109 billion in private investment, created more than 2.4 million jobs, and adapted more than 39,600 historic buildings for new and productive uses.

Many historic buildings in Dallas have benefited from the tax credit and would not have been possible without it. Some of those buildings include the Aloft Hotel, Belmont Hotel, NYLO Southside, Davis building, Gulf States building, Kessler Theater, Mosaic, Republic building, Stoneleigh, and the US Post Office. The Lone Star Gas complex, Statler Hilton, LTV building and 211 North Ervay are current projects taking advantage of the tax credits.

The National Trust has prepared letters, available by clicking [here](#), to the Texas delegation on tax-writing committees asking for support of the continuation of this important tax credit program. Please help us support this effort by sending your name and city to Beth Wiedower at the National Trust office in Houston at bwiedower@savingplaces.org to be added to the letters. All names must be received by close of business on July 15th in order to be included in the letters which will be delivered to the Texas delegation on July 23rd.

Meet our Summer Intern Mardita Murphy



Mardita comes to Preservation Dallas from the University of North Carolina Greensboro, where she is working on her Master of Fine Arts in Interior Architecture, with a specialization in Historic Preservation. Her internship project, preparing for an temporary exhibit at Old Red Museum, will have her working at the Wilson House until the end of July. The exhibit will educate visitors about varying architectural styles in Dallas using text, photographs and architectural elements to bring the styles to life. Mardita is researching styles to determine which are most prevalent in Dallas, appropriating examples of the style and locating corresponding architectural elements for use in the exhibit from architectural salvage groups in the city. Please join us in welcoming Mardita to the Preservation Dallas team!

Events

Summer Sizzlers continues in July

Next session - What is in Dallas' Basement?

Tuesday | July 15 | 6 p.m. | City Hall, 1500 Marilla Street

Join City Archivist John Slate in the second underground level of Dallas City Hall to discover and view the historic resources of the Dallas Municipal Archives. Included in Slate's talk will be a rare viewing of original plans and drawings for iconic Dallas buildings such as City Hall, the Municipal Building, the Majestic Theater, Union Station, and the campus of Fair Park. Other highlights include residential and commercial structure documentation from the city's historic preservation program.

For more information on this and the rest of the sessions, and to register, please go to our [website](#) or call us at 214-821-3290.

July Intown Outing - Farmers Market & Liberty Bank Building

Thursday | July 31 | 6 p.m. | 1010 South Pearl Expressway, Dallas 75201

Formerly located on Elm Street, the Liberty Bank building made our 2010 endangered list as it was in the path of the Cesar Chavez Boulevard expansion. Carefully dismantled and reassembled in the Farmers Market, the 1898 structure has been given new life. Join us for a brief walking tour through Farmers Market ending at the building, where Green Door Public House will provide drink specials and complimentary appetizers for our members. Please consider staying after the outing and having a bite to eat with them. The menu is available [here](#). We will begin the tour at the west end of Farmers Market Shed 3.

PARKING

Parking is plentiful in and around the Farmers Market.

REGISTRATION

Admission is free for members, \$20 for non-members and reservations are required.

Please R.S.V.P. by [e-mail](#) or by calling Preservation Dallas at 214-821-3290.

Texas Historic Bridges Public Meeting

**Tuesday | August 5 | 4 - 6 p.m. | Grapevine Visitor Information Center
636 South Main Street, Grapevine 76051**

The Texas Department of Transportation, in cooperation with the Texas Historical Commission (THC) and the Historic Bridge Foundation (HBF), will conduct a series of open houses across the state to discuss treatment plans for mid-20th century historic bridges in Texas. Many of these bridges are eligible for listing on the National Register of Historic Places for their historic and engineering significance and several are located in Dallas County. To find out more about this program and the public meeting click [here](#). To download a fact sheet about post-war bridges click [here](#).

New Members

Individual

Janna Schick

Young Professionals

Harrison Burts

Urban Armadillos

Candace Berry

Nancy Shutt

Leigh Fredrickson

Pat Hanahan

Chelsea Humphries

Natasha Khan

Sustainer

Benjamin Jones

Elizabeth White

Lindy Rainer

Tim Kindseth

Ashley Lindsay

Welcome and thank you to our new members!

Preservation Issues

There have been many Preservation Issues lately and here are some updates on several:

Conservation District Ordinance Changes - At the Zoning Ordinance Committee (ZOC) meeting on June 19th they made a recommendation to forward on the proposed changes to the items they were tasked with addressing by the City Plan Commission (CPC) in May. Preservation Dallas and the Dallas Homeowners League made numerous suggestions for changes to help improve the ordinance and the majority of those are due to be incorporated into the draft ordinance to go to the CPC meeting on July 24th. The ordinance draft with the recommend changes has not been posted yet by the city. One of the sticking points remaining is the percentage of property owners required to move forward in the conservation district approval process. ZOC is recommending 66% and the city staff is recommending 75%. Both Preservation Dallas and the Dallas Homeowners League believe that number should be 55%. If the CPC approves the changes to the draft ordinance it will then go on to the City Council for approval.

Greenville and Cadiz Pump Stations - Preservation Dallas staff and board members met with representatives from the Dallas Water Utilities (DWU) at both sites to look at the current condition of the buildings and discuss their future. We gave them our opinion on the condition of the buildings and what could be done to stabilize them from further deterioration. After the site visits Preservation Dallas sent a letter to DWU with our recommendations to stabilize and mothball the buildings until such time they could be rehabilitated and used. We received a reply to the letter thanking us for our help and that the DWU representatives would recommend keeping the buildings instead of demolishing them as proposed earlier.

Maple Terrace - We received word that the current owner of the Maple Terrace apartment building on Maple Avenue was going to sell the building to a developer who might demolish the building for new construction. Since the building is not currently a City of Dallas Landmark there are no legal protections for the building. In the process of verifying that we found out that the owner is not currently interested in selling the property or demolishing the building; however, they had received offers from several developers, with one of them proposing the removal of the building for a new high-rise project. The only way to truly protect the building from demolition would be to designate it a City of Dallas Landmark and we are currently looking at the feasibility of doing that.

Oak Cliff Gateway Zoning - The City of Dallas is working on revising the zoning in the area just south of the Trinity River and east of 35 known as the gateway to Oak

Cliff. Much of that area is being rezoned for higher density development, including allowed heights of 5 to 12 stories in certain areas. Preservation Dallas staff and board members assisted in providing some comments on the proposed zoning changes and ideas to better protect the historic resources in Oak Cliff from the zoning changes. There will be several public meetings coming up regarding the potential zoning changes.

Other preservation issues we are currently tracking include potential demolition of 1611 Main Street, alteration of the Corrigan Building, the old pump station at [Oak Farms](#), and the potential demolition of the [Kovandovich Concrete House](#). The later two were included in the Old Oak Cliff Conservation League's [Architecture at Risk List](#) this year.

UPDATE: Braniff Operations and Maintenance Base - At the Landmark Commission briefing this month representatives from the Department of Aviation gave an update on the status of the Braniff building on Lemmon Avenue. They are currently working on environmental assessments of the building to determine where hazards are located so they can be remediated. They also presented some proposed plans for redevelopment of the site which include stripping away later additions to the building, restoring the façade of the building, reskinning the existing parking garage on the site, adding some hangers for aviation use, and constructing a new building for retail and office use. There is still much that needs to be done before actual work can take place on rehabilitating the building; however, it is exciting to see plans coming along for this important mid-century landmark building!



Maple Terrace on the left, the Grenville Pump Station exterior in the center, and the interior of the Cadiz Lift Station on the right.

Director's Letter

David Preziosi

I hope everyone is enjoying their summer so far! Typically summer is a slower time for us but not this year! We had many preservation issues crop up recently, as noted above, and have been working on planning events including our annual Fall Architectural Tour and a special conference on the history of Braniff Airlines in partnership with the Braniff Preservation Group, more to come soon on that. Also underway is the planning for the temporary exhibit at the Old Red Museum of Dallas County History and Culture next spring. Our intern is doing a great job collecting information and our Education Committee is assisting on the project.

This month I will also be heading to Washington D.C. for the historic tax credit lobby day which the National Trust for Historic Preservation is coordinating. They invited several key states, including Texas, to meet with legislators who serve on

tax-writing committees. Myself and several others will make the rounds of the Texas delegation to present the support letters mentioned above and discuss how important the tax credits are to helping rehabilitate historic buildings, providing economic development and increasing the local tax base. Of course I will be sure to use the many great examples of successful tax credit projects here in Dallas! The historic tax credit program is truly one of the best financial tools for preservation and must not be eliminated or reduced in benefits. Having done my own tax credit project in Mississippi I know how important the program is to making small and large scale preservation projects possible helping to save our historic resources.

Stay cool and don't forget to join us for the remaining Summer Sizzlers programs in July!

2014 Corporate Partners



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