

Memorandum




DATE November 14, 2014

TO Honorable Mayor and Members of the City Council

SUBJECT **Preservation Status in the Downtown National Register District**

Attached is the briefing material on the "Preservation Status in the Downtown National Register District" to be presented to Dallas City Council on Tuesday, November 18, 2014.



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Preservation Status in the Downtown National Register District



**City Council Briefing
November 18, 2014**



Purpose

- Review of City historic districts and the Downtown National Register District
- Provide an overview of Code provisions for a moratorium on demolitions of historic structures
- Identify most significant contributing historic structures in the National Register District without local protection
- Suggest possible strategies and actions
- Obtain direction from the Council regarding next steps

Background

- During the week of September 21, 2014, four buildings listed as contributing to the Downtown National Register District were demolished.
- The Arts, Culture, and Libraries Committee requested a briefing on the ability to establish a moratorium on demolitions and the status of buildings in the Downtown National Historic Register District, which was presented on October 6, 2014.
- The Arts, Culture, and Libraries Committee suggested a full Council briefing and asked staff to work with Preservation Dallas to provide a list of significant buildings.

Background

Glossary of Terms

- **Historic District** – A geographical that contains a number of related historic buildings and structures united by past events or aesthetically by plan or physical development.
- **National Register District of Historic Places** – An historic district that has been designated as part of a list of U.S. places of significance in American history, architecture, archeology, engineering, and culture.
- **City historic district** – An historic district that has been designated on the local level that offers design standards and demolition restrictions to ensure appropriate alterations, additions, and new construction and makes a building eligible for local property tax abatement.
- **Contributing structure** – A building or structure that adds to the historic significance of a district.
- **Non-contributing structure** – A building or structure that does not add to the historic significance of a district, whether through age, inappropriate alterations, or other factors.

* Some definitions provided by 'Dictionary of Building Preservation'.

Background

Historic Preservation Benefits

- Protect, enhance and perpetuate places and areas which represent distinctive and important elements of the city's historical, cultural, social, economic, archeological, paleontological, ethnic, political, and architectural history
- Foster civic and neighborhood pride and a sense of identity
- Preserve diverse architectural styles
- Enhance property values by preserving unique attributes of an area
- Conserves valuable resources through use of the existing building environment;
- Cultural heritage tourism and economic development that contributes over \$700 billion annually to the US economy and employs over 7 million people*. (*source: culturalheritagetourism.com)

Background

Local Designation

•Eligibility

- Any building, structure, or site - generally should be over 50 years but not required.
- Must be significant under three or more criteria used for establishment

•Benefits

- Individual designations have unique preservation criteria that regulates exterior alterations and demolition for a specific building.
- District designations look at the preservation criteria for the district as a whole.
- Requires review by staff for routine maintenance
- Eligibility for local property tax abatements

•Over 140 historic districts in the city

Background

Local Designation

- **Process**

- Property owner may apply for the historic overlay (zoning process) and pay a fee
- May be initiated by the Landmark Commission, City Plan Commission, or City Council.
 - Notice to property owners at least 10 days before the public hearing.
 - No permits may be issued to alter or demolish a structure within the area until action is taken at the public hearing
 - Property owner may appeal the initiation to the City Council, unless the City Council initiated the designation.

Background

Local Designation

- **Process**

- Once a historic district is initiated, a predesignation moratorium takes effect and remains in effect for up to two years.
- A structure cannot be altered without obtaining a certificate of appropriateness.
- A structure cannot be demolished without obtaining a certificate for demolition or removal by the Landmark Commission.
- Any interested party may appeal the decision of the Landmark Commission to grant or deny a certificate for demolition to the City Plan Commission
- Staff works with the Landmark Commission's designation committee to prepare a designation report and preservation criteria.
- Public hearings at Landmark Commission, City Plan Commission, and City Council are required to designate the property.

Background

National Designation

- **Eligibility**

- Administered through the Texas Historical Commission.
- Any building, structure, or site older than 50 years can be nominated.
- Must be significant under one or more criteria used for evaluation.

- **Process**

- Anyone can nominate a property or district to the National Register.
- Process can take 6-12 months.

Background

National Designation

- **Benefits**
 - Recognition as a place of significance
 - May qualify for Federal Historic Rehabilitation Tax Credits and Texas State Tax Credits.
 - 20% federal and 25% state tax credits are available for qualified rehabilitations.
- **No protection from demolition unless state or federal monies are used and there is a time limit when that protection expires.**
- **Over 125 National Register Districts (27 districts and 99 individual properties) in the City**

Moratorium on Demolitions

- The City Code provides that the initiation of a City historic district establishes a moratorium on demolitions.
- Can be initiated by Landmark Commission, City Plan Commission or City Council
- Predesignation moratorium takes effect once notices are given to initiate the historic district and lasts for up to two years.
- During predesignation moratorium all demolitions or exterior modifications for any buildings, whether potentially contributing or not, within the initiated area require Landmark Commission approval.

Downtown National Register District

- In 2006, the City pursued the idea of a National Register District to provide property owners of contributing structures another economic development tool to restore their structures within the downtown core.
- The City hired an outside consultant to identify the boundaries and contributing structures of the National Register District.
- The NR district was approved by the Texas Historical Commission and National Park Service.
- In 2009, the City funded an expansion of the district to include additional property owners eligible to apply for financial incentives for rehabilitation of their historic structures.
- Since 2006, 16 properties either completed or under review/construction within the Dallas Downtown National Register District have taken advantage of the federal tax credit incentive for a total of \$672.8 million invested.

Downtown National Register District

90 Contributing structures

39 Contributing structures are also City of Dallas historic districts

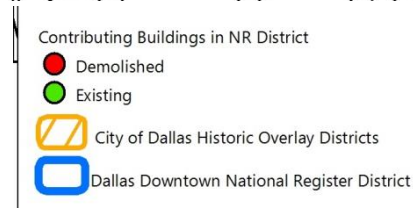
- individually designated Historic Districts ; or
- located in the Stone Street or Harwood Street Historic District

13 Contributing structures have been demolished/or façade altered since 2006

- 4 for Main Street Garden (Harwood/National)
- 1900 Young for new construction - Encore Park (Harwood/National)
- 4 for future Main Street retail (National only)
- 1 Main Street retail (Façade change, National only)
- 3 Mercantile Complex (National only)

38 Contributing structures not in City of Dallas historic districts

- 7 Received TIF or Federal funding
- 6 have either TIF or Federal funding pending.
- 21 Rehabilitated / adaptively used/ currently occupied
- 4 Currently vacant (no substantial rehab)



Significant Structures not Protected by Local Historic Districts

- The following eight structures are listed as contributing structures in the National Register District but are not City historic districts.
- No protection currently exists to prevent the demolition of these structures.
- These structures possess historical, architectural, cultural, or contextual attributes and characteristics that make them unique to Dallas and represent the City's development and character.

Significant Structures not Protected by Local Historic Districts



1810 Commerce Street
Continental Building
1951
Current Owner: FC Continental Landlord LLC
Residential
Downtown Connection TIF (\$18,305,700) and Federal Tax Credit

Originally constructed as part of the mammoth Mercantile Bank complex, this structure is a great example of mid-century modern architecture as well as possessing the unique Millard Sheets mosaic/bas relief on the Commerce Street facade.



1914 Commerce Street
Statler Hilton Hotel
1956
Current Owner: Commerce Statler Development LLC
Vacant – under construction
Downtown Connection TIF (\$46,500,000 - combined with Old Public Library) and Pending Federal Tax Credit – Future construction

Perhaps the best mid-century structure in Dallas, the Statler Hilton, constructed by Conrad Hilton, was designed by noted Architect William Tabler. The cantilevered curtain wall construction was revolutionary at the time of construction. Upon opening, the Statler became the hub of social life in Dallas in the 1960's and 70's.

Significant Structures not Protected by Local Historic Districts



1415 Main Street
Gulf States Building
1929
Current Owner: GS Renaissance LTD PS
Retail/residential
City Center TIF (\$5,075,848) and Federal Tax credit

This structure is an example of Art Deco high rise design and helps anchor the corner of Main and Akard Streets in the heart of downtown Dallas.



211 N Ervay
1958
Current Owner: Alterra 211 North Ervay LLC
Office/retail – under construction
City Center TIF (\$2,000,000)

One of the last 'blue' mid-century office towers left in the Central Business district, this building is also a visual anchor to this portion of Elm and N. Ervay Streets.

Significant Structures not Protected by Local Historic Districts



1618 Main Street
Neiman Marcus
1908 (later additions)
Current Owner: The Neiman Marcus Group Inc
Retail

The flagship store of Neiman Marcus is a visual anchor downtown with its striking terra cotta façade and storefront openings.



1620 Main Street (1623 Main)
Wilson Building
1904, 1911
Current Owner: FC WP Building LLC
City Center TIF (\$3,883,691) and Federal Tax credit
Residential/Retail

Modeled architecturally after Chicago landmarks, the elegant Wilson Building is a downtown fixture and helps to anchor visually Marcus Square.

Significant Structures not Protected by Local Historic Districts



1908 Canton Street (1907 Marilla Street)
Desco Tile Company Building
c. 1923
Current Owner: Amigos Pottery Inc
Retail/Office

The Venetian Gothic tile and terra-cotta façade is unique to Dallas and the structure is one of the last of the original small-scale commercial structures left in the Farmer's Market area.



2024 Commerce Street
Waters Building
1910
Current Owner: CADG 2026 Commerce LLC
Office

One of the older two-story commercial structures left in this portion of downtown, this rare Italianate structure lies just outside of the Harwood Historic District.

Significant Structures not Protected by Local Historic Districts

- Of the eight structures, two (Continental Building and Gulf States) have been recently adaptively used for residential after being vacant for an extended period of time.
- Two (Statler Hilton and 211 N. Ervay) are under construction for new office/mixed use development after being vacant for an extended period of time.
- Neiman Marcus has occupied the existing structure (with several additions) since moving to that site in 1908.
- The Wilson Building, while adaptively used as residential, has been continuously occupied with other uses since construction in 1904.
- The commercial structure on Commerce Street has gone through several uses recently and is now an office.
- Desco Tile Building has been continuously occupied with several uses over its lifetime.

Significant Structures not Protected by Local Historic Districts

- Of the eight structures, the smaller commercial structures (the office on Commerce Street and the Desco Tile Building) may be the most susceptible to redevelopment proposals or major modifications.

Endangered Structures not Protected by Local Historic Districts

- The following four structures are listed as contributing structures in the National Register District but are not local historic districts.
- No protection currently exists to prevent the demolition of these structures.
- These structures are currently vacant or under utilized and are located in areas that are prime for redevelopment or new construction.

Four Endangered Structures not Protected by Local Historic Districts (vacant, non-rehabilitated)



1404 Main Street
Built c. 1900
Current Owner: Apal Co LLC
Vacant

This two-story Italianate commercial structure is one of two left on this portion of Main Street. The vacant structure is surrounded on two sides by the Adolphus Hotel.



2026 Commerce Street
Two-story commercial building
c. 1915
Current Owner: CADG 2026 Commerce LLC
Vacant

This two-story structure represents a dwindling supply of small scale commercial structures that lined downtown Dallas streets by the hundreds. It lies just outside the Harwood Historic District.

Four Endangered Structures not Protected by Local Historic Districts (vacant, non-rehabilitated)



1775 Young Street and St. Paul
Built in 1924
Current Owner: Mahdi Dezham
Vacant

Two-story commercial structure, with large steel windows and stone parapet details. The vacant building is surrounded by surface parking with additional surface lots across the street.



1820 Canton Street
Built in 1930
Current Owner: Salamander Group LLC
Vacant

This one-story Spanish Eclectic structure, located on the far south end of the National Register district, is surrounded by vacant lots and surface parking lots.

Results of Broad Local Historic District Initiation

- A predesignation moratorium would apply to all structures, contributing and non-contributing (impacting both demolitions and exterior modifications)
- All demolitions (and modifications) are vetted at a public hearing at Landmark Commission
- No exterior alterations may occur without an approved Certificate of Appropriateness by staff or Landmark Commission
- The predesignation moratorium last two years unless otherwise terminated by the City or the property owner (if initiated by the property owner).
- May discourage or delay investment in some instances
- Will prevent additional demolitions in area without public hearing

Recommended Strategy

- Form a task force to prioritize preservation efforts in the downtown area
 - Task force composed of:
 - Downtown stakeholders (nominated by Downtown Dallas Inc)
 - Preservation community (nominated by Preservation Dallas)
 - Staff (appointed by City Manager)
 - Facilitator (appointed by City Manager)
 - Task force mission
 - Develop preservation strategy
 - Identify structures to be locally designated
 - Report in 90 days

Recommended Strategy

- Update City's Preservation Plan
 - Provide implementation strategies for improving the historic preservation regulations (may include regulations for demolition review)
 - Suggest amendments to current historic district(s)
 - Identify important structures or areas not currently protected (may result in new historic districts)

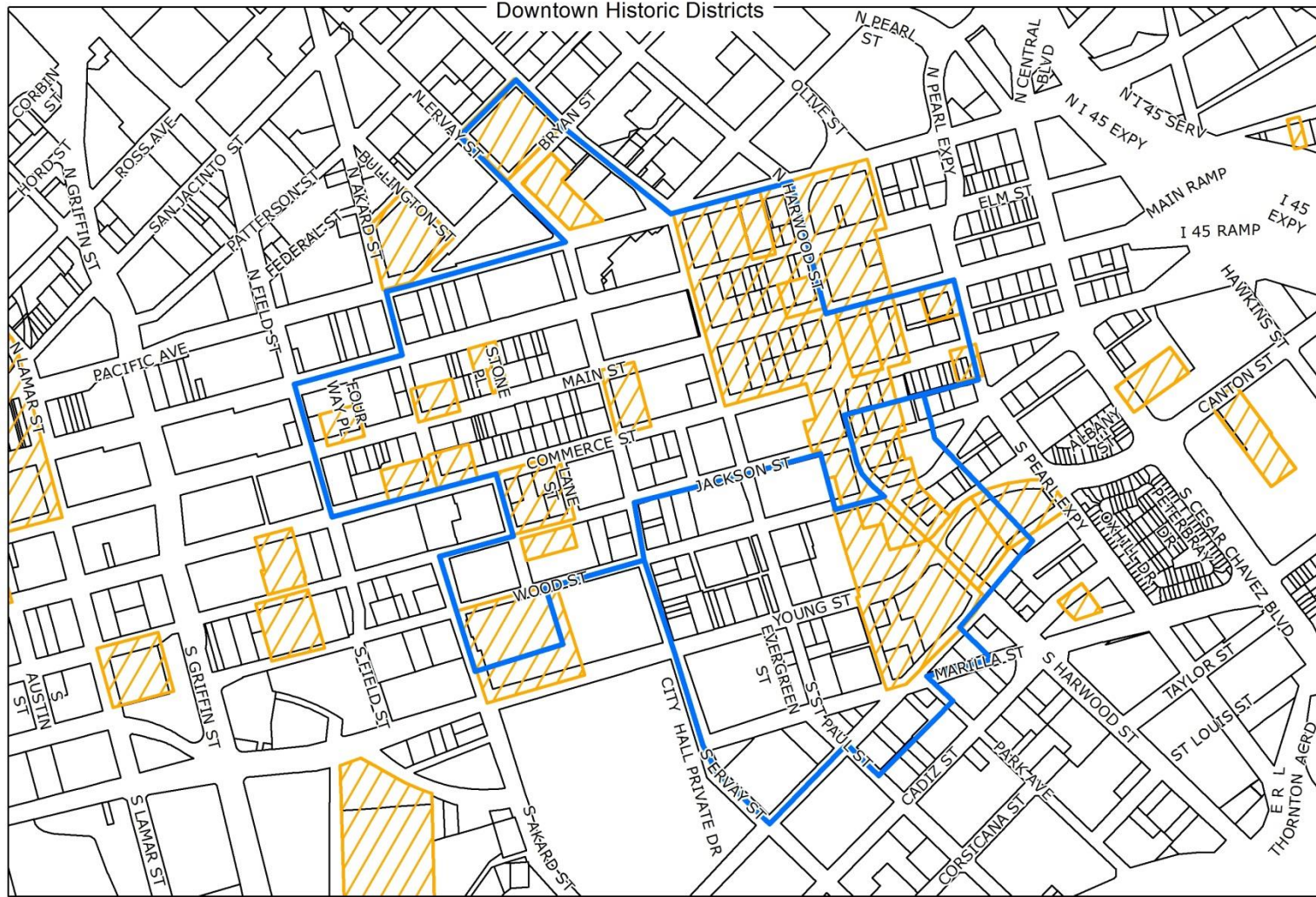
Demolition Process Changes

- Demolitions in downtown core
 - Require 10 business day notice period
 - Notice to city departments, council office and area utilities
 - Permit will be issued after notice period expires
- Rational
 - Unique high density, high activity area
 - Help ensure public safety
 - Ensure no interference with planned infrastructure maintenance
 - Second check for verification of any historic status
 - Ensure no interference with special events

Next Steps

- Council Direction

Historic Districts in the National Register District



Addendum

Process on Establishing a Historic District

- Once a historic overlay district is initiated, the historic preservation officer works with the Landmark Commission's designation committee to prepare a designation report and proposed preservation criteria.
- Upon completion of the designation report and proposed preservation criteria, the Landmark Commission will hold a public hearing to make a recommendation to the City Plan Commission on establishing the historic overlay district.
- After receiving a recommendation from the landmark commission, the City Plan Commission will hold a public hearing to make a recommendation to the City Council on establishing the historic overlay district.
- Following the City Plan Commission hearing, the City Council can formally designate a historic district after a public hearing.

Addendum

Demolition in Historic Districts

Landmark Commission must determine that the demolition or removal is sought for one or more of the following reasons:

- (i) To replace the structure with a new structure that is more appropriate and compatible with the historic overlay district.
- (ii) No economically viable use of the property exists.
- (iii) The structure poses an imminent threat to public health or safety.
- (iv) The structure is noncontributing to the historic overlay district because it is newer than the period of historic significance.

Addendum

Downtown National Register District Completed or Pending Projects

Completed Projects

Locally Designated

US Post Office	400 N. Ervay Street	Dallas
Republic Bank Tower (2)	350 N. Ervay Street	Dallas
1505 Elm Street	1505 Elm Street	
Hart Furniture Building	1933 Elm Street	Dallas
Davis Building	1309 Main Street	Dallas
Gulf States	1415 Main Street	
Kirby Building	1509 Main Street	Dallas
Stone Garden (2)	1525 Main Street	Dallas
Wilson Building	1623 Main Street	
Titche-Goettinger	1900 Elm Street	Dallas
Universities Center (2)	1911 Main Street, 1908 Elm Street	Dallas
Joule Hotel Complex (3)	1530 Main Street, 1604 Main Street, 1505 Commerce Street	
Magnolia Building	1401 Commerce Street	Dallas
Dallas Power and Light	1506 Commerce Street	Dallas
Continental Supply Bldg.	1512 Commerce Street	Dallas
Mercantile Bank Tower	1704 Main Street	Dallas
Continental Building	1810 Commerce Street	
Doug's Gym/7-11	2008, 2010, 2012, 2014 Commerce Street	Dallas
Bluitt Sanitarium/Purvin Hexter (2)	2036-2038 Commerce Street	Dallas
Interurban Building	1500 Jackson Street	Dallas

Under construction/Pending

211 N. Ervay	211 N. Ervay	
Tower Petroleum/Corrigan Tower (2)	1901-1907 Main Street	Dallas
Adjoining commercial buildings (3)	1512-1516 Elm Street	
Adolphus Hotel	1321 Commerce Street	Dallas
Allen Building (initiated)	1700 Commerce Street	
Mercantile Commerce Building	1712 Commerce Street	
Statler Hilton	1914 Commerce Street	
Old Public Library	1954 Commerce Street	Dallas
Lone Star Gas Complex (2)	301 S. Harwood Street	Dallas
Butler Brothers Building	400 S. Ervay Street	
508 Park Avenue	508 Park Avenue	Dallas

Addendum

Contributing structures to the NR District that are not locally designated and have not recently received local or federal monies for rehabilitation or adaptive use

1400 Main Street	Two-story mid-century modern commercial
1402 Main Street	City Tavern
1404 Main Street	Two-story commercial (formerly Chesterfield's)
1408-10 Main Street	Adolphus Tower
1412 Main Street	Corrigan Tower
1515 Main Street	Jas. K. Wilson
1517 Main Street	Three-story Moderne commercial structure
1520 Main Street	Thompson Building (Iron Cactus)
1621 Main Street	Wilson Building Annex
1620-24 Elm Street	Wilson Building Annex
1618 Main Street	Neiman Marcus
1525 Commerce Street	Neiman Marcus Cafe
2024 Commerce Street	Waters Building
2026 Commerce Street	Two-story Italianate commercial structure
400 S. Ervay Street	Two-story commercial structure
416 S. Ervay Street	Hill Printing Company
418 S. Ervay Street	Tops Restaurant
1701 Canton Street	Dallas Power and Light Transportation Center
1722 Marilla Street	American Optical Center
1808 Canton Street	One-story commercial structure
1820 Canton Street	One-story commercial structure
1908 Canton Street	Desco Tile Building
1775 Young Street	Amelia's Building
1822 Young Street	Otis Elevator Building
2017 Young Street	Two-story commercial structure

(Other not locally designated structures such as the Wilson Building, Continental Building, and Statler Hilton are not included on this list due to the fact that they've recently received local or federal monies for rehabilitation/adaptive or are under construction).

Addendum

City Historic Districts in National Register District

- The following 39 contributing structures are either listed individually as City Historic Districts or are part of a City Historic District – Harwood Historic District or Stone Street Historic District.
- The City designation offers protection from demolition by requiring Landmark Commission approval.
- The City designation requires an approved certificate of appropriateness for any exterior alterations or maintenance.

Addendum

City Historic Districts in National Register District



400 S. Akard
Former Federal Reserve Bank
1921
Current Owner: Digital Akard LLC
Commercial/Office

Individual City of Dallas Historic District



1509 Main Street
Busch-Kirby Building
1913 (later additions)
Current Owner: BVP-II Kirby Limited Partnership
Residential/retail
City Center TIF (\$470,891) and Federal Tax credit

Individual City of Dallas Historic District

Addendum

City Historic Districts in National Register District



1321 Commerce Street (1315 Commerce)
Adolphus Hotel & Tower
1912 (later additions)
Current Owner: RBP Adolphus LLC
Hotel/retail
Pending Federal Tax Credit – Future construction

Individual City of Dallas Historic District



1401 Commerce Street
Magnolia Building
1922
Current Owner: Holtze Magnolia LLLP
Hotel/retail
City Center TIF (\$594,486) and Federal Tax credit

Individual City of Dallas Historic District

Addendum

City Historic Districts in National Register District



1506 Commerce Street
Dallas Power and Light Building
1931
Current Owner: DPL Loans Holdings LLC
Residential/retail
City Center TIF (\$6,864,909) and Federal Tax credit

Individual City of Dallas Historic District



1512 Commerce Street
Continental Supply/Texaco Building
1903 (later additions)
Current Owner: DPL Loans Holdings LLC
Residential/retail
City Center TIF and Federal Tax credit

Individual City of Dallas Historic District

Addendum

City Historic Districts in National Register District



1954 Commerce Street
Old Public Library
1954

Current Owner: Commerce Statler Development LLC
Vacant

Downtown Connection TIF (\$46,500,000 - combined with Statler Hilton) and
Pending Federal Tax Credit – Future construction

City of Dallas Historic District - Harwood Historic District

Addendum

City Historic Districts in National Register District



2008-2010 Commerce Street
Doug's Gym/7-11
c. 1910
Current Owner: ASC Harcom Investments
Retail

City of Dallas Historic District - Harwood Historic District



2012-2014 Commerce Street
Two-story commercial structure
c. 1910
Current Owner: ASC Harcom Investments
Office/Retail

City of Dallas Historic District - Harwood Historic District

Addendum

City Historic Districts in National Register District



2038 Commerce Street
Purvin/Hexter Building
1902
Current Owner: Cerami Holdings LLC
Office
Federal Tax credit

Individual City of Dallas Historic
District

2036 Commerce Street
Bluitt Sanitarium
1904
Current Owner: Q Cockrell Companies LLC
Office
Federal Tax credit

Individual City of Dallas Historic District

Addendum

City Historic Districts in National Register District



1520 Elm Street
Woolworth's/ Campisi's
c. 1931
Current Owner: Stone Place Mall INV1 LTD
Restaurant/retail
City Center TIF (\$292,062*) and Federal Tax credit

City of Dallas Historic District - Stone Street Historic District

*Combined with 1525 Main Street



1525 Main Street
Sumpter/Leggett Building
c. 1892
Current Owner: Tom McGill DBA Sol Irlandes
Restaurant
City Center TIF (\$292,062*) and Federal Tax credit

City of Dallas Historic District - Stone Street Historic District

*Combined with 1520 Elm Street

Addendum

City Historic Districts in National Register District



1900 Elm Street
Titcher-Goettinger Department Store (and Addition)
1929
Current Owner: University of North Texas System
Residential/Institutional
City Center TIF (\$2,236,550) and Federal Tax credit

City of Dallas Historic District - Harwood Historic District



1908 Elm Street
Titcher Annex
1902
Current Owner: Jarvis Barney W Jr TR & Mary Lou TR
Residential
City Center TIF and Federal Tax credit

City of Dallas Historic District - Harwood Historic District

Addendum

City Historic Districts in National Register District



1901 Elm Street (1907 Elm Street)
Tower Petroleum Building
1931
Current Owner: PetroCorrigan Towers LP
Vacant – future construction
Downtown Connection TIF (\$10,300,000 allocated*)

City of Dallas Historic District - Harwood Historic District

*Combined with 1900 Pacific Street



1900 Pacific Street
Corrigan Tower
1952
Current Owner: PetroCorrigan Towers LP
Vacant – future construction
Downtown Connection TIF (\$10,300,000 allocated*)

City of Dallas Historic District - Harwood Historic District

*Combined with 1901 Elm Street

Addendum

City Historic Districts in National Register District



1923 Elm Street (1925 Elm)
Majestic Theatre
1921
Current Owner: City of Dallas
Government – Entertainment venue.

Individual City of Dallas Historic District and City of Dallas
Historic District - Harwood Historic District



1933 Elm Street
Hart Furniture Building
1888
Current Owner: Pacific Elm Building LLC
Residential
City Center TIF (\$1,392,443)

City of Dallas Historic District - Harwood Historic District

Addendum

City Historic Districts in National Register District



300-325 N. Ervay Street
Republic Bank Complex (2 structures total)
1954-55 (later additions)
Current Owner: AT&T Corp
Residential/office/retail
City Center TIF (\$5,114,468) and Federal Tax credit

Individual City of Dallas Historic District



400 N. Ervay Street
U. S. Post Office
1929
Current Owner: Post Office Master Landlord LP
Residential/retail
Federal Tax credit

Individual City of Dallas Historic District

Addendum

City Historic Districts in National Register District



301 S. Harwood Street
Lone Star Gas Complex
1924 (later additions)
Current Owner: Hamilton Atmos LP
Residential (51% affordable)/future retail
City Center TIF (\$11,750,000) and Federal Tax credit

City of Dallas Historic District - Harwood Historic District



1500 Jackson Street
Interurban Building
1916
Current Owner: Bridge-National Partners LP
Residential/retail
City Center TIF (\$5,536,038) and Federal Tax credit

Individual City of Dallas Historic District

Addendum

City Historic Districts in National Register District

1309 Main Street
Davis Building
1926
Current Owner: 1309 Main Street Apartments LLC
Residential/retail
City Center TIF (\$1,350,000) and Federal Tax credit

Individual City of Dallas Historic District



Addendum

City Historic Districts in National Register District

1700 Main Street (1800 Main Street)
Mercantile National Bank Building
1943
Current Owner: FC Merc Complex LC
Residential/office/retail
City Center TIF (\$58,000,000) and Federal Tax
credit

Individual City of Dallas Historic District



Addendum

City Historic Districts in National Register District



1904 Main Street (2009 Commerce Street)
Old City Hall/Annex
1914, 1956
Current Owner: City of Dallas
Government/Institutional

Individual City of Dallas Historic District and Historic District - Harwood Historic District

Addendum

City Historic Districts in National Register District



1933 Main Street
Hilton Hotel (Hotel Indigo)
1925
Current Owner: Bijoy LLC
Hotel

City of Dallas Historic District - Harwood Historic District



2030 Main Street
Western Union Building
1930
Current Owner: Good Signature Properties
Office/retail

Individual City of Dallas Historic District

Addendum

City Historic Districts in National Register District



312 S. Harwood Street
Robb and Rowley Theatre Distribution
c. 1920's
Current Owner: Pamela Nelson
Vacant

City of Dallas Historic District - Harwood Historic District



407 S. Harwood Street (1835 Young Street)
First Presbyterian Church
1913 (later additions)
Current Owner: First Presbyterian Church
Religious

City of Dallas Historic District - Harwood Historic District

Addendum

City Historic Districts in National Register District



408 S. Harwood Street
Herber Bros Motion Pictures (Petropolitan)
c. 1930
Current Owner: Betty K. Dreyfus
Retail

City of Dallas Historic District - Harwood Historic District



412 S. Harwood Street
Paramount Pictures Film Distribution
c. 1930
Current Owner: Peter S & Sherry L Strout
Residential

City of Dallas Historic District - Harwood Historic District

Addendum

City Historic Districts in National Register District



417 S. Harwood Street (1835 Young Street)
George Memorial Chapel
1948
Current Owner: First Presbyterian Church
Religious

City of Dallas Historic District - Harwood Historic District



500 S. Harwood Street
Scottish Rite Cathedral
1913
Current Owner: Dallas Scottish Rite Library & Museum Inc
Institutional

City of Dallas Historic District - Harwood Historic District

Addendum

City Historic Districts in National Register District



Preservation Status
in the Downtown
National Register
District - 50

507 S. Harwood Street
Masonic Temple
1941
Current Owner: HLH Harwood LLC
Vacant

City of Dallas Historic District - Harwood Historic District



508 Park Avenue
Warner Brothers Film Building
1929
Current Owner: First Presbyterian Church of Dallas Texas
Institutional – under construction

City of Dallas Historic District - Harwood Historic District

Addendum

- Contributing Structures in the National Register District (NRD) not locally designated

Addendum

Contributing Structures in NRD not Locally Designated



308 S. Akard
Southwestern Bell Building
1930
Current Owner: Southwestern Bell
Office



1505 Commerce Street
Joule Hotel retail
c. 1910
Current Owner: 1600 Main Street Holdings LP
Retail
City Center TIF and Federal Tax credit

Addendum

Contributing Structures in NRD not Locally Designated



1525 Commerce Street
Neiman Marcus Café
c.1910
Current Owner: Robert Pollock Etal
Restaurant

Addendum

Contributing Structures in NRD not Locally Designated



1700 Commerce Street
Allen Building
1923
Current Owner: Supreme Bright Dallas LLC
Currently office/retail
Pending Federal Tax Credit – Future construction

Initiated – Individual City of Dallas Historic District



1712 Commerce Street
Mercantile-Commerce Building
1957
Current Owner: Mercantile Development LLC
Vacant

Addendum

Contributing Structures in NRD not Locally Designated



1810 Commerce Street
Continental Building
1951
Current Owner: FC Continental Landlord LLC
Residential
Downtown Connection TIF and Federal Tax Credit



1914 Commerce Street
Statler Hilton Hotel
1956
Current Owner: Commerce Statler Development LLC
Vacant – under construction
Downtown Connection TIF (\$46,500,000 - combined with Old Public Library) and Pending Federal Tax Credit – Future construction

Addendum

Contributing Structures in NRD not Locally Designated



2026 Commerce Street
Two-story commercial building
c. 1915
Current Owner: CADG 2026 Commerce LLC
Vacant

2024 Commerce Street
Waters Building
1910
Current Owner: CADG 2026 Commerce LLC
Office

Addendum

Contributing Structures in NRD not Locally Designated

1505 Elm Street
Dallas Federal Saving and Loan
1957
Current Owner: St. John Baptist Church
Residential



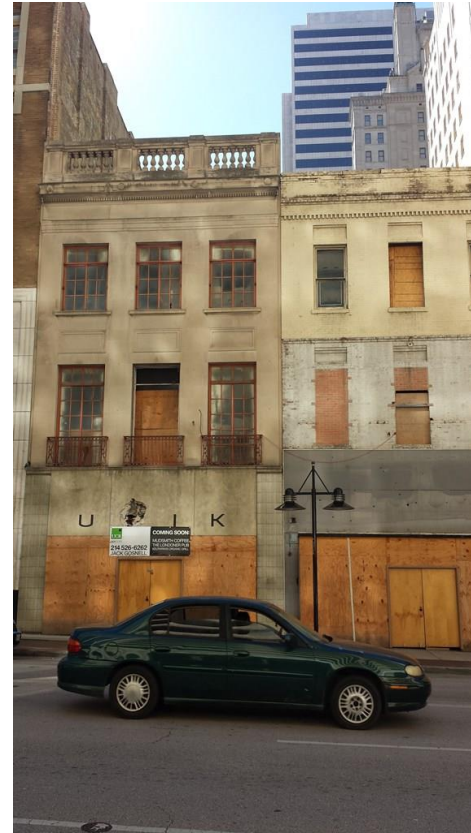
Addendum

Contributing Structures in NRD not Locally Designated



1512 Elm Street
Three-story commercial structure
c. 1915
Current Owner: RREAF Holdings Mid Elm LLC
Vacant – future construction
City Center TIF (\$3,900,000 allocated*)

Combined with 1514 & 1516 Elm Street



1514 Elm Street
Three-story commercial structure
c. 1920
Current Owner: RREAF Holdings Mid Elm LLC
Vacant – future construction
City Center TIF (\$3,900,000 allocated*)

Combined with 1512 & 1516 Elm Street

Addendum

Contributing Structures in NRD not Locally Designated



1516 Elm Street
Five-story commercial structure
c. 1920
Current Owner: RREAF Holdings Mid Elm LLC
Vacant – future construction
City Center TIF (\$3,900,000 allocated*)

Combined with 1512 & 1514 Elm Street



211 N Ervay
1958
Current Owner: Alterra 211 North Ervay LLC
Office/retail – under construction
City Center TIF (\$2,000,000)

Addendum

Contributing Structures in NRD not Locally Designated



1402 Main Street
City Tavern
c. 1900
Current Owner: Tier Development Group LC
Restaurant



1404 Main Street
Two-story commercial building
c. 1900
Current Owner: Apal Co LLC
Vacant

Addendum

Contributing Structures in NRD not Locally Designated



1412 Main Street
Corrigan/Adolphus Tower
1954
Current Owner: BN 1412 Main LP
Retail/Office



1415 Main Street
Gulf States Building
1929
Current Owner: GS Renaissance LTD PS
Residential/retail
City Center TIF (\$5,075,848) and Federal Tax credit

Addendum

Contributing Structures in NRD not Locally Designated



1515 Main Street
Jas K. Wilson Building
1947
Current Owner: Legal Aid of Northwest TE
Office



1517 Main Street
Volver Salon
c. 1930
Current Owner: Peter D. Fonberg TR ET AL
Retail

Addendum

Contributing Structures in NRD not Locally Designated



1530 Main Street
Dallas National Bank Building
1927
Current Owner: Dunhill 1530 Main LP
Hotel
City Center TIF (\$9,375,792) and Federal Tax Credit



1604 Main Street
Sumpter Building
1913, 1937
Current Owner: 1600 Main Street Holdings LP
Hotel/Retail
City Center TIF and Federal Tax credit

Addendum

Contributing Structures in NRD not Locally Designated



1618 Main Street
Neiman Marcus
1908 (later additions)
Current Owner: The Neiman Marcus Group Inc.
Retail



1620 Main Street (1623 Main)
Wilson Building
1904, 1911
Current Owner: FC WP Building LLC
Residential/retail
City Center TIF (\$3,883,691) and Federal Tax credit

Addendum

Contributing Structures in NRD not Locally Designated



1701 Canton Street
Dallas Power and Light Center (Oncor)
1953
Current Owner: Texas Utilities Electric Company
Institutional



1808 Canton Street
Warehouse
1935
Current Owner: William L. Smith Sr & ET AL

Addendum

Contributing Structures in NRD not Locally Designated



1820 Canton Street
One story commercial structure
1930
Current Owner: Salamander Group LLC



1908 Canton Street (1907 Marilla Street)
Desco Tile Company Building
c. 1923
Current Owner: Amigos Pottery Inc
Office/retail

Addendum

Contributing Structures in NRD not Locally Designated



400 S. Ervay Street
Two-story commercial building
1920
Current Owner: Wood Ervay LP
Office



416 S. Ervay Street
Hill Printing Company
1934
Current Owner: J&G Hill Interests LTD
Office

Addendum

Contributing Structures in NRD not Locally Designated



418 S. Ervay Street
Top's Burgers
1948
Current Owner: Spiros Vergos
Restaurant



500 S. Ervay Street
Butler Building
1911 (later modifications)
Current Owner: Butler Bros Hospitality Group LLC
Future mixed use.
Downtown Connection TIF (\$5,000,000) and Pending
Federal and State Tax Credit

Addendum

Contributing Structures in NRD not Locally Designated



1722 Marilla Street
American Optical Center
1947
Current Owner: City of Dallas
Institutional



1818 Wood Street
First Presbyterian Church Office Building
c. 1950's
Current Owner: First Presbyterian Church
Institutional

Addendum

Contributing Structures in NRD not Locally Designated



1775 Young Street
Amelia's B&B
1924
Current Owner: Mahdi Dezham
Vacant



1808 Young Street
TXU Service Center
1945
Current Owner: Texas Utilities Electric Co
Institutional

Addendum

Contributing Structures in NRD not Locally Designated



1822 Young Street
Otis Elevator Building
1922
Current Owner: First Presbyterian Church
Institutional