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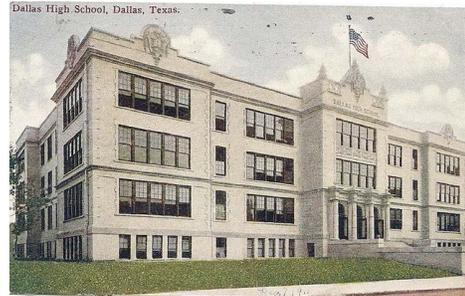


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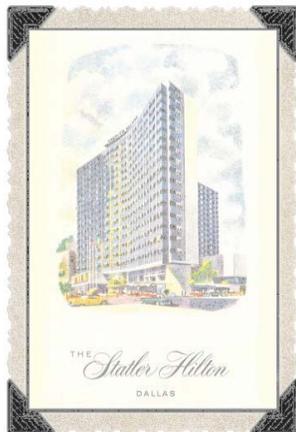
September 2015

2015 Most Endangered Places List to be Announced Tuesday the 15th!

Join Preservation Dallas Tuesday the 15th for the announcement of the 2015 list of the Most Endangered Historic Places in Dallas. The announcement will take place on the front steps of the Old Dallas High School/Crozier Tech at 11:30am. The school is a fitting location for the announcement as it was on past Endangered lists and will now be rehabilitated by Matthews Southwest for office space. There will not be a tour of the building with the announcement; however, you can join us on September 30th for a tour. See the events section below for more information on the tour later this month.



North Texas Giving Day Is **THURSDAY!** September 17 6am - Midnight



Support Preservation Dallas on North Texas Giving Day! Preservation Dallas is instrumental in protecting beautiful buildings such as the Statler Hilton. 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!

Every donation of \$25 or more it will be multiplied from a pool of \$2 million in bonus funds and prizes. Please note that donations cannot be made in lieu of new or renewed

memberships or sponsorships.

Easy Steps to Donate:

1. Wake up! (Easy enough)
2. Log on to NorthTexasGivingDay.org between 6am and midnight and search for Preservation Dallas (Almost finished!)
3. Make a donation of \$25 or more! (Done!)



Success for the Lakewood Theater!

On Tuesday the 9th, the Landmark Commission heard the case for initiating the Landmark Designation process for the historic Lakewood Theater. There was an amazing show of support at the meeting with over 100 people in attendance supporting the designation. A big thank you goes out to all that attended! That showing was in addition to the over 6,700 who signed the online petition also in favor of initiating designation. Several people spoke for the initiation of the designation process and one of the owners and his lawyer spoke as well. At the meeting the owner said that he was willing to work with the City and Landmark Commission on the designation for the theater. In a unanimous vote, the Landmark Commission approved initiating the designation process for the theater. Now the owners will work with the Landmark Designation Committee on the designation report and preservation criteria for the building. The designation must be completed within two years and during that period certain changes to the building must be approved by the Landmark Commission.



The Art Deco style Theater is the iconic landmark of East Dallas. Since it opened in 1938 its tower soaring 100 feet in the air has been a beacon for the Lakewood Shopping Center and East Dallas. The Interstate Circuit, Inc. a statewide theater chain based in Dallas, built the theater which was designed by one of the most renowned and prolific movie house design architects, H. F. Pettigrew of Pettigrew and Worley. He also designed the Wynnewood (demolished 1999), Circle and Forest theaters in Dallas.

The porcelain enamel v-shaped marquee and the towers were all built and installed by Dallas' famous Texlite sign company, who also did the Pegasus on top of the Magnolia building. Two important designers were hired to help with interior including decorator/muralist Eugene Gilboe and artist Perry Nichols. Murals done by the two decorate the interior of the building and add to the splendor of the lobby which is highly intact with its grand sweeping staircase and original mirrored ceiling. Gilboe supervised the painting and decorating of the buildings at Fair Park for the Centennial. His work after the Lakewood included the Forest Theater near Fair Park and the Village Theater in Highland Park. Very few of his murals survive making those at the Lakewood all that more important. Nichols, one of the "Dallas Nine" artists prolific during the 1930s and 1940s, worked regularly with Gilboe.

NorthPark Grant Award

NorthPark turned 50 on August 19! And to celebrate that achievement they have chosen 50 nonprofit organizations in Dallas as part of their NorthPark 50: Fifty Years of Giving campaign.

Preservation Dallas was selected as one of those organizations and will receive funding to turn The Architectural Styles of Dallas exhibit into a booklet for local schools and libraries.

It is an incredible honor to be chosen by the Nasher family and we are grateful to be able to take our exhibit even farther and turn it into a resource for students and the public in Dallas to access for years to come. It will be a great way to educate people about the amazing collection of historic architecture we have in Dallas and show the importance of preserving historic places for the future. The Education Committee is busy at work converting the exhibit to booklet form and Noah Jeppson, the designer for the exhibit will be laying out the new booklet for us. The booklet will be completed by October 22nd to be unveiled at NorthPark during the Preservation Dallas acknowledgement day.



Preservation Dallas being recognized at the kickoff event for NorthPark 50: Fifty Years of Giving.

Thank You Ebby Halliday!

Ebby Halliday Acers, who turned a one-woman real estate office into one of the country's largest residential real estate companies, passed away September 8 at age 104. Ebby founded Ebby Halliday, REALTORS in 1945, which became the largest independently owned residential real estate services company in Texas and 10th in the nation. The 70-year-old company is a staple in Dallas and has touched many of you whether assisting with the purchase or selling of a home, getting introduced to real estate as a career (Ebby was a gifted

teacher/leader) or in the case of Preservation Dallas, service to the community.

Ebby was involved with the inception of the Wilson House (Preservation Dallas) InTown Living Center where property research was done prior to the internet, as well as the Historic House Specialist realtor program which has educated hundreds of local agents on the value of preservation. Did you know the Wilson House (Preservation Dallas office) dining room was officially proclaimed the Ebby Halliday Conference Room in the 1990s? She was also an advisor to the Historic Preservation League (Preservation Dallas) and the committee that eventually became the Friends of Fair Park. Ebby will be missed by everybody who learned from her, grew because of her and benefited from her. You can read more information about Ebby's impact [here](#).



Ebby Halliday receiving the 2011 Dorothy Savage Award from Preservation Dallas

Corporate Partner Spotlight: GSR Andrade Architects, Inc.

GSR Andrade Architects, Inc. is a mid-sized, Dallas-based architectural firm providing architectural and interior design services; programming, planning and master planning; multi-disciplinary team/technical coordination; and LEED consulting. They service clients through five generalized business units - healthcare; academic/institutional; retail/commercial; multi-family residential; and industrial.

They are a client-focused firm, committed to building and maintaining relationships with clients, employees, consultants, and the community. It is their pledge to deliver quality work and workmanship; understand and implement the best and most appropriate technologies available; and incorporate sustainable planning into their work. Every project is an opportunity to take part in a truly interactive process while contributing to the profession of architecture and the built environment.



Band Shell at Fair Park

Throughout their growth in the 1990s and into the 21st century, GSR Andrade has earned a reputation as an innovative and responsive group of professionals who care about performing the highest level of design services for each client. Testimony to this fact is a 95% repeat client base and numerous design, construction, and historic preservation awards. Previous awards include:

2000 Dallas AIA Design Award (The Band Shell at Fair Park); 2001 Preservation Dallas Achievement Award (The Band Shell at Fair Park); 2001 Texas Construction Magazine Award of Excellence (The Tradition Dormitory); 2002 AGC/QUOIN Merit Award (The Tradition Dormitory); 2003 National Trust Award for Historic Preservation (The Band Shell at Fair Park); 2005 Preservation Dallas Achievement Award (Winfrey Point Recreation Center); 2005 Preservation Texas Historic Restoration Award (Winfrey Point Recreation Center); 2007 North Texas Chapter ABC Excellence Award (Lang Middle School); 2011 Preservation Texas Achievement Award (Cole Park Pavilion); 2011 TASA/TASB Outstanding Achievement in Sustainability and Value (Medrano Middle School); 2012 TASA/TASB Outstanding Achievement in Sustainability (North Lake College - Building G); 2013 TASA/TASB Outstanding Achievement in Process of Planning and Sustainability (Balch Springs Middle School); 2014 Preservation Dallas Achievement Award (Dallas Municipal Courthouse). For more information on the firm visit: www.gsr-andrade.com.



Municipal Courthouse Lobby

Preservation Issues

Demolition Review Ordinance - The enabling ordinance to allow the city to set up demolition review in the downtown area and the North Oak Cliff gateway area passed the City Plan Commission last month and the Landmark Commission at their meeting last week. The enabling ordinance will now go to the City Council for a vote on September 22nd. The proposed ordinance would apply to buildings at least 50 years old that meet certain criteria. It would potentially expand the current 10 day review period by an additional 45 days. While this ordinance won't prevent demolition of historic buildings which are not a City of Dallas Landmark or in a Landmark District, it will give the City Staff, Preservation Dallas and the public an opportunity to engage the building owner about reuse rather than demolition.

Historic Tax Incentive Program - The recommendations from the Historic Tax Incentive Task Force were also approved at the Landmark Commission meeting last week. The recommendations include extending the exemption period from 5 to 10 years, give additional incentives to neighborhoods like Wheatley Place and Tenth Street to help with revitalization efforts, expand the "Routine Maintenance" exemption to other areas of the city not currently allowed in the exemption, and remove the "sunset" requirement for the program so that it will not have to come up for renewal in the future. The Historic Tax Incentive Program will go to City Council later this fall for a vote.

City Council Member Visits - Preservation Dallas is making the rounds of City Council

Member offices meeting with them to discuss issues pertinent to preservation and to ask for support for several key issues, like additional preservation staff at the city, which is currently recommended in the budget; approval of the Demolition Review Ordinance; and support for the Historic Tax Incentive Program. We are also introducing ourselves to the new council members and seeing what projects we may be able to help with in the different council districts.

Downtown Historic Preservation Task Force - The Task Force had its first meeting last week since they were reauthorized by the city to work with them on implementing the recommendations presented to the council in June. At the meeting they heard updates from staff on the Task Force recommendations, historic designation process, and new expanded historic preservation section of the city web site. They will continue to meet monthly and Preservation Dallas is represented on the Task Force.

Director's Letter

David Preziosi

Ten years ago I stood on the shores of a ravaged coast in Mississippi after Hurricane Katrina pummeled 80 miles of coast line and continued to wreak havoc 150 miles north into the center of the state. At the time I was the Executive Director of the Mississippi Heritage Trust, a small statewide nonprofit preservation organization.

Katrina's high winds and massive storm surge which slammed into the coast showed no mercy. Historic structures were devastated. Gracious beachfront mansions, simple Creole cottages, bungalows, and shotgun houses-significant historic sites and private homes-the storm spared none of them. Even the downtown commercial centers and residential areas farther from the coast were devastated by the raging flood waters. Buildings that did remain were pushed off their foundations by the raging storm surge, others were damaged by high winds and flying debris, trees were toppled over on to houses, and even large shipping containers were thrown around like toys landing in peoples yards and on top of buildings.

The destruction wrought from Hurricane Katrina was one of the worst human and cultural disasters in our nation's history. For two years I worked nonstop on recovery efforts fighting for historic buildings against great odds. At the time I was the only staff person and with the board we decided to scrap our work plan and focus on saving what we could. It was a Herculean effort for a tiny organization. Here is a little bit of some of the things I worked on after the storm.

For many weeks after the storm I traveled back and forth from Jackson three hours away, where I was located, to the coast for damage assessment. I worked with teams from the Mississippi Department of Archives and History (MDAH) to document damaged historic properties and identify historic areas in need of additional assistance across the coast. It was one of the hardest things to do physically and emotionally. Especially to see the damage up close and meet the people that were trying to salvage their homes or dig for personal items in piles of debris.

Thankfully help came in the weeks after the storm with volunteer architects, structural engineers, and historians from around the country to help us with documenting buildings, working with property owners, and analyzing structural integrity to prevent unnecessary demolition and assist homeowners in how to stabilize and repair properly. We even had a great team come from the Texas Historical Commission to assist in the efforts.

Seeing the destruction and having no resources for assistance I set up a recovery fund for preservation related work on the coast. We raised over \$250,000 through the fund, which may not sound like a lot by Dallas standards. However, it was huge for an organization with half that as a budget. The money was used for public meetings, volunteer support, other items related to recovery and the development of what we called the Pilot Stabilization Program. It was a demonstration program in partnership with the National Trust for Historic Preservation (NTHP) to prove that damaged historic buildings could be stabilized rather than demolished. Seven houses, one Masonic lodge, and a historic school were part of the program.

Together with MDAH and NTHP, I lobbied for preservation funding at the national level and even testified before a Congressional subcommittee on the damage to historic properties. Following that I assisted with tours for Congressional delegations to see the extent of the damage to historic properties first hand and explore how federal funding could help. Those visits helped solidify \$26 million in federal funding for stabilization and repair of historic properties in Mississippi. Hundreds of historic properties across the coast and even further up in the state benefited from that money and are around today because of it.

You may have seen the recent press surrounding the tenth anniversary of the storm and I bet you didn't see much about Mississippi. Well that was case after the storm as well and we had to fight to engage the media about the damage to historic properties in Mississippi. With a lot of hard work we were able to get in the New York Times, Chicago Tribune, Washington Post, Architectural Record, Historic Preservation magazine, and more. I also traveled around the country to talk to organizations about the damage and to raise money for recovery efforts.

Katrina came in an age before smartphones, Facebook, Twitter and Instagram. So we had to rely on our website as a tool for dissemination of information, basic I know! After my trips to the coast I would post photos showing the damage to historic properties and information about the work of the organization and our partners to save historic properties.

We also had an uphill battle to fight with demolition and the desire to "clean up" the coast as quickly as possible. FEMA for the first time in history was allowed to remove debris from private property and demolish damaged structures without cost to the property owner. That was very difficult to combat before the federal grant money came to help historic properties nearly a year after the storm. A lot was lost that could have been repaired if money was available.

There is much more to the story of the recovery efforts and the battles I had to fight, way too much for a newsletter! Suffice it to say the response to the storm was the biggest challenge I have faced in my career and also the one that I am most proud of, especially as I look back ten years later on all that was accomplished despite great odds and lack of resources. I was just part of the incredible efforts of dedicated folks that worked tirelessly after the storm to save as many of the historic places as we could, and I believe that effort paid off even if we weren't able to save everything.

Events

Historic House Specialist

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.

InTown Outing - Dallas High School

Wednesday | September 30 | 6 p.m. | 2218 Bryan Street, Dallas 75201

Built in 1908 as Dallas High School, this notable institution has also been referred to as Crozier Tech, Bryan Street High School, Main High School, etc. prior to closing its doors in 1995. Matthews Southwest is moving forward with plans to restore and renovate the iconic downtown anchor, and Jack Matthews and Preservation Dallas would like to show you around at our September InTown Outing. Reservations are strictly required. Due to the popularity of this InTown Outing, only current Preservation Dallas members will be permitted and guests are required to join the organization prior to signing up. Please RSVP via [email](#) or by calling us at 214-821-3290. If you are not a member or current on your membership, you can join or renew [here](#).

Fall Architectural Tour

Saturday | October 31 | 8:30 a.m. to 2 p.m.

We hope to see you on Halloween morning for a special treat! Save the date for a spooktacular tour on Saturday, October 31, and do not miss this year's stellar line up of houses and symposium speakers. The 2015 Fall Architectural Tour is presented by David Griffin & Company Realtors and Virginia Cook Realtors, and planning is ongoing to present another remarkable, sell out tour. Our panel members are Buddy Apple, Nancy Marcus, Shannon Roberts and Dr. Gail Thomas. More information about the tour will be posted soon to the web site.



Please Welcome Our New Members!

Individual

Donna Wallace

Double

Don & Barbara Baynham
Ann Wood

Sustainer

Phillip & Wendy Hansen
Douglas Taylor

Young Professionals

Adrienne Pierce

Urban Armadillos

Jason Brown
Barrett Jones

Nonprofit

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