New Board Members Elected at Annual Meeting

At a very memorable annual meeting last month at the Alexander Mansion three new board members were elected and one rolled off the board. Kerry Adams, Dustin Gadberry and Alicia Schroeder were elected for a first three-year term and Jann Patterson Mackey rolled off the board. Several board members were elected for a second term including Buddy Apple, Nicky DeFreece Emery, Alicia Quintans, Katy Slade, and Julie Travis.

The meeting was memorable as the storm that rolled through just before the start of the meeting killed the power to the building so we had no air conditioning or lights. We also had no way to show our presentation on the past years work. So, we made the best of it and moved to the first floor in the foyer and stair hall where it was a little cooler. We brought in chairs from the surrounding rooms and folks sat on the stairs as we verbally gave the presentation. To view the presentation that we weren’t able to show, click here.

After the meeting the Board of Trustees elected the new slate of officers for 2016-2017. They are:

Nicky DeFreece Emery - President
Alicia Quintans - First VP, Preservation Issues
Scott Potter - Preservation Issues, Co-Chair
Alicia Schroeder - VP, Membership/Development
Kerry Adams - VP, Education
Jon Bull - Treasurer
Will Stovall - Secretary
Buddy Apple - Past President

Our gratitude goes out to the Dallas Woman’s Forum for hosting the meeting and to Ben E. Keith for providing the beverages!

Message from the New Preservation Dallas Board President Nicky DeFreece Emery

I’m honored and excited to serve as President of Preservation Dallas for the 2016-2017 term. I have been fortunate to be
Passing of the gavel from the outgoing board president Buddy Apple to incoming president Nicky DeFreece Emery. Involved in this incredible organization for many years, most recently serving as VP of Education, and last year as VP of Preservation Issues with co-chair Scott Potter. I look forward to continuing to serve the members and organization in this new role. In the past year, our organization has seen increased membership, even more exciting events, and has engaged with our community and city leaders on several high profile advocacy issues with very positive results. Our immediate Past President, Buddy Apple, our board and volunteers, and our incredible staff deserve many thanks for making it a very successful year.

In the next year, I hope to continue to build upon these successes. I also shared several new goals for the coming year at our Annual Meeting. First, in addition to continuing to increase our membership and advocacy at City Hall, I hope to see our outreach and teaming with allied organizations and cultural institutions increase. We saw the potential of this with the success of Preservation Month in May. Second, I hope to increase awareness of Preservation Dallas’s mission with not only our existing membership, but to the general public and those outside of the typical preservation circles: people who I like to term as “those who don’t yet know they care about preservation.” Too often people learn that they care about our historic buildings when they are threatened, and the earlier we can educate people on the value of the built environment, the better chance we have to save it. The final goal I shared is a call to action. Our board and volunteers do an incredible job, from checking in guests at events to lecturing at our Historic House Specialist classes. But, we need more people willing to step in and help. An expanded volunteer base will help with the multifaceted and expanded role that Preservation Dallas plays in a dynamic city like Dallas. We need more dedicated volunteers to bring their talent and love for our history to make sure our historic fabric continues to play a role in Dallas’s growth and development. We have opportunities for people to serve on one of several committees including: Preservation Issues, Membership, Education, Fall Architectural Tour, and Preservation Achievement Awards. Click here to visit the Preservation Dallas website to complete the volunteer information form, and let us know that you would like to help!

Thank you for your continued support of Preservation Dallas. I look forward to achieving these goals with you. Here’s to a fun and successful year ahead!

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New Preservation Planner for Dallas

The Historic Preservation Division staff at City Hall has grown by another person. Eric Hill joined the staff in May as a new Planner in the division. He joins Mark Doty, Jennifer Anderson and Marsha Prior. There is still one more open position which should be filled by August.

Eric is a recent graduate of Oklahoma University receiving a Master of Regional and City Planning. Before that he received a Bachelor of Geography from the University of New Hampshire. He is from the northeast where he grew up in Massachusetts and New Hampshire. Very different than Dallas as he puts it, “everything up north is old and down here most of it is new.”

During his time at Oklahoma University he participated in an internship with the City of Oklahoma City working on GIS mapping of the historic resources in the city and working on the city’s first preservation plan. It was there that he cut his teeth on preservation and got interested in it being his career after graduation.

So why Dallas? Eric decided he wanted to go a big urban area where neighborhoods have their own culture and style and Dallas fit the bill. He had the usual perceptions when coming to Dallas that it would be spread out and not much history left. He was pleasantly surprised by how much historic character there is here and the urban qualities of the city. He especially enjoys downtown and walking past the Adolphus to get his coffee in the morning. On the weekends he drives around exploring the historic neighborhoods in the city.

In his role at the city, Eric will oversee six of the twenty-one historic districts including Edison...
The old Cabana Hotel was placed on the 2015 Most Endangered Historic Places list.

LaVista, Munger Place, Peak’s Suburban, State Thomas, Swiss Avenue, and the Wilson Block. He will work with homeowners in those areas on Certificate of Appropriateness (CA) applications. He has also jumped in to help with West End serving on the West End Task Force looking at ways to revitalize the area and to put together recommendations for the City Plan Commission. In order to learn more about historic development patterns in Dallas he would like to work on inputting parcel data featuring construction dates into GIS. He would also like to help out with the historic resource survey and preservation plan as identified in the Downtown Historic Preservation Task Force recommendations.

So what is Eric’s favorite historic architectural style? Well, he has two, Tudor and Mid-Century, and yes quite a divergence in styles! Eric says he understands the appeal of historic architecture to many, including his generation. He says people his age mostly grew up in more modern suburbs and now they want an authentic experience in a historic urban environment. He wants to help with that by shifting people’s perceptions of preservation and making people see the benefit of investing in and redeveloping historic properties for people to live, work, and play.

Welcome Eric and thanks for joining the city team working to preserve the historic places of Dallas!

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**Most Endangered Historic Places Nominations Due August 5th!**

Do you know of a threatened or endangered site in Dallas? If so nominate it for the 2016 list of the Most Endangered Historic Places! The new list will be announced mid-September.

Click [here](#) to download a nomination form.

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**National Trust for Historic Preservation Conference Coming to Houston!**

Join preservationists from around the country as they converge on Houston November 15-18 for the premier educational and networking event for those that work on saving places - PastForward. This year the conference will focus on how preservation can play a greater role in securing healthier, more sustainable and just cities.

Click [here](#) to learn about conference agenda, speakers, and special events. Register by August 1 to get the special early-bird conference rates.

The PastForward headquarters hotel is the [Hilton Americas-Houston](#). Registration and conference programming will take place at the Hilton, as well as at the adjacent George R. Brown Convention Center.
Corporate Partner Spotlight:
Heritage Consulting Group

Heritage Consulting Group is a national firm that advises owners and developers of older and historic buildings through the development process, helping them secure federal, state and local incentives. With over thirty years of experience guiding projects through the approval process, Heritage has a demonstrated understanding of the Historic Tax Credit program, and provides a realistic assessment on the development of old buildings for modern uses. Heritage has a substantial track record of success in achieving client objectives through high quality representation from project inception through completion.

Heritage has been involved in high profile, award winning projects across the country such as the rehabilitation of Denver Union Station, Loews PSFS Building in Philadelphia, the United States Post Office/Hotel Monaco in Washington, DC and Mies van der Rohe’s IBM Building in Chicago. They have a large portfolio of projects in a range of building types and sizes throughout the country, such as the Flatiron Building in Atlanta, the Knox Hotel Apartments in Thomaston, Maine, and the Point Breeze Hotel in Nantucket. Regardless of project size, location or building type, their goal is to ensure the ongoing use of historic buildings across the country by facilitating successful rehabilitation projects that offer substantial returns for project stakeholders, be that through incentives, the creation of jobs or a revitalized community.

To that end, Heritage offers an array of services, including federal and state Historic Tax Credit certification, Due Diligence services for historic tax credit investors, Section 106 compliance, National Register and Local Landmark designation, historic design review representation and compliance, and window services. With staff expertise in history, architectural history, and historic preservation, Heritage can skillfully navigate clients through the full range of compliance, certification and designation processes.

In June of 2015, Heritage opened an office in Austin to expand its reach in the region and facilitate rehabilitation projects taking advantage of the new Texas Historic Preservation Tax Credit Program. Heritage is thrilled to be active in Texas and is currently involved in numerous projects across the state, such as the Mayflower Building in downtown Dallas, a project in collaboration with HRI Properties.

Heritage’s client base includes local, state and federal agencies, private and institutional development organizations, hospitality groups and individuals. With the new office in Austin, Heritage has expanded its ability to provide services to a growing number of clients in the historic rehabilitation arena throughout Texas.

Preservation Issues

Dallas County Records Complex - The complex will be undergoing a complete rehabilitation to make the various buildings work better together, especially in regards to access. In the process the two historic court rooms, one where Jack Ruby was tried, will be restored along with the historic public spaces of the building on the entry level floors. The jail cells will be removed to convert that space into offices for county staff. There will also be a glass enclosed addition between the buildings and on the roof. At the Landmark Commission Meeting last week the County presented the exterior plans for Courtesy Review. The Commission was very positive about the direction of the design and how it was clearly differentiated from the historic buildings yet compatible. The County will be
Cabana Hotel - The old Cabana Hotel, or Decker Jail as most people know it, is back on the market after Lincoln Properties dropped out of the deal to purchase the building from Dallas County. They had plans to demolish the building for the construction of a new data center. The County has reopened the bidding process for the building and there are at least two developers bidding on the property who have plans to rehabilitate it for a hotel again.

Salvation Army - The Salvation Army building on Harry Hines recently sold to J. Small Investments. According to the Dallas Morning News the owner doesn’t have plans at this time to demolish the building. Preservation Dallas has sent a letter to the new owner which stated the significance of the building, concerns about its future, incentives out there for the preservation of the building, and offered to help with any efforts to preserve the building.

DART D2 - DART held a meeting on June 15 to allow the public to view the progress on the development of the proposed D2 line for downtown Dallas. There was no presentation as advertised for the meeting and only display boards were up on various components of the design process. Included were a few boards dealing with historic preservation which identified the historic preservation review process and historic resources in the area of potential effect or 300 feet on either side of the proposed rail line. To view the boards from the meeting click [here](#). DART is now 10% engineered on the project and will have to go to City Council when they are 30% engineered, which will probably be early fall, for review of the line approved last fall by City Council as the locally preferred alternative.

Fair Park - At the Park and Recreation Board meeting on June 16 an updated presentation was given on the proposed management agreement with the Fair Park Texas Foundation. Various components of the management plan were addressed. The Park Board is still concerned over the make up of the board that would oversee the Foundation and the money needed to run the Foundation and repair the facilities at Fair Park. A more finalized management agreement was given to the Park Board at the end of June for them to review in depth during July. At the August 4 Park Board meeting they are scheduled to discuss the agreement and possibly vote on it. Preservation Dallas as well as several other groups spoke in favor of the approval of the Foundation at the June 16 meeting.

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**Director’s Letter**

**David Preziosi**

Summer is definitely here and with it we close out another Fiscal Year. With the start of a new fiscal year this month we also have new board leadership to take the helm. I am excited to work with the new leadership and especially with Nicky DeFreece Emery, our new Board President. We’ve already had our first breakfast taco meeting last week at Bolsa Mercado, excellent tacos by the way, to discuss issues and upcoming plans. Nicky did a wonderful job serving as VP for Preservation Issues last year with Scott Potter and as VP for Education the year before. She brings a wealth of preservation experience to the table as a preservation architect and conservator along with a passion for preservation and the future of Dallas. I look forward to working with her more in the next year!

I must also take this opportunity to thank Buddy Apple, our now Past President, for all of his hard work the past year in leading the organization. It was not easy with so many issues to deal with like Fair Park, DART D2, Rosenfield House, Forest Theater, Meadows Building and more. He did an excellent job keeping the Board and organization on a steady course through all of that. I enjoyed working with him and all of our breakfast taco meetings, mostly at Taco Joint and also great tacos, to discuss the various issues, planning for events, and more. Being the Preservation Dallas Board President is a big commitment that takes a lot of time and dedication and Buddy certainly came through, especially with responding to my emails and helping with correspondence regarding
some of our more difficult issues. Thankfully Buddy still has another three years left on the board so he can continue to be involved!

While I'm passing out the thanks I must also say a big thank you to everyone who contributed to the Fiscal Year-End Campaign! It was a great way to close out the fiscal year and to get us ready for our new one. Contributors to the campaign included:

Buddy Apple in memory of Emma Lou Sagnibene  
Richard & Jan Doherty  
Mary Driver  
Veletta Forsythe-Lill  
Marlow Hunter  
Ginan Kalenik & Joe Sauber  
Andrew McRoberts  
Arlis & Beverly Parkhurst  
David Preziosi  
Egelberto & Patricia Preziosi  
Melissa Prycer  
Carol Roark  
Lisa Ricci Rofsky  
Nancy Shutt  
Nelson Spencer in honor of Virginia McAlester  
Jerry Van Loh  
Anonymous  
Anonymous in honor of Pete Peabody

Next week I will be off on vacation going up north for a bit of rest, relaxation, and a little cooler weather. First, I'm heading to upstate New York on Friday to visit friends for the weekend in the wonderful little town of Athens along the Hudson River. Lots of history there and I always enjoy the train ride from the city along the river with such wonderful scenery and little towns to pass through. After that I will board the train again and head down to Delaware to catch up with the rest of the family for beach time at my parents where they live. Both of my sisters and my five nieces and nephews will be there so it will be a great time for all of us to be together enjoying the sun, surf, pool, cookouts, and crab boils with crabs caught from the bay. I think we may have a few competitive games of boccie and mini-golf thrown in there as well! I'm looking forward to it and hope everyone will forgive me for not answering emails next week!

Stay cool out there in this heat and enjoy the summer!

Events

**Book event - From Animal House to Our House**  
Monday | July 11 | 6-8pm | Hall of State, Fair Park

Join us and the Dallas Historical Society for a special book lecture and signing. Award-winning writer and DIY expert Ron Tanner makes a stop in Dallas to offer a comic monologue about his funny, heart-warming book *From Animal House to Our House: A Love Story*. Combining romance with history and humor, Tanner tells the true story of how he and his wife bought a condemned property – a wrecked former frat house – and restored it to its original Victorian splendor. They knew nothing about fixing up houses when they started. In 2008, THIS OLD HOUSE magazine featured their remarkable work. They now run Houselove.org, a DIY website, and a YouTube channel where their how-to videos have been watched by over two million viewers. Tanner’s talk includes an impressive slide show. Books will be available for purchase and signing.
Summer Sizzlers Session Three
It Seemed Like a Good Idea at the Time: Planning in Dallas

Tuesday | July 12 | 6pm | Wilson Carriage House, 2924 Swiss Avenue

Have you ever wondered why the streets in downtown don't run north and south? Or why that street you live on suddenly broadens and shifts over on the next block? What happened to that city plan that everyone was talking about 30, 50 or 70 years ago? Evelyn Montgomery, Director of Collections, Exhibits and Preservation at Dallas Heritage Village, has some of the answers in this humorous back story to the master planning ideas, successes and failures in the city of Dallas.

Register online for this session or the whole series or call us at 214-821-3290.

InTown Outing - Vaughn House

Tuesday | July 26 | 6 p.m. | 5350 South Dentwood Drive

In 1951, oilman Grady Vaughn commissioned architect Robert Goodwin, of Goodwin & Cavitt (previously Goodwin & Tatum), to design his waterfront home in Preston Hollow. The result, a sprawling 9,500 square foot mid-century modern design, still features period elements throughout the home. As well, the grounds are a spectacular setting with lush landscaping and numerous mature trees overlooking the creek. You do not want to miss it!

Street parking is available on Dentwood Drive.

Admission is free for members of Preservation Dallas, $20 for non-members and reservations are required. Please RSVP by email or call us at 214-821-3290.

Summer Sizzlers Session Four
Dancing Across Texas

Tuesday | August 2 | 6pm | Wilson Carriage House, 2924 Swiss Avenue

Built mostly by central European immigrants during the development of the southwestern frontier, the dance halls of Texas represent a unique lens through which to study Texas history and culture. Most halls are rural wood framed buildings, without interior decoration; yet each possesses a simple unique elegance. At one time there may have been as many as one thousand. Today we know of over five hundred halls (extant and lost). They can be seen too, as part of a broader pattern of traditional music and dancing that, perhaps due to isolation, has persisted along the Gulf Coast for over 150 years. The cultural contribution of the halls to the heritage of the Lone Star State is undeniable and continues to be a viable element in Texas
Deb Fleming, President of Texas Dance Hall Preservation, will provide us a brief history of the Texas dance hall and what efforts are being made to protect the ones still standing.

Register online for this session or the whole series or call us at 214-821-3290.

Summer Sizzlers Session Five
Flashback Dallas
Tuesday | August 9 | 6pm | Wilson Carriage House, 2924 Swiss Avenue

Are you fascinated by old weathered black and white photos? Do you try to envision what life must have been like for the people living and working a century ago? Join us as Paula Bosse, the blogger behind Flashback Dallas, shows us the tools she uses to find and research such wonderful old prints. Learn how she decides what to research and where she goes to find the photos and what photos have been her favorite to discover.

Register online for this session or the whole series or call us at 214-821-3290.

Summer Sizzlers Session Six
The Kathlyn Joy Gilliam Museum - RESCHEDULED
NOW August 16 | 6pm | 3817 Wendelkin Street

Recently designated a City of Dallas historic landmark, the Gilliam House served as the epicenter of Kathlyn Joy Gilliam’s historical community activist work. The house, now a museum, honors the legacy of Mrs. Gilliam, a DISD Trustee for 23 years, including a term as the first and only African-American female President of the DISD School Board. She fought and won many battles that literally changed not only Dallas, but the entire nation in the areas of education, justice and political empowerment for African-Americans. We will join Connie Harris, Gilliam’s daughter, on a tour of the property with a brief history of her mother’s work and the interesting preservation efforts the Museum has made to the property.

Due to some recent water damage to the house, this session has been rescheduled from July 19 to August 16.

Register online for this session or the rest of the series, or call us at 214-821-3290.

Braniff History and Architecture Conference
Saturday | September 10 | 9am to 4pm | DexMedia Hotel and Conference Center - 2200 W Airfield, Grapevine, TX 76051

The Second Braniff History and Architecture Conference, presented by Braniff Airways Foundation and Preservation Dallas, will be held on September 10 at the old Braniff Place World Headquarters, now DexMedia Hotel and Conference Center.

This year’s conference will feature an amazing array of speakers that include Braniff pilots presenting their recollections of flying with America’s Most Colorful Air Carrier. The Dallas/Fort Worth Regional Airport will be the spotlight facility for the architecture section of the conference and an amazing Fashion Show will be presented by Braniff’s Flight Attendants and Pilots.

The cost for the conference is $45 and includes lunch. For more information or to register for
Please Welcome Our New Members!

**Nonprofit/Neighborhood**
Cornerstone Crossroads Academy

**Young Professionals (PDYP)**
Eric Hill

**Urban Armadillos**
Travis Boothe  
Brenda Gonzales
Jillian Brooks  
Mary Semler

Thank you to the following members for renewing!

- **Buff & Tom Amis**
- **Skyler Baty**
- **Luke Boyea**
- **Richard Devero**
- **Nicky DeFreece & Bob Emery**
- **Connie Harris**
- **Suzan Kedron**
- **David Kern**
- **Victor Kralisz**
- **Michael Lalonde**
- **Bill & Janis Lamoreaux**
- **James Magee**
- **Charles Marshall**
- **Samuel Mortimer**
- **Andrew O’Brien**
- **Carey Roper**
- **Stacey Soper**
- **Will Stovall**
- **The Summerlee Foundation**
- **Marc Vita**
- **Maria Ward**
- **Bill & Marsue Williams**
- **Mark Woodling**

**Corporate Partners**
Siebler Remodeling and Historic Renovation

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Corporate Partners