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CITY SECRETARY
DALLAS, TEXAS



Date **January 6, 2022**

To **Honorable Mayor and Members of the City Council**

Subject **Landmark Commission – FY 2020-2021 Annual Report**

On January 3, 2022 the Landmark Commission approved our FY 2020-2021 Annual Report. Thus, in accordance with Chapter 8, Section 8-1.1, the members of the Landmark Commission are submitting our annual report of activities for your review.

We look forward to your continued support of historic preservation and the Landmark Commission.

Respectfully yours,

Katherine Haskel

Katherine Haskel (Jan 7, 2022 10:32 CST)

**Katherine Haskel, Chair
Landmark Commission**

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City of Dallas

CITY SECRETAR
DALLAS, TEXAS

LANDMARK COMMISSION

ANNUAL REPORT

October 1, 2020 - September 30, 2021



OFFICE OF HISTORIC PRESERVATION

December 30, 2021

HISTORY OF THE LANDMARK PROGRAM

The Dallas Historic Landmark Preservation Committee was developed by the Department of Planning and Development in 1972 and formalized in the City of Dallas Development Code in 1973. It became the Dallas Landmark Commission in 1987. It is the City's official planning, supervision, and coordinating agency for historic preservation activities. Since its inception, the Landmark Commission has worked closely with the City of Dallas Department of Planning and Development, now the Sustainable Development and Construction Department and the community to identify significant cultural resources in the city and plan for their preservation. The City of Dallas became a Certified Local Government (CLG) September 12, 1986.

Dallas' first local landmark district, Swiss Avenue, was designated by the City Council in 1973. Currently, the City of Dallas has designated 153 historic overlay districts, 15 of which are neighborhoods, and 138 are individual landmarks. There are over 4,000 buildings throughout the city with landmark protection. A list of the 153 historic overlay districts can be found at the end of this report.

LANDMARK COMMISSIONERS

City Council appoints members of the Landmark Commission. The Landmark Commission consists of 15 commissioners, including a chairperson and a vice chairperson, three alternate positions, and a City Plan Commission and Park and Recreation Board liaisons. The Commission is required to have professionals trained in disciplines related to Historic Preservation. These include Architecture, Landscape Architecture, History, Real Estate Appraisal, Real Estate Development and Urban Design.

Emily Williams, Chair, Landscape Architect (District 5) **(Resigned October 2020)**

Evelyn Montgomery, Vice Chair, Historic Preservation (District 2)

Diane Sherman, Historic Preservation (District 1)

Katherine Haskel, History (District 3) (Chair January 2021)

Robert Swann, Historic Preservation (District 4)

Rosemary Hinojosa, Historic Preservation (District 6)

District 7 - Vacant

Courtney Spellicy, Historic Preservation (District 8)

Louis Renaud, Urban Planner (District 9)

Christopher Poteet, City Planning (District 10) **(Resigned January 2021)**

Sam Childers, Historian (District 11)

Leigh Richter, Real Estate Developer (District 12) **(Resigned September 2021)**

Katy Slade, Historic Preservation (District 13)

Elizabeth Mast, Historic Preservation (District 14) **(Resigned July 2021)**

Cynthia Steiner, Historic Preservation (District 15)

*Alicia Quintans, Architect (Alternate)

*Edward Stone, History (Alternate)

*Elaine Velvin, History (Alternate)

The Landmark Commission has one standing committee, Designation Committee. In addition, each City of Dallas Landmark district has an appointed Task Force. Both Designation Committee and Task Force members are appointed by the Landmark Commission.

OFFICE OF HISTORIC PRESERVATION STAFF

Murray G. Miller, Director

City Manager's Goals, Demolition by Neglect, Historic Preservation Element (Comprehensive Plan Update), Policy Development and Regulatory Review, Legislative Coordinator, Transformation Action Roadmap, Economic Development Policy, New Construction in Historic Districts, Administration of the Office of Historic Preservation (OHP)

Jennifer Anderson, Senior Planner

Junius Heights, Fair Park, Social Media Coordinator, Demolition Delay Reviewer (*August 2019*)

Trevor Brown, Senior Planner

Junius Heights, Winnetka/Lake Cliff, Demolition Delay Reviewer

Liz Casso, Senior Planner

CBD/Individual/Harwood/West End, State Thomas/Wilson Block and Designation Committee

Melissa Parent, Planner,

Swiss Avenue/Munger Place, Winnetka/Lake Cliff, Historic Tax Exemption program (*July 2019*)

Marsha Prior, Planner

South Boulevard/Park Row, Wheatley Place/10th Street, Peak's Suburban Addition/Edison La Vista Court

Elaine Hill, Administrative Specialist II

CITY ATTORNEY'S OFFICE STAFF

Bertram Vandenberg, Sr Asst. City Attorney II

PURPOSE OF THE DALLAS LANDMARK PROGRAM

City of Dallas Landmark Program
Dallas Development Code § 51A-4.501

The purpose of the Dallas Landmark Program is to promote the public health, safety and general welfare, and:

1. Protect, enhance and perpetuate places and areas which represent distinctive and important elements of the city's cultural, social, economic, archeological, paleontological, ethnic, political and architectural history;
2. Strengthen the economy of the city;
3. Increase public knowledge and appreciation of the city's historic past and unique sense of place;
4. Foster civic and neighborhood pride and sense of identity;
5. Promote the enjoyment and use of historic resources by the people of the city;
6. Preserve diverse architectural styles, patterns of development, and design preferences reflecting phases of the city's history;
7. Create a more livable urban environment;
8. Enhance property values;
9. Provide financial incentives for preservation;
10. Protect and enhance the city's attraction to tourists and visitors;
11. Resolve conflicts between the preservation of historic resources and alternative land uses;
12. Integrate historic preservation into public and private land use planning;
13. Conserve valuable resources through use of the existing building environment;
14. Stabilize neighborhoods;
15. Increase public awareness of the benefits of historic preservation;
16. Maintain a harmony between new and historic structures so that they will be compatible in scale, form, color, proportion, texture and material; and
17. Encourage public participation in identifying and preserving historic resources.

POWERS, DUTIES & OBJECTIVES

City of Dallas Landmark Commission
Dallas Development Code § 51A-3.103(c)

The powers and duties of the Landmark Commission are as follows:

1. Familiarize themselves with the City's historic resources that may be eligible for designation as a historic overlay district.
2. Create, examine, and update the historic preservation plan.
3. Recommend to City Plan Commission the designation of historic overlay districts.
4. Recommend to City Council the designation of historic overlay districts.
5. Recommend changes in use where conditions exist under which the required preservation of a property would cause undue hardship to the owner of the property.
6. Review the application for a building permit for proposed work and determine whether a certificate of appropriateness should be issued.
7. Recommend the amendment or removal of a historic district overlay.

8. Review applications for demolition or removal.
9. Annually review the status of properties and include a report of the review in the Landmark Commission minutes.
10. Initiate the procedure for adopting an ordinance to establish or amend a historic overlay district.
11. Establish task forces as needed to make recommendations to the Landmark Commission on applications for certificates of appropriateness and other issues.
12. Identify cases of demolition by neglect and initiate remedial actions.
13. Establish historic preservation fund as well as the guidelines for the selection of projects.

CHALLENGES, OPPORTUNITES & FUTURE WORK

City Manager's Goals for the Office of Historic Preservation

Each year, the City Manager delivers a commitment to City Council outlining the goals for each department in advancing the city's priorities. The goals assigned to the Office of Historic Preservation during the reporting period were as follows:

1. Developing and recommending historic code amendments related to the landmarks commission and administrative procedures that will improve transparency, efficiency, and equity in the governance of historic districts in the city.
2. Developing a policy and strategy to address demolitions in historic districts to ensure the preservation and revitalization of designated and potential historic districts.

During the first two months of FY20-21, OHP staff delivered multiple presentations and initiated discussions related to Goal # 1. Public engagement feedback led the OHP to recommend in December 2020, that further exploration and community engagement be continued. In January 2021, the Landmark Commission's Ad-Hoc Committee was established to recommend adjustments in response to Goal # 1 and incorporate a substantial public engagement element. Three proposals arose from the explorations and during the latter part of the reporting period, OHP staff developed an Issues and Options Paper that included an issues analysis, options discussions and recommendations that would expand upon the three proposals.

By the end of the reporting period, significant challenges and opportunities were evident and both would have the potential to impact future work.

In relation to Goal # 2, an Issues and Options Paper was developed after the reporting period and will be part of continued discussion with the Landmark Commission and the community in the next reporting period.

During the reporting period, a cost recovery analysis was undertaken by an external consultant for three departments consisting of Code Compliance, Dallas Police Department, and the Office of Historic Preservation. The rotating analysis of all city departments included the OHP in FY20-21 and resulted in recommended adjustments to the cost recovery rates associated with core application types that occupied the majority of staff time throughout the year. Cost recovery rates that were recommended in accordance with city policy produced fees for services that were significant. The fees recommended as part of the citywide budget process were significantly more modest with three of the four application types receiving the support required for adoption by City Council.

HISTORIC PRESERVATION UPCOMING PROJECTS FOR FY21-22

- Staff will continue to update the Historic Preservation section of the City of Dallas website as resources permit.
- Identifying opportunities to advance equity objectives through data analysis.
- Update Survey of Downtown Dallas.

DESIGNATION COMMITTEE UPCOMING PROJECTS FOR FY21-22

Initiated Landmark Designations:

- Mountain Creek Interurban Bridge
- Forest Theater, 1904 Martin Luther King Jr. Blvd
- Belmont Hotel, 901 Fort Worth Ave
- Clyde Barrow Family Home and Filling Station, 1221 Singleton Blvd
- Lillie McBride Home, 3111 N Winnetka Ave



Figure 1 - Barrow Filing Station, date unknown - (image from <https://texashideout.tripod.com/Ford.html>)



Figure 2 - Barrow Filing Station, 2020

ACCOMPLISHMENTS FY20-21

Extensive discussion, public notification, and engagement in relation to Goal # 1.

Advanced a Demolition by Neglect case regarding 103 N Clinton Avenue resulting in the exterior stabilization and rehabilitation of the contributing structure.

City Council support to assign a Code Enforcement Officer to the Office of Historic Preservation.

Landmark Designations

Landmark Designations Approved by Landmark Commission (pending City Council approval):

- Bianchi House, 4503 Reiger Ave
- Bella Villa Apartments, 5506 Miller St

Amendments to Existing Landmark Designations Approved by City Council:

- Old Parkland Hospital, 3819 Maple Ave



Figure 3 - Bella Villa Apartments

Social Media/Website

- Webpage: Developed page for COVID-19 department updates and contact information, continuously update and maintain information on website regarding historic districts, structures, initiated sites, and committees.
- Blog: Updated the blog with well-researched articles regarding historic structures/districts and sites in Dallas, notable architects, architecture, and planning topics.
- Facebook: Established new page dedicated to the newly established Office of Historic Preservation and updated followers with information on historic districts, historic structures, Landmark Commission meetings, and news regarding historic preservation.

- Instagram: Cross-posted Facebook posts on Instagram.
- Flickr: Over 6,600 photographs currently uploaded to Flickr and available to the public.

Demolition Delay

Staff reviewed 101 properties within four existing demolition delay overlays. 8 properties qualified for the 'Phase II'. 400 W. Tenth Street was purchased and moved to Fouraker Street – not far from its original location – as a result of Phase II discussions. The remaining 7 properties were released for demolition since no viable options other than demolition were identified by the owners.



Figure 4 - 400 W. Tenth Street

Certificates of Appropriateness

The Landmark Commission reviewed **228** Standard Certificates of Appropriateness, **5** Courtesy Reviews, and **14** Demolitions. In addition, staff reviewed **503** Routine Maintenance cases.

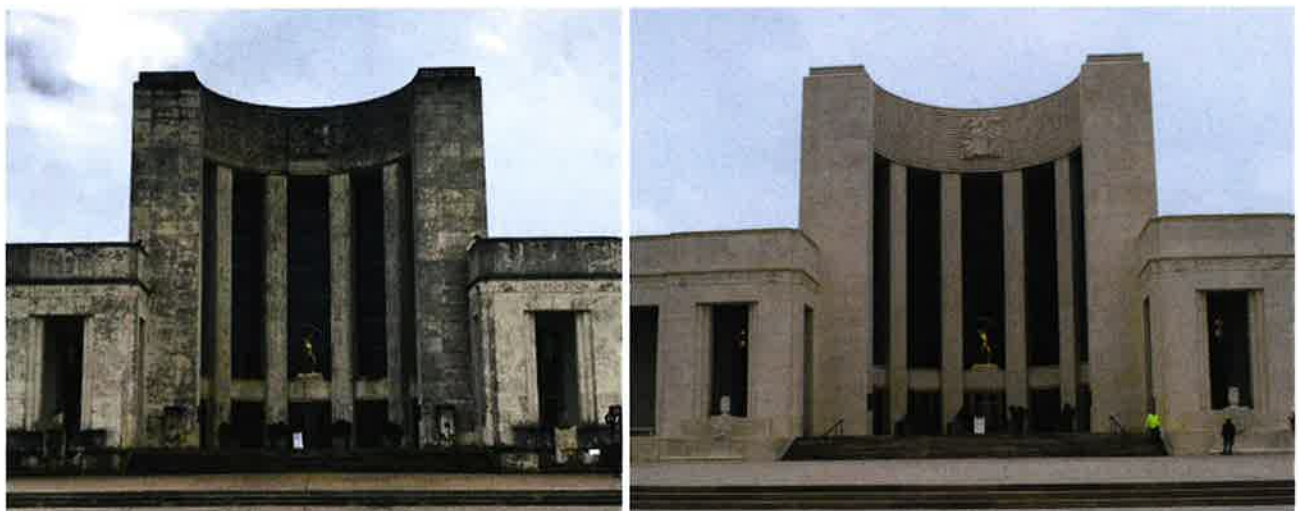


Figure 5 - The Hall of State in Fair Park (before and after) underwent a full façade cleaning and restoration in FY2019-20 via Routine Maintenance approvals.

Certificates for Eligibility

The historic preservation tax exemption program was amended on December 9, 2015, to create an endangered historic district category, to create citywide tax exemptions based on maintenance of a historic property, and to revise the sunset date. The program was extended and was scheduled to sunset on December 31, 2020. On November 11, 2020, City Council approved a five-year extension to the program.

The Landmark Commission approved **10** Certificates of Eligibility for Tax Incentives *and upgraded status of 2 properties from non-contributing to contributing.



Figure 6 - 105 S Willomet – during restoration/rehabilitation



Figure 7 - 105 S Willomet – during restoration/rehabilitation



Figure 8 - 105 S Willomet Post-rehab



Figure 9 - 5000 Worth (1982)



Figure 10 - 5000 Worth – prior to rehab



Figure 11 - 5000 Worth – Post rehab

NATIONAL REGISTER NOMINATIONS AND LISTINGS

The Landmark Commission responds to the Texas Historical Commission request for comments and endorses National Register Nomination.

- None for FY 20-21

State Antiquities Landmarks

The Commission did not review or make any recommendations for any SAL properties in the City of Dallas.

PUBLIC PARTICIPATION

Number of Inquires

Over 200 citizen inquiries per month.

Nature of Inquires

Certificate of Appropriateness applications; landmark designations; preservation incentives; code violations; historic district regulations

Public Meetings

The Landmark Commission holds public meetings the first Monday of each month to review certificates of appropriateness, certificates of demolition and removal, courtesy review and eligibility applications; and to receive public input.

The Task Forces of the Landmark Commission hold public meetings during the week following the first Thursday of the month application deadlines to review certificates of appropriateness, certificates of demolition and removal, and courtesy review applications; provide comments and feedback on each application to applicants; and to provide recommendations to the Landmark Commission on each case.

The Designation Committee holds public meetings on the third Wednesday of each month to review City of Dallas Landmark designation applications, as well as applications for amendments to existing City of Dallas Landmark districts.

Due to the Covid-19 pandemic, public meetings were temporarily halted. The April 2020 meeting of the Landmark Commission was cancelled. Landmark Commission meetings resumed in May but were held virtually. In-person Landmark Commission meetings remained on hold for the remainder of the fiscal year. Both Task Force and Designation Committee meetings were put on hold beginning in April and remained on hold for the remainder of the fiscal year.

EDUCATION/INFORMATION ACTIVITIES

Preservation meetings, conferences & training attended by Commissioners:

- Belmont Addition Conservation District Meeting: Amending a CD
- Dallas Historical Society Annual Meeting
- Cultural Landscape Foundation: Second Wave of Modernism IV: Making Space within Place
- Fair Park First Community Conversation
- National Alliance of Preservation Commission Conference
- North Texas Commercial Association of Realtors Opportunity Zones Conference
- Preservation Dallas Annual Meeting
- Preservation Dallas Monthly Preservation Issues Committee Meetings
- Preservation Dallas Board and Executive Committee Meetings
- Preservation Dallas In-Town Outing: David Crockett School
- Preservation Dallas Board Retreat
- Preservation Dallas Historic House Specialist Seminar
- Texas State Archives: Show and Tell
- Texas Historical Commission Conference
- The Slave Dwelling Project Conference

OHP MEMBERSHIPS

Professional

- American Association of Architects (AIA)
- National Organization of Minority Architects (NOMA)
- Royal Architectural Institute of Canada (RAIC)
- International Network for Traditional Building, Architecture and Urbanism (INTBAU)
- Institute of Historic Building Conservation (IHBC)
- Canadian Association of Heritage Professionals (CAHP)
- Canadian Institute of Planners (CIP)
- Royal Town Planning Institute (RTPI)
- New Zealand Planning Institute (NZPI)

Non-Professional

- Docomomo US
- National Trust for Historic Preservation
- Preservation Dallas
- Greater East Dallas Chamber of Commerce

LANDMARK COMMISSION MEMBERSHIPS

Professional

- American Institute of Architects
- American Society for Landscape Architects
- City of Neighborhoods
- Deep Ellum Foundation Culture Commission

- Frankford Preservation Foundation
- Professional Practice Network, ASLA, Historic Preservation
- Texas Society of Landscape Architects
- The Slave Dwelling Project Board of Directors
- Preservation Dallas Virtual Awards Recognitions

Non-Professional

- Cultural Landscapes Foundation
- Commercial Real Estate Women Dallas
- Commercial Real Estate Women National Network
- Dallas Area Habitat for Humanity
- Dallas Regional Chamber
- Dallas Historical Society
- Friends of Fair Park
- Metroplex Association of Realtors
- National Association of Realtors
- National Association of Science Writers
- National Trust for Historic Preservation
- North Texas Commercial Association of Realtors
- Institute of Real Estate Management
- Institute of Management Consultants
- Oak Cliff Society of Fine Arts
- Preservation Dallas
- Texas Association of Realtors
- Urban Land Institute
- University of Texas at Arlington Advisory Board for the Program in Landscape Architecture

Professional Registrations

- Certified Management Consultant
- Institute of Real Estate Management – CPM Emeritus
- North Texas Commercial Association of Realtors
- Registered Landscape Architect, State of Texas
- Texas Real Estate Commission – Salesperson
- Texas Real Estate Commission – Broker

PRESERVATION PRIORITIES FOR FY21-22

- Supporting the Economic Development Policy (including the Transition Period Alignment Initiatives) and its implementation in 2022. Alignment Initiatives relate to the resources, policies, regulations, programs, and processes of the OHP.
- Advancing equity objectives consistent with Alignment Initiatives
- Advancing education and awareness efforts that support Alignment Initiatives
- Continue to create awareness of the Certificate of Appropriateness process .
- Continue Landmark Designations of publicly and privately-owned sites.
- Continue to update and improve the webpage.

HISTORIC OVERLAY DISTRICTS

No.	Historic District	No.	Historic District
1	Swiss Avenue	48	Harwood Historic District
2	West End	49	Crown Hill Mausoleum
3	Old Tige Fire Station	50	Interstate Forwarding Building
4	South Boulevard	51	Parks Brothers Storage Building
5	Union Station	52	Southern Pine House
6	Federal Reserve Building	53	Woodrow Wilson High School
7	Magnolia Building	54	Freedman's Cemetery
8	Cedar Springs Fire Station	55	Kings Court Apartments
9	Grace Methodist Church	56	Good Luck Gas Station
10	Elizabeth Church	57	Ross Avenue Baptist Church
11	Munger Place	58	Cox Farmhouse
12	Shingle House	59	Bishop Courts Apartments
13	Wilson Block	60	Tenth Street Neighborhood
14	Turtle Creek Pump Station	61	Phyllis Wheatley Elementary School
15	Winnetka Heights	62	James Madison High School
16	First Presbyterian Church	63	Crockett Elementary School
17	Municipal Building/Old City Hall	64	Magnolia Station
18	St. Paul United Methodist Church	65	East Dallas Christian Church
19	Scottish Rite Temple	66	Dr. Pepper Building (Repealed)
20	Ambassador Hotel	67	Texas Farm and Ranch
21	Majestic Theatre	68	Dallas Tent and Awning/Murray Building
22	Melrose Hotel	69	Wales Apartment Building
23	U.S. Post Office	70	Olive and Myers Building
24	Cedar Crest	71	Betterton House
25	State Thomas	72	Peak's Suburban Addition
26	Higginbotham Bailey Building	73	Western Union Telegraph Company
27	Oak Lawn Methodist Church	74	Lincoln High School
28	Plaza Hotel	75	Mayor Bradford House
29	King Mansion	76	Alex W. Spence Junior High School
30	Continental Gin	77	James Fannin Elementary
31	Old Parkland Hospital	78	American Beauty Mill
32	Sons of Hermann Home	79	White Rock Bath House
33	Fair Park	80	Boyd Hotel
34	F.A. Brown Farmstead	81	Adams Hats Building
35	White Rock Pump Station	82	John E. Mitchell Building
36	Adolphus Hotel	83	La France Building
37	Kirby Building	84	Lake Cliff
38	De Golyer Estate	85	Santa Fe II Freight Terminal & Warehouse
39	Kovandovitch House		
40	Fire Station #16	86	Sears Buildings
41	Harlan Building	87	Republic National Bank (Davis Bldg.)
42	Cumberland Hill School	88	Albert A. Anderson House
43	Santa Fe #1 Building	89	Mallory Drug Store/B&B Bicycle
44	Booker T. Washington High School	90	Oak Cliff United Methodist Church

45	Langley Grocery and Feed Store	91	Dallas Power & Light East Substation
46	Union Bankers Buildings	92	Eastside Warehouse
47	Edison/La Vista Court	93	City Hall
94	St. Ann's School	141	Harris Kemp House
95	Bishop Arts	142	Missionary Baptist Church Cemetery
96	Pike Park	143	Grady Niblo Farmstead
97	Juanita Craft House	144	Sunset High School
98	Goodyear-Goodrich	145	Kathlyn Joy Gilliam House
99	St. James African Methodist Episcopal Temple	146	Allen Building
100	Wheatley Place	147	Big Spring
101	Crozier Tech/Dallas High School	148	Lakewood Theater
102	Bluitt Sanitarium and R.F Ashley Building	149	Underwood Residence
103	Former Dr. Pepper Bottling Plant	150	One Main Place
104	G & J Manufacturing Building	151	McCree Cemetery
105	Interurban Building	152	Eagle Ford School
106	Olive and Myers Manufacturing Building	153	McAdams Cemetery
107	Palace Blacksmith Shop		
108	Richard and Grace Allen House		
109	Bama Pie Company Building		
110	Luna Tortilla Factory		
111	North Dallas High School		
112	Texas Theater		
113	Stone Street		
114	Pioneer Cemetery		
115	Talley-Polk House		
116	Ahab Bowen		
117	Republic Bank Tower		
118	Zion Hill Missionary Baptist Church		
119	Bromberg/Patterson House		
120	J. L. Long Middle School		
121	Dallas Power & Light Building		
122	Kalita Humphries Theater		
123	Christ Episcopal Church		
124	Stephen J. Hay Elementary School		
125	3829 N. Hall Street		
126	Fidelity Union Life Complex		
127	Clifford D. Hutsell House		
128	Junius Heights		
129	Mercantile National Bank		
130	Garvin Cemetery		
131	4928 Bryan Street		
132	Sheils House		
133	John F. and Lucy Parks Estate		
134	Adams-Gullet Duplex		
135	L. Butler Nelson Cemetery		
136	Gulf Refining Company		
137	Stanley Marcus House		
138	St. Joseph's Catholic Church and		

Academy
139 W.H. Adamson High School
140 Good Samaritan Hospital

LANDMARK COMMISSION ATTENDANCE 2020-21	10/5/2020	11/2/2020	12/7/2020	1/4/2021	2/1/2021	3/1/2021	4/5/2021	5/3/2021	6/7/2021	7/6/2021	8/2/2021	9/7/2021
Diane Sherman - Dist 1	A					Cancelled					A	
Evelyn Montgomery - Dist 2						Cancelled						
Katherine Haskel - Dist 3						Cancelled		A				
Robert Swann - Dist 4						Cancelled						
Emily Williams - Dist 5	Resigned											
Rosemary Hinojosa - Dist 6						Cancelled					A	
VACANT - Dist 7												
Courtney Spellicy - Dist 8						Cancelled						
Louis Renaud - Dist 9						Cancelled	A		A			
Christopher Poteet - Dist 10				Resigned								
Sam Childers - Dist 11	VACANT	Reinstated				Cancelled					A	
Leigh Richter - Dist 12						Cancelled						
Katy Slade - Dist 13						Cancelled		A		A		
Elizabeth Mast- Dist 14						Cancelled				Resigned		
Cynthia Steiner - Dist 15	A					Cancelled						