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**November 2015**

## Cocktails For Preservation: Brunch At Bellosguardo **THIS** Saturday at 10 a.m.

We still have a few tickets left for Brunch At Bellosguardo and hope you decide to join us for a very special morning, literally on Turtle Creek! Guests will be treated to mimosas, bellinis and passed hors d'oeuvres at this exclusive 1926 Hubert Hammond Crane designed estate. Hear from homeowner and author, Robert Edsel, about preservation, from Bellosguardo to his internationally acclaimed Monuments Men Foundation. You can see details and make reservations [here](#).



## Living With History Fall Architectural Tour

On Halloween morning, Living With History tour goers were treated to a special day beginning at the Third Church of Christ, Scientist with an outstanding symposium. KERA's Jeff Whittington moderated the symposium panel consisting of Gail Thomas, Nancy Cain Marcus, Shannon Roberts and our own Board President, Buddy Apple. Guests were taken through a brief history of Dallas and the unique perspective from each on how they "live with history" every day.

Once everybody was filled with history they set out to view a unique line up of tour houses which included two Turtle Creek Boulevard estates, a stunningly intact mid-

century modern, a Frank Welch design overlooking White Rock Lake, a romantic home on Lakewood Boulevard and the infamous house on Colorado Boulevard in Kessler Park. Patron level ticket holders were also be treated to an exceptional mid-century tour house on Park Lane, as well as the Patron Party at David Griffin's Kessler Woods' home.



*Panel moderator Jeff Whittington with panel members Shannon Roberts, Nancy Cain Marcus, Buddy Apple and Gail Thomas*

Thank you to David Griffin & Company Realtors and Virginia Cook Realtors for presenting the 2015 Living With History tour, and to David Griffin for chairing our committee which consisted of David Griffin agents Diane Sherman and Sam Saladino, as well as Virginia Cook agents Ed Murchison, Angela Downes, Kathleen Schiele and Ann Krug. Thanks also to all of the sponsors for the tour and the volunteers that helped the day of the tour with set up, check in, clean up and serving as docents at each of the houses. We could not put on such an exceptional tour without the help of all above!

## New Versions of the Field Guide Available



The Definitive Guide to Identifying and Understanding America's Domestic Architecture



Virginia Savage McAlester

Virginia McAlester's recent update to her groundbreaking book which identifies the architectural styles of American houses has expanded from the hard cover released in 2013. It will be coming out in paperback this month and is out currently in an e-book version.

Preservation Dallas will be carrying the new paperback soon along with the hard cover we already have. Either makes a great holiday gift!! If you want an electronic version of the book, it is available now as an iBook or in a Kindle edition. With the electronic version you will be able to zoom in on photos and details and you can carry it on your phone or

tablet!

## Corporate Partner Spotlight: Bonick Landscaping Inc.

Bonick Landscaping exists to create, construct and nurture clients' outdoor environments to bring them an inspirational place to live, raise their families and entertain friends. As a mid-sized, full-service residential landscape design/build firm, Bonick Landscaping has been designing, building and maintaining outdoor environments in the Dallas area for over 30 years. Founder Glenn Bonick and his team's passion for excellence attracts clients with the highest standards looking for out-of-the-ordinary, luxury landscape designs and construction offering the best in service, workmanship and plantings.

Bonick Landscaping has a passion and reputation for superb workmanship, not just with homeowners, but among peers in both the architecture and landscape architecture fields as well. The Bonick Landscaping team has a deep appreciation for design excellence and embraces the challenges and inspiration that come in working with some of the most visionary and esteemed architects and landscape architects in the Dallas-Fort Worth area. Their highly qualified team of construction/build experts ensure all design projects are correctly executed stage-by-stage, understanding that even the best designs are only as good as their execution.



Among Bonick Landscaping's services are landscape master planning; pool design, construction and installation; estate management; lawn and garden maintenance; irrigation services; sprinkler services and repair; pool repair and cleaning; and outdoor lighting. Their client portfolio includes some of Dallas's most beautifully designed swimming pools, fountains, ponds and other water features as well as patios, decks, outdoor kitchens, outdoor fireplaces, and fire pits. On all landscape and hardscape design and build projects, Bonick Landscaping takes into consideration the intent of the architecture of the home, attributes of the site, clients' intended uses and the owner's personal vision and style.



Bonick Landscaping has been recognized year in and year out by both D Magazine (Best of Big D) and its readers, as well as by Houzz.com for both design and services. For a complete list of services and more information, please visit [bonicklandscaping.com](http://bonicklandscaping.com).

**Lakewood Theater** - The final draft of the Landmark Designation Report and preservation criteria for the theater were approved by the Landmark Designation Committee in October. The marquee, entrance area and towers were all called out for protection, along with the murals in the interior lobby. The other exterior elevations of the building were granted more flexibility for changes. City staff is reviewing the report and criteria and both will be presented to the Landmark Commission in December for their consideration. If they recommend approval it will then go to the City Plan Commission for consideration before going to City Council for final approval.

**Forest Theater** - The Landmark Designation process was initiated for the Forest Theater this month at the Landmark Commission meeting. There was a great showing of support at the meeting from the neighborhoods surrounding the theater as well as others who came to support the theater. Now that the designation process is underway, all changes to the building, including demolition, must be approved by the Landmark Commission until the City Council makes a final determination on Landmark Designation.

**Demolition Delay Overlay Area** - The City Council this week voted to approve two areas to fall under the Demolition Delay Overlay - the greater downtown area as defined by Downtown Dallas Inc. and a portion of North Oak Cliff, which includes Bishop Arts. This will now require buildings 50 years or older in those areas to be evaluated before demolition and if they meet certain criteria a 45 day hold will be put on the property before demolition can start. During that time city staff and Preservation Dallas can work with the owners on alternatives. If none are found in the 45 days then the demolition will be allowed. Even though this doesn't prevent demolition it is a huge step forward for historic buildings which do not have any protections in place or any level of demolition review.

**Aldredge House** - After much debate at the October Board of Adjustment meeting they decided not to revoke the legal non-conforming use status for the Aldredge House. That means the Dallas County Medical Society Alliance and Foundation can continue to allow events to take place at the house. The Alliance is working to establish a PD for the property that would make the use of the house for events legal and set out enforceable guidelines for the use of the property during events.

**Tenth Street** - Several court ordered demolitions were underway this week of houses in the historic Tenth Street neighborhood until they were put on hold for 60 days by Council Member Carolyn King Arnold. The demolitions were all court ordered and even though the neighborhood is a local historic district which falls under the jurisdiction of the Landmark Commission they were unable to deny the demolitions since no one stepped up to commit to their rehabilitation. During the delay the Council Member would like to survey the houses up for demolition and have a dialogue with property owners.

## Director's Letter

### *David Preziosi*

Last week I was in DC attending the National Trust for Historic Preservation annual conference. The conference is a great way to pick up on some of the trends in preservation and hear about new and creative ways to advocate for and preserve historic places. It is also a good time to catch up with folks from around the country who are on the front lines working to save the historic resources in their communities and hear about what methods they are employing and what is working or not. Of

course I got to share what is going on in Dallas, and many were impressed with the Downtown Historic Preservation Task Force and how quickly we were able to get changes implemented since the downtown demolitions last fall.

At the conference I also attended a special track for those who work for local and statewide preservation nonprofits. This year we came together in a series of round table discussions and one of the things that struck me is that Dallas is facing similar problems to Los Angeles, Boston, Philadelphia, New Orleans, and more. Mainly around the issue of development pressure and the demolition of historic buildings for new construction. The director of the Los Angeles Conservancy expressed that she feels like she is playing "Whack-a-Mole" with preservation issues that keep popping up and that when you think one is settled another one comes up and you cannot beat them down fast enough. I have certainly felt that way with so many issues coming up lately in Dallas and even though we make progress on some like the Lakewood, Forest and the Demo Delay Ordinance, we lose on others including the rash of demolitions this week. Those include the unfortunate demolition of 4901 Live Oak - a historic house not protected in any way from demolition, half of the Calvario Funeral Home in Bishop Arts being torn down through a demolition permit obtained before the Demo Delay Overlay was passed for that area, and the start of Court Ordered demolitions of several houses in the Historic Tenth Street neighborhood.

While in DC I also made some visits to our Dallas area legislators asking for support of a new bill to improve the Historic Tax Credit. Preservation Dallas board member Carol Roark, who is up in DC this fall, joined me on several of the visits. Dallas is the largest user of the Historic Tax Credit in the state and right now there are nearly 400 million in projects underway including the Statler, Butler Building, One Main Place, and the Mayflower. That now puts Dallas over the 1 billion mark in investment in historic buildings. That is a very powerful message we were able to bring to the legislative offices. The new proposed bill would make the tax credit even more flexible and allow additional buildings to qualify increasing the investment in historic buildings and the economic spin-off created from rehabilitation projects.

The National Trust will be in Houston next November for the annual conference. So, if you ever wanted to attend one of their conferences, it will be just a short, by Texas standards, drive away!

## Events

### InTown Outing - Thorpe House

**Thursday | November 19 | 6 pm | 4908 Lakeside Drive, Dallas 75205**

Designed by Hal Thomson and built in 1918 for Orville Thorpe, this neoclassical estate is a historic Lakeside Drive icon, and not to be missed! Street parking is available on Lakeside Drive. Admission is free for members, \$20 for non-members and reservations are required.

Please RSVP by [email](#) or by calling us at 214-821-3290.

### Holiday Party

**Friday | December 4 | 6 - 8 pm | Wilson House**

Join us at the historic Wilson House for the annual Holiday Party! The halls will be decked for you to enjoy refreshments and beverages while catching up with friends. If you would like to attend, volunteer your time or a food item, please contact us [here](#).

The annual Holiday Party is a members only event. Please consider bringing a new member guest with you. Please RSVP by [email](#) or call us at 214-821-2390.

Please Welcome Our New October Members!

**Patron**

Paula S. Thompson

**Sustainer**

Scott Remphrey

**Double**

Margaret Allen & Daniel Jauchen	Jim & Amanda Lake	Dannye & Bob Thomas
Barbara Bradfield	Nancy Cain Marcus	Sharon & Michael Young
Marilyn Ellington	Suzanne & Gary Smith	
Patsy & Samuel Goodrich	Michael & Catherine Thicksten	

**Individual**

Rachael Anderson	Paul Sanders	Laurie Welch
Alexis Fleisig	Leah Schlieff-Freese	
Dani Hanna	Rita Tramel	

**Young Professionals**

Micah Brooks	Laura Groves	Adam Young
Kayla Doakes	Brian Sone	
Robert Gillespie	La'Shay Willis	

**Urban Armadillos**

Patrick Greene	Janet Woodard
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