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**May 2015**

## Downtown Preservation Task Force Recommendations to go to City Council in June

The Mayor and City Council have decided to review the recommendations prepared by the Downtown Historic Preservation Task Force. David Cossum, Director of Sustainable Development and Construction at the city, and Katherine Seale, Chair of the Task Force, will be making a joint presentation on the recommendations to the City Council at their Briefing session on June 3 at City Hall.

A presentation on the recommendations was made to the Arts, Culture and Libraries Committee meeting in April. While they were generally supportive of the recommendations they had some issues with the one to create a Preservation Solutions Committee to help implement the recommendations. Questions were raised about where that committee should reside in the city structure and who should be on the committee.

In addition, on May 20th the Dallas AIA Communities by Design Committee and Preservation Dallas will be hosting a panel discussion on the work of the Task Force and how the recommendations will shape the future of preservation in Dallas. The panel will be moderated by Norman Alston, AIA and panelists will include Veletta Forsythe Lill, Katherine Seale, Robin McCaffery, AIA, AICP and Mitch Paradise. The panel discussion will be held at the Dallas Center for Architecture located at 1909 Woodall Rodgers Freeway. Preservation Dallas members and the general public are invited to attend.

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## Texas Supreme Court Rules on TCI West End Case

In 2006, the circa 1925 MKT Depot in the West End Historic District was demolished without permission from the Landmark Commission. The City then sued the owner, TCI West End Inc., for the illegal demolition and won a judgment against TCI in 2010. However, TCI filed an appeal and the appellate court reversed the judgment in April of 2013, ruling that the City could not enforce the zoning ordinance or collect the penalties resulting from its violation, and that the City had erred by not filing the historic designation in the deed records and not notifying the owner of such designation. They further said that a property owner cannot violate a city ordinance if they are not notified

of the ordinance's existence.

The City of Dallas in May of 2013 filed a motion for rehearing of the appellate court decision and in July of 2013 Preservation Dallas filed an amicus brief in support of the City. The brief was prepared by Mike Northrup of Cowles & Thompson, P.C. assisted by Buddy Apple of How Frels Rohde Duke & Smith, P.C., who is also a Preservation Dallas board member. The motion was denied, but one member of the appellate court panel changed positions and issued a dissent. In November of 2013, the City of Dallas asked the Texas Supreme Court to review the appellate decision. Preservation Dallas filed an additional amicus brief with the court supporting the appeal, and successfully enlisted the National Trust for Historic Preservation, Preservation Texas, Texas Municipal League, Historic Fort Worth Inc. and the San Antonio Conservation Society to sign on as parties to the brief. We believe that the preservation community's collective voice was influential in getting the case heard by the court.

The Texas Supreme Court released its opinion on the case today and has reversed the appellate court decision, ruling that the City could in fact enforce its zoning ordinance and sending the case back to the appellate court for further consideration, especially in regards to how TCI could have complied with law, which was not addressed by the appellate court. According to Mike Northrup this is good news for not only Dallas but all municipalities in the state since the Texas Supreme Court affirmed a city's right to enforce a local ordinance and seek penalties for the demolition of locally protected historic properties. Although the issue is not over, it is a great win for the City and the preservation community!

If you would like to read the Texas Supreme Court's opinion click [here](#).



*MKT Depot before demolition. Photo from dallasnews.com.*



*Photo after demolition of the depot.*

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## 2015 Preservation Achievement Awards

Preservation Dallas presented the 16th Annual Preservation Achievement Awards on April 8th at the Scottish Rite Cathedral in downtown Dallas. The event recognized outstanding efforts to preserve the historic places of Dallas and those persons or organizations who have contributed to the preservation of the city's history and places. Kourtny Garrett of Downtown Dallas Inc. served as Master of Ceremony for the event. The Awards event was followed by a reception in the Crystal Ballroom at the Cathedral. A special tribute was given to Swiss Avenue Historic District for its pioneering role as the first historic district in Dallas.

This year, Preservation Dallas was pleased to present Preservation Achievement Awards to the following projects: Dallas Farmers Market Shed, Davy Crockett

Elementary School, 5526 Tremont Street, 5215 Milam, 6915 Lakewood Boulevard, and 1007 Fort Worth Avenue (Graffiti House). In addition, special recognition awards for contributions to preservation were presented. The founders of the Historic Preservation League (now Preservation Dallas) received the Dorothy Savage Award, Davis-Hawn Lumber & Architectural Millworks received the Craftsmanship Award, the Old Oak Cliff Conservation League received the Stewardship Award, Rebuilding Together Greater Dallas received the Spirit of Preservation Award, the Urban Armadillos received the Preservation Education Award, and the Kiest Park Pergola project received the Gail Thoma Patterson Award.

See the awards slideshow [here](#).

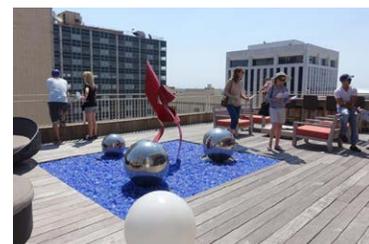


*Photos by Jennifer Crenshaw*

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## Celebrate Downtown a Success!!

Preservation Dallas and Downtown Dallas, Inc. treated over 400 guests to life in the shoes of a true urbanite last weekend. The Celebrate Downtown - Look Local tour set out on foot to discover some of Downtown's landmark residential properties, rooftop patios and terraces, historic pathways and public plazas, with a few surprises along the way. Tour stops included Gables Republic Tower, Dallas Power & Light Flats, 1505 Elm, Mercantile Place, Continental Building, Wilson Building, SoCo Lofts and ended with a swanky wrap party at Third Rail Lofts. See the slideshow [here](#).



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## Corporate Partner Spotlight: DSGN Associates

DSGN is an award-winning architecture and design firm, founded in 1992, offering planning, architecture, interior design, and graphic design for stellar clients in the public and private sectors. The firm's diverse project mix includes historic and adaptive reuse, commercial, single and multi-family residential, mixed-use, entertainment, and civic facilities in the U.S. and Asia. The firm's strong reputation for high performance and

creative design has garnered it over 50 industry awards from numerous industry organizations including Preservation Dallas, Preservation Texas, AIA Dallas, Texas Society of Architects and the Greater Dallas Planning Council.



DSGN's current office in north Oak Cliff is a mid-century modern building renovated by DSGN to accommodate the growing firm; it is the third time in the firm's history to adapt a historic building for its headquarters, including the legendary Bomb Factory in Deep Ellum. DSGN emphasizes sustainable building practices for each of its projects including renovations (historic and non-historic) and new construction. In 2014, DSGN adopted the 2030 Challenge as a commitment to practice and to advance the use of sustainable design to create buildings that have a reduced impact on the environment and are healthier places to work, live, and play.

DSGN's LEED credentialed staff actively engages in professional and community activities including AIA, USGBC, GDPC, and Docomomo US. The firm provides pro bono services for worthwhile community projects including the highly successful Bookmarks Children's Library at NorthPark Center and the Trinity Center, home to the Trinity Trust.



## Preservation Issues

**Fair Park** - The Park and Recreation Board voted Thursday to support the recommendations for Fair Park in the Mayor's Fair Park Task Force Report. There were at least 11 people who spoke in favor of the report recommendations at the meeting including several Preservation Dallas members. No one spoke in opposition to the report. An amendment to the report recommendations was passed regarding the creation of the nonprofit entity to manage the park. The amendment stated that the new entity board should have 10% representation from the preservation community and 10% from the community surrounding Fair Park. Another amendment requested a land use study for the area around Fair Park and how to improve the area without gentrification. The Park Board's support for the report and the amendments will now move on to the Mayor's office for consideration.

**Avon Apartments** - Demolition on the Avon Apartment building on Lemmon Avenue

started this week. The 1931 Spanish Revival building is being torn down for a new Verizon store. The apartment building has many of its original features intact such as the clay tile roof, decorative iron work, glazed terra cotta entrance surround, marble floors in the lobby, and original stair with marble treads and iron railing. Even the original bathrooms with purple and black tile are still intact. The building is not a City of Dallas Landmark or in a Landmark District so there are no legal protections for the building from demolition or changes.

**Meadows Building** - This 1955 office building located off of Central Expressway was once the tallest building between downtown Dallas and Oklahoma and started a trend of suburban office buildings. It was built by oil magnate Algur H. Meadows. This architecturally unique building was designed by J.N. MacCammon with four different facades and was a 25 year award winner from the Dallas AIA. The building is currently listed for sale and is not protected with City of Dallas Landmark status so it could be redeveloped or demolished for new development by a new owner.

**Salvation Army** - Originally built for the Great National Life Insurance Company, this 1963 building on Harry Hines Boulevard was designed by Grayson Gill with a unique façade screen of triangular panels. It was later acquired by the Salvation Army for their offices. This architecturally significant mid-century modern building is for sale and could be altered or demolished for new development since it also not protected like the buildings above.



L to R - Avon Apartments, Meadows Building, and Salvation Army Building

## Director's Letter

### David Preziosi

May is National Preservation Month and Preservation Dallas kicked it off with a bang last Saturday with the Celebrate Downtown tour! Tour goers were treated to amazing views of downtown Dallas from all angles and heights. It was also a great opportunity for people to walk downtown and really see how many amazing historic buildings are still left. We are continuing Preservation Month activities with a panel discussion on the Downtown Preservation Task Force recommendations at the Dallas Center for Architecture on May 20th in partnership with the Dallas AIA Communities by Design Committee. There is a great panel lined up to discuss the topic and you won't want to miss it!

This month I am taking my own preservation journey back to the place where my interest in historic preservation began. I will be heading to Italy on a family trip where we will spend time in Tuscany, the Amalfi Coast, Rome and the town where my father grew up in southern Italy. My junior year of college I was lucky enough to take part in a study abroad program through Texas A&M where I spent a semester studying architecture in a small hill town outside of Florence. It is there that I began to think about architecture

differently and marveled at the way Europeans live with and appreciate centuries old buildings, unlike Americans who tend to tear down the old for the new. After returning to the United States I decided to focus my studies on historic preservation in the hopes that someday I would have an impact on preserving the rapidly vanishing architectural history of our country. I'm excited to get back to Italy again as it is such an amazing place with so many architectural wonders, beautiful scenery, and of course amazing food and wine!

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## Preservation Dallas is now on Twitter!

Follow us on [twitter](#)

In addition to our Facebook pages and event pages, we now have a presence on Twitter! Follow [@PreserveDallas](#) for the latest preservation updates, stories, and pictures.

### Events

#### PDYP Tour and Sunset Happy Hour

**Wednesday | May 13 | 6:30pm | Filter Building, 2810 White Rock Road**

Join the Preservation Dallas Young Professionals (PDYP) for happy hour and a tour of the Filter Building at White Rock Lake. The historic Filter Building sits atop the southwest shore of White Rock Lake, and is an excellent example of the renaissance revival style. Built in 1911 in response to an increased population and extended droughts in the early 1900s, it began filtering water in 1913. The structure features exposed brick walls, original iron trusses, and large windows overlooking the Lake. After sitting dormant for decades, a massive renovation in 2008 turned the Filter Building into a highly desirable event space. Sam Leake, Chairman of White Rock Boathouse, Inc., will give a tour of the facility, and Paul Fahrenbruch will discuss the various construction methods utilized in the building's rehabilitation.

Please RSVP on [Facebook](#), by [email](#), or 214-821-3290. All are welcome to attend. New PDYP members can join Preservation Dallas at the event and "pay your age" for a reduced price membership.

#### Shaping the City: The Impact of the Downtown Preservation Task Force

**Wednesday | May 20 | 6:00 pm | Dallas Center for Architecture - 1909 Woodall Rodgers Frwy, Suite 100**

The Dallas AIA Communities by Design Committee and Preservation Dallas will be hosting a panel discussion on the work of the Downtown Historic Preservation Task Force and how it will shape the future of the city. The panel will be moderated by Norman Alston, AIA and will be held at the Dallas Center for Architecture. Preservation Dallas members and the general public are invited to attend.

#### The Architectural Styles of Dallas

**Ongoing through June 8 | Old Red Museum of Dallas County History and Culture**  
 How did Dallas' earliest settlers build their houses? What's the difference between Queen Anne and Colonial Revival? What makes Tudor Revival cottages so inviting? Through compelling architectural photography, historic drawings, and salvaged building elements, the story of Dallas' architecture is told. From stately Old Red to the sleek Statler Hilton, the fascinating and diverse history of the iconic architectural styles of Dallas is brought to life through this engaging exhibit. The exhibit only is \$4, or \$8 for general admission to the entire museum. More information at [oldred.org](http://oldred.org).

## Preservation Dallas Annual Meeting

**Monday | June 29 | 6:00pm | Location TBA**

Join us for the annual meeting to learn about the work of Preservation Dallas in the past year and plans for the upcoming year. The Volunteer of the Year Award will be presented and members will get to vote in new Preservation Dallas Board Members. Please RSVP at [reservations@presevationdallas.org](mailto:reservations@presevationdallas.org) or 214-821-3290.

### Please Welcome Our New Members!

#### Individual

Douglas Dunsavage  
 Sharron Elliott  
 Cheryl Freydberg  
 Rhenda Gray  
 Amie Parsons  
 Kelly Proctor  
 Sue Ann Roush  
 Deborah Streit  
 Belle Trankle  
 Debbie Van Zant  
 Robbie Wilson

#### Urban Armadillos

Ashley Ambrose  
 Marc Andres  
 Sandra Poortvliet Beeching  
 Todd Bernard  
 Clint Coe  
 Enrico de Alessandrini  
 Richard Devero  
 Ahnie Gampper  
 Gunnar Gingery  
 Mallory Hughes  
 Steven Kimosh  
 Andrew O'Brien  
 Carol Saucedo  
 Brandon Scharn

Andrew Schendle  
 Coulton Smith  
 Mattson Uihlein  
 Mary Stoner Yost  
 Trevor Hall

#### Double

Mark Bennett  
 Kara & Clay Kennedy  
 Kelly & Cameron Ongena

#### Sustainer

Candice McKay  
 Lewis & Sunny Wood  
 Frank Yeh

### 2015 Corporate Partners





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