



Preservation Dallas
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June 2015

Preservation Dallas Annual Meeting - June 29

Please join us for the Preservation Dallas Annual Meeting at the recently restored Lone Star Gas building in the former lobby, now known as the Carlisle Room, on June 29th at 6 pm. Reservations are required for this complimentary members only event, and beverages will be provided. Please reply [here](#) or call 214-821-3290.

At the Annual Meeting a summary of the work of Preservation Dallas from the past year will be presented along with plans for the upcoming fiscal year. At the meeting new board members will be elected by the general membership present. Below is the slate of nominees for the Preservation Dallas Board of Trustees which will be voted on at the meeting:



Vanessa Baker - Vanessa is currently a PhD student at the University of Texas at Dallas and is a teaching assistant at UTD as well as an adjunct professor at DCCCD - Mountain View College. In addition she also was a Dallas Cowboy's Cheerleader, a flight attendant with Southwest Airlines, a high school teacher, administrator and assistant principal. In 2012, she worked with Preservation Dallas to get the Good Samaritan Hospital in South Dallas designated a City of Dallas Landmark.

Michael Fahrenbrook - Michael has over 10 years of professional experience in the fields of Real Estate, Real Estate Appraisal and Investment Real Estate. He works in commercial and investment real estate as well as negotiating commercial leases. He also serves as a portfolio manager and is responsible for asset allocation, real estate research and due diligence. Michael has been active in the Preservation Dallas Young Professionals group since its resurrection in 2011 and was just elected chair of that group.

Christopher Haley - Christopher has an undergraduate degree in Philosophy and Ancient Greece along with a Masters of Arts degree. He works for Dietrich von Hildebrand Legacy

Project as Director of Publications and Marketing. He is knowledgeable about branding, communications, and education. Christopher is a 2015 class member of the Leadership Arts Institute.

Grayson Hughes - Grayson is a Professional Engineer with BURY and has worked in the land development industry for 8 years including project management for such projects as infrastructure design, commercial and industrial warehouses, multifamily, single family, institutional and retail projects. He has also been involved with the Urban Armadillos group from its early inception and was on the team that developed the Pegasus Urban Trails mobile app. He is now the president of the Urban Armadillos group.

Carrie Patterson - Carrie is a recent graduate of TCU with a degree in business and finance and is now working as a Financial Analyst for Monster Moto, LLC. She is a member of several young professional groups and is recent member of the Junior League. She has also been involved with the Urban Armadillos and her family has been involved in preservation in Dallas for many years along with restoring the Bromberg House.

Will Stovall - Will is currently attending SMU working on his law degree. Before law school he worked on seven political campaigns in a variety of roles including Campaign Manager and Director of Finance. In addition he is President and Chairman of the Board for a nonprofit housing corporation called Inter-Cooperative Council, Inc. He is an active participant in the Preservation Issues Committee and is involved with the PDYP group.

June 3 Task Force Briefing to City Council

Despite being overshadowed by the repeal of the single-use plastic bag ordinance, the briefing to the City Council last week went well. The council was very supportive of the Downtown Historic Preservation Task Force's recommendations and there was a consensus to move towards implementing the recommendations. Katherine Seale, Chair of the Task Force, and David Cossum, Director of Sustainable Development and Construction, presented the recommendations to council and fielded questions regarding the content.

Most of the Council's input and direction focused on Phase I, which includes: establishing a Preservation Solutions Committee (PSC), hiring more staff, streamlining the designation process, and creating a demolition delay for certain buildings. There were a few council members and staff that suggested the PSC become an ad-hoc sub-committee under the Landmark Commission while others supported a continuation of the existing task force under the direction of Ryan Evans. However, there was more support for a continuation of the task force as opposed to creating a sub-committee of Landmark Commission.

Council member Kingston emphasized the importance of a demolition delay and instructed city staff to begin working on proposed language for an ordinance. He also stated that he believes that the city could legally sustain a 50 day demolition delay which is important so that it will work with the Landmark Commission meeting schedule and won't fall between meetings. The delay as proposed would apply to buildings 50 years or older in the greater downtown area which meet one of the following criteria: in a National Register Historic District, listed as a Recorded Texas Historic Landmark or a State Antiquities Landmark, a National Historic Landmark, or eligible for National Register

status.

The Task Force will continue to meet as currently structured beginning in late August or early September. This first order of business will be to work on the demolition delay issue and Phase 1 recommendations.

To view a video of the entire briefing click [here](#). The Task Force portion is listed as Item A in the Meeting Index.

You can also read a blog posting about the meeting by Sharon Grigsby of the *Dallas Morning News* [here](#).

Corporate Partner Spotlight: Conley Group

Since 1987, Conley Group has had a successful track record of over 5,000 building envelope, roofing and waterproofing projects representing over \$1 billion in completed construction value across North America and abroad. Conley Group's experience in historic restoration is considerable having been the prime consultant to over 50 historic preservation clients. A full service building envelope consulting firm, Conley Group has been recognized with over 25 awards from the Roof Consultants Institute (RCI). In addition, their work has been recognized by Preservation Dallas and Preservation Texas for their historic preservation projects.

Conley Group's historic preservation work has included Facility Assessment, Master Plan Development, Restoration Design, Construction Administration and Regulatory Coordination. Project work includes successful compliance with Department of Interior and Texas Historical Commission Standards (as well as the Courthouse Preservation Program). They have worked on many significant historic buildings such as the City of Dallas Old Municipal Building (1956 addition), Sammons Center Building for the Arts, US Federal Courthouse in Austin and the Adolphus Hotel, to name a few.

The work underway to the 1914 Old Municipal Building features an adaptive reuse project in conjunction with the University of North Texas System. Conley Group is performing work on windows, mansard roofs, cladding, windows and sealants. They executed the coordination of Texas Historical Commission's determination of the building's historical "Period of Significance" relative to original construction.



Another of their current restoration, renovation and preservation projects is St. Patrick's Catholic Church in Denison,



Texas, officially recognized by the Texas Historical Commission. The 100-year-old historic building has been one of Denison's most prominent and well-known structures with its bell tower, ornate stained glass windows and Gothic-style design.

Conley Group serves the community through The Conley Group Foundation, a non-profit affiliate. Their philanthropic efforts include assembling and sending hundreds of care packages to US Troops overseas twice a year, and various efforts to honor and support local veterans.

Preservation Issues

Downtown Historic Preservation Task Force - In the past month most of the work on preservation issues has revolved around the recommendations of the Downtown Historic Preservation Task Force and whether or not they would get to City Council for a public hearing. Thankfully they did get to council last week during their briefing.

Preservation takes a lot of support and there is no better example of that than the work of the Downtown Dallas Historic Preservation Task Force and all those who supported the recommendations which lead to the positive briefing at City Council last week. Many of the City Council members commented on how well rounded the task force was as far as representation from several groups including developers, architects, planners, real estate professionals and preservationists. Kudos to Katherine Seale for selecting an outstanding group of individuals that served on the Task Force and came up with a solid set of balanced recommendations for the city.

There were also many people behind the scenes helping to advocate for the Task Force recommendations, especially those who contacted their council members asking for support and those who signed the petition supporting the Task Force. Michael Amonett created the petition, which is now up to 730 signatures! If you haven't done so please sign it by clicking [here](#). Preservation Dallas sent a letter of support for the Task Force recommendations to City Council in addition to other organizations including: The Real Estate Council, American Planning Association Texas Chapter, Greater Dallas Planning Council, AIA Dallas, Dallas Homeowners League, Swiss Avenue Historic District, Dallas Historical Society, Dallas Heritage Village, and the Old Oak Cliff Conservation League. There were also two wonderful and impassioned presentations to City Council at the briefing by Veletta Forsythe Lill and Sol Villasana who emphasized the value of preservation to the city. Preservation Dallas is grateful to all of the above for their efforts in advancing historic preservation efforts in the city! It is great to know that there are many out there that are willing to help carry the banner for preservation and work to preserve the historic places that make Dallas so special!

City of Dallas Historic Tax Exemption Program - At the end of the year the Historic Tax Exemption Program will sunset. A committee under the Landmark Commission has been created to study the existing program and offer suggestions on changes. Minor changes

have been proposed and will be presented in two public meetings where participants will be able to offer feedback on the proposed changes. The meetings are:

Tuesday June 23, 2015
6:30-8:00 PM
Texas Theatre in Oak Cliff

Thursday June 25, 2015
6:30-8:00 PM
Hall of State at Fair Park

Director's Letter

David Preziosi

Even though summer isn't officially here yet the heat certainly is! And with the summer heat comes our Summer Sizzlers series debuting this month. We have some great lectures planned this year that you won't want to miss! More information about the series will be coming soon. We also have our Annual Meeting on the 29th of this month in the Carlisle Room in the Lone Star Gas Lofts in downtown. It is the former lobby for Lone Star Gas and is an art deco masterpiece with its detailing rivaling a bank lobby. The counters are even still there where customers came to pay their bills and establish service. The space has been rehabilitated and is now available as a rental space for events. We will be one of the first meetings in the space.

My family trip to Italy last month was amazing! It is so interesting to be in a place where you are surrounded by historic buildings centuries old. It is mind-boggling to think how old the buildings are and how many people have used the buildings for centuries and even sometimes millennia. Even though I love to see and be in historic buildings which have been reused, nothing gets my imagination going like that of a ruin and Italy has so many of them from all periods of their history. Even though they are so touristy now I most enjoyed Pompeii and the Coliseum in Rome. I know it is a must see for every tourist to Italy to check off their list; however, I just marveled at the construction of both and tried to imagine what it was like when Pompeii was a complex working city and the Coliseum was filled with spectators and gladiators battling it out on the field. The landscape and scenery is also amazing in Italy from the hills of Tuscany to Amalfi Coast where towns are built up the cliff side. Certainly fun to see coming from relatively flat Texas. A very special part of the trip was getting to visit the town where my father grew up southeast of Naples. We still have many relatives there and tried to visit as many as we could with every lunch and dinner taken. One special visit was to see my grandfather's flour mill. It has not been in the family for several decades and is no longer in use and deteriorating but none the less it was incredible to see a physical part of my family's history. The trip was certainly an amazing adventure for the extended family and moving eleven of us around was a challenge, especially with the confusing Italian road system; however, we are all still speaking to one another and didn't lose anyone along the way! I'm so glad I was able to get back to Italy and experience it with my family, especially the nieces and nephews who were seeing it for the first time and learning more about their Italian heritage.



From l to r. Buildings constructed into the hillside in Positano on the Amalfi Coast in southern Italy. One of the exquisite architectural remains in Pompeii. View from one of the medieval towers (218 steps to the top!) in San Gimignano in the Tuscany region of northern Italy.

Events

Sharrock-Niblo Cabin InTown Outing

Thursday | June 18 | 6 pm | 6740 Trailblazer Way, Dallas 75236

Step (way) back in time with Preservation Dallas and the Association for Preservation Technology (APT) to see the progress being made on one of Dallas' oldest dwellings! Dallas Park and Recreation, along with Marcel Quimby, Phoenix 1 Restoration and Construction, and Siebler, Inc., have done incredible work at the farmstead and you should not miss it. Please reply [here](#) or call 214-821-3290. There is a liability waiver to sign and bring with you to the outing, as well as a map to and information on the farmstead [here](#).

Summer Sizzlers is back!

Beginning June 23rd

Join us for our annual summer series. We have a great line up of tours and lectures to help you take a break from the heat! We have two past Gail Thoma Patterson award winners, a little something from Fort Worth and San Antonio, and much more! More information coming soon!

Urban Armadillos Happy Hour

Wednesday | June 24 | 5:30 - 7:30 pm | primebar, 2520 Cedar Springs Road

Come join the Urban Armadillos for the June Happy Hour at primebar. Catch up with the other Armadillos and hear about the new boutique office development by KDC and Invesco at 1920 McKinney Avenue. A special thank you to KDC for hosting the Happy Hour!

Please Welcome Our New Members!

Individual

Eleanor Casey
Auvern Ernst
William Timmons

Young Professionals

Stephen Gebren
Christopher Haley
Eric Hanson
Stefanie Morandi

Urban Armadillos

Mark Woodling

Sustainer

Barbara Pascall

Double

Candy Bernhardt

Warren Christie

Roger and Jan Coltrin

Samuel Mortiner

Cody Neathery

David Roe

Phil Schoenborn

Mary Tate

2015 Corporate Partners



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