

COLUMNS

A Publication of the Dallas Chapter of the American Institute of Architects | Summer Vol. 29 No. 2



Wings to LEED Higher

Our *free* color guide unfurls lifelike reproductions of durable, beautiful natural stone and concrete masonry for green design that exceeds LEED.



Why settle for LEED goals, when you can aspire to a loftier level? Featherlite concrete masonry and Texas Quarries limestone offer LEED credits for durability, regional sourcing, construction waste reduction, and energy conservation through thermal mass. Featherlite products also offer credits for materials reuse and recycled content. Moreover, our masonry even rises above LEED with life-cycle value proven by sturdy historical structures across our built landscape. Your design can be earth-friendly, and last longer on earth, too. Find new inspiration in our Color Guide, yours *free*, with rich colors and detail in a convenient handheld package.



Please visit brick.com/colorguide to request your FREE "Color Guide for Architects."

Also at brick.com, please request your free Acme Brick Color Guide, and download *Masonry Designer*, a *free* companion program to design with Acme's family of masonry products. Plan coursing, patterns, and mortar colors with realistic detail to print and share with clients and colleagues.



Please visit brick.com/colorguide or contact your Acme sales representative or one of our LEED-accredited engineers: (800) 792-1234.



**From the earth,
for the earth.**





"Having an accurate, 'easy to use' way to record our billable hours has resulted in a net gain of over \$30,000 in our first year of use alone."

- Al Truss, President, Fountainhead Group Consulting Ltd
BillQuick user

TIME TRACKING | PROJECT MANAGEMENT | BILLING

You Build It ... We Bill It

- Faster Billing
- Time & Expense Tracking
- Project Management
- Remote Access
- Budget Tracking
- Powerful & Professional Invoices

Customizable
Invoice Templates

Call Today for your **FREE 30-Day Trial**

ABC Architects
12345 The Street
Anytown, CA 00000
Tel: (910) 666-1212 Fax: (910) 666-3121
admin@abcarchitects.com
www.abc.com

Invoice Date: Jul 2, 2008
Invoice Num: 1138
Billing From: Jan 01, 2008
Billing To: Jun 30, 2008

Mr. Thomas, Manager
Pun Foods
50 Popcorners Street
Fruitvale, CA 00000

Project ID: 08-LBN
Project Name: Long Beach Harbor
Manager: n/a

INVOICE

Phase	Phase Description	Contract Amount	% Complete	Phase Billing	Pay Invoice
08-LBN 0100	Schematic Design	\$8,000.00	50%	\$4,000	\$4,000.00
08-LBN 0200	Design Development	\$4,000.00	50%	\$2,000	\$2,000.00
08-LBN 0300	Construction Documents	\$24,000.00	10%	\$2,400	\$2,400.00
08-LBN 0400	Construction Administration	\$12,000.00	0%	\$0.00	\$0.00
TOTALS:		\$48,000.00		\$8,400	\$8,400.00

Consultant Fees:

Description	Date	Rate	Qty	Amount
Structural Engineer (Project #)	6/25/2008	1.00	\$5,000.00	\$5,000.00
TOTAL:				\$5,000.00

Reimbursable Expenses:

Description	Date	Rate	Qty	Amount
Per Diem	4/14/2008	1.00	\$20.00	\$20.00
Travel/Drawings/Blotter	6/25/2008	80.00	\$8.5	\$6,800.00
TOTAL:				\$6,820.00

Total Amount Due: **\$10,220.00**
This invoice is not valid until paid.

Account Summary

Billed To Date	Paid To Date	Balance Due
6/15/2008	6/1/08	\$ 10,220.00

Call us today for a **FREE Trial Copy**

www.BillQuick.com | 888-BiLLNOW
245-5669

Integrates with



Peachtree®



Microsoft
Outlook®



Microsoft
Office Accounting®

SIMPLY SOLID THIN STONE WALLS

LATICRETE INTERNATIONAL
Masonry Veneer Installation System

The future of thin stone is secure with LATICRETE's simple but durable Masonry Veneer Installation System™ from Blackson Brick Co. MVIS introduces polymer-fortified adhesive mortar for enhanced performance, plus LATICRETE Hydro Ban™ breathable waterproof membrane to protect the entire wall assembly.

LATAPOXY® Waterproof Flashing Mortar and LATICRETE Latasil™ silicone sealant complete an MVIS installation and earn the LATICRETE System Warranty™:

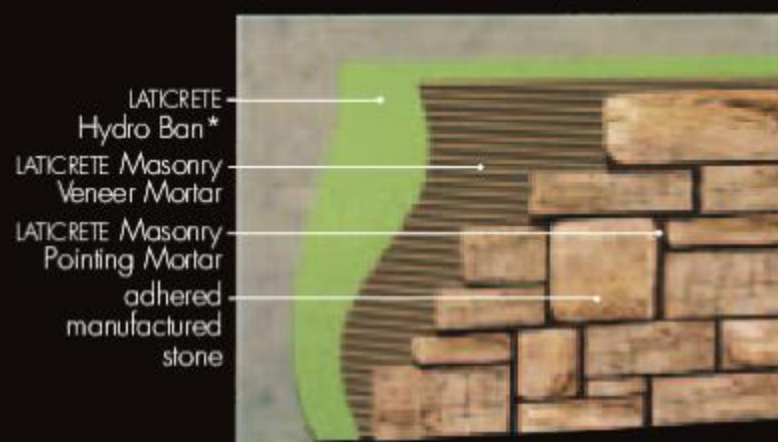
25 YEAR WARRANTY†
comprehensive, 100% labor and materials system over concrete and masonry substrates

15 YEAR WARRANTY‡
comprehensive, 100% labor and materials system for steel or wood framed exterior facades

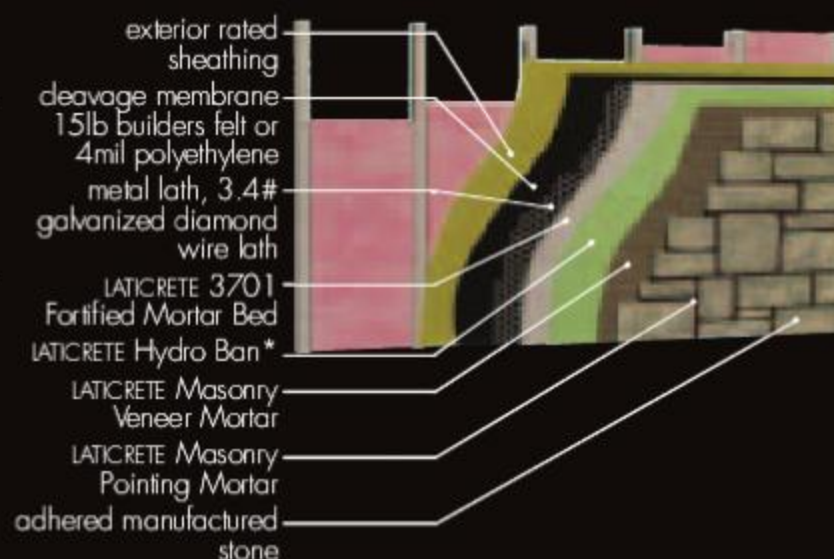
W244-E Wood Framing or Cement Backer Unit/Steel-Exterior Wall



W202-E Concrete-Direct Bond, Thin Bed Method with Waterproofing-Exterior Wall



W265 Steel Framing with Exterior Rated Sheathing-Cement Leveling Bed with Wire Lath and Waterproofing-Exterior Wall



*For warranty qualification some applications require waterproofing.
†See Data Sheet 025.0 for complete warranty details.
‡See Data Sheet 230.15MVIS for complete warranty details.

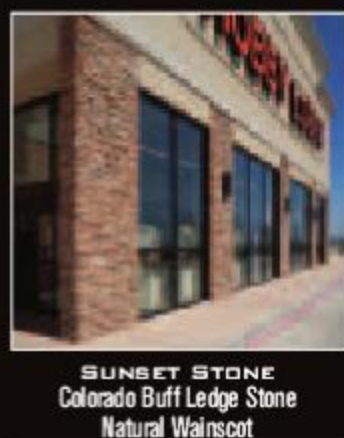


Build Green,
Build Better:
Blackson Brick.

214-855-5051
blacksonbrick.com
info@blacksonbrick.com



ALLIANCE TOWN
CENTER
FORT WORTH, TEXAS
ARCHITECT
O'Brien & Associates
Dallas



Purdy-McGuire
established 1957

Mechanical-Electrical Engineers

17300 Dallas Parkway, Suite 3000, Dallas, TX 75248-1147
972.239.5357 - www.purdy-mcguire.com

Offering MEP Design, LEED Services & Commissioning Services

LEED Accredited Professionals -

Promoting LEED and sustainable concepts by incorporating
GREEN design and building materials into our own facility.



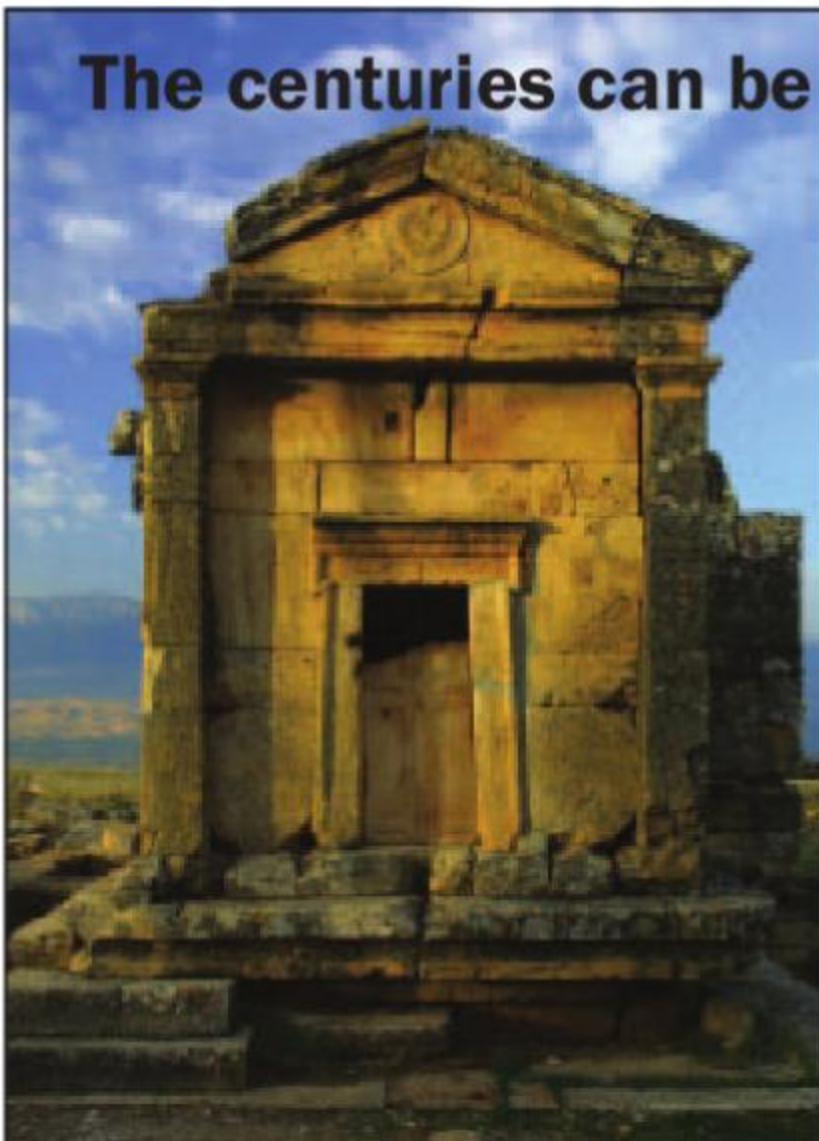
DBE, WBE AND HUB CERTIFIED



**WOMEN'S
BUSINESS
COUNCIL**

American Subcontractors Association - Outstanding Engineering Firm - 2009
AIA Dallas 2007 Consultant Of The Year

The centuries can be a little tough on a building.



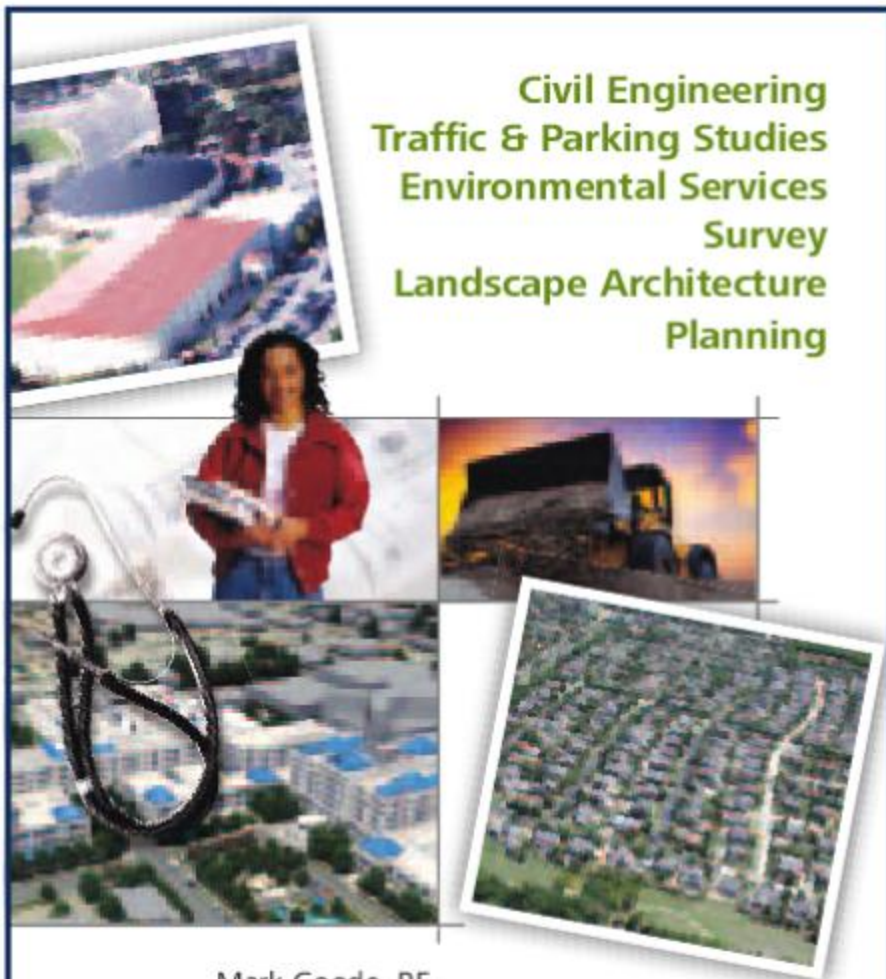
You may not have a building built in 500 B.C., but if your building requires a new look for the exterior and interior, **BakerTriangle** can help. We will use **four decades** of hands-on experience to address your *plaster and stucco* renovation needs.

Baker  **Triangle**

Work with experience. Work with confidence. Work with BakerTriangle.

bakertriangle.com

austin | dallas | fort worth | houston | san antonio



**Civil Engineering
Traffic & Parking Studies
Environmental Services
Survey
Landscape Architecture
Planning**

Mark Goode, P.E.
Dallas Office
6060 N. Central Expressway
Suite 560
214.800.3467



VALUE-DRIVEN SOLUTIONS FOR OVER 50 YEARS.



**Lee Lewis
Construction, Inc.**

17177 Preston Road, Suite 160
Dallas, Texas 75248
972.818.0700
972.818.0706 fax

7810 Orlando Avenue
Lubbock, Texas 79423
806.797.8400
806.797.8492 fax
www.leelewis.com

Heritage High School | Frisco ISD




A publication of
AIA Dallas
1909 Woodall Rodgers Frwy.
Suite 100
Dallas, TX 75201
214.742.3242
www.aiadallas.org
www.dallasca.com
AIA Dallas *Columns*
Summer, Vol 29, No 2

Editorial Team

Brian McLaren, AIA | Editor
Linda Mastaglio, ABC | Managing Editor
Kerrie Sparks | Art Director

Publications Committee

Charla Blake, IDEC, Assoc. AIA
Greg Brown
Joe Buskuhl, FAIA
Paula Clements, Hon. TSA
Diane Collier, AIA
Nate Eudaly
Mary Foley, Assoc. AIA
Chris Grossnicklaus, Assoc. AIA
Todd Howard, AIA
Linda Mastaglio, ABC
Brian McLaren, AIA
Kristy Morgan
Cat Nguyen, Assoc. AIA
Robert Rummel-Hudson
Katherine Seale
Doug Sealock, Hon. AIA Dallas
Ishita Sharma, Assoc. AIA
Kerrie Sparks
Laurel Stone, AIA

AIA Dallas 2010 Officers

Joe Buskuhl, FAIA | President
David Zatopek, AIA | President-Elect
Shade O'Quinn, AIA | VP Treasurer
Bob Bullis, AIA | VP Programs
Todd C Howard, AIA | Chapter Director
J. Mark Wolf, AIA | Sr. Chapter Director
Jennifer Workman, AIA | TSA Director

AIA Dallas Staff

Paula Clements, Hon. TSA | Executive Director
Greg Brown | DCFA Program Director
Kerrie Sparks | Communications Coordinator
Rita Moore | Office Manager/Accountant
Shari Grant | Event Coordinator
Lorie Hahn | Program Assistant
Katie Hitt | Visitor Receptionist/Administrative Assistant

Design Director
James Colgan

Columns is a publication of the Dallas Chapter of the American Institute of Architects. For information on professional and public memberships, please call 214.742.3242.

One-year subscription (4 issues): \$32 (U.S.), \$52 (foreign). To advertise please call Kerrie Sparks at 214-880-1510.

The opinions expressed herein or the representations made by advertisers, including copyrights and warranties, are not those of the Executive Board, officers or staff of the AIA Dallas Chapter, or the editor of *Columns*, unless expressly stated otherwise.

About Columns

Columns is a quarterly publication produced by the Dallas Chapter of the American Institute of Architects. It is distributed to members, other AIA chapters and Centers for Architecture, architects, business leaders, public officials, and friends of the Dallas Center for Architecture. The publication offers educated and thought-provoking opinions to stimulate new ideas and elevate the profession of architecture. It also provides commentary on the art and architecture within the communities in the greater North Texas region.

The Mission

The mission of *Columns* is to provide contemporary, critical thought leadership on topics of significance to the architectural community and to professionals in related industries.

© 2010 The American Institute of Architects Dallas Chapter. All rights reserved. Reproduction in whole or in part without written permission is strictly prohibited.



AIA Dallas would like to thank Blackson Brick for being an exclusive underwriter of *Columns* magazine.



Justin Terveen, Urban Fabric Photography



James F. Wilson

COLUMNS

CONTENTS

Departments

President's Letter 7

Invest in tomorrow's leaders.

Local Arts 18

Traveling Man captures local hearts.

DCFA Events 33

The Dallas Center for Architecture's film series explores architecture from around the world.

People, Places & Things 12

Who's on the move and what's happening in local arts and architecture?

Detail Matters 14

Create urban vibrancy.

Creative on the Side 25

Dallas-area design professionals create inspiring art on their own time.

Centered on the Center 33

AIA Dallas and the Dallas Center for Architecture have proven an award-winning combination.

Profiles 38

Pete Peabody eyes preservation from a quality-of-life perspective.

Web Wise 37

Visit intriguing places in cyberspace.

Social Responsibility 40

Gratitude requires a response.

Critique 41

Design professionals review *The Bicycle Diaries* and *The Naked City*.

Practice Matters 42

Local design firm leaders offer insights for surviving recession.

Edit 43

Consider architecture and urbanism.

In Context 11, 36

Identify this Dallas landmark...if you can.

Index to Advertisers 37

Support the folks who support *Columns*.

Transitions 35

This new column focuses on the activities of AIA Dallas Associates' Committee.

Lost Dallas 34

Discover Ross Avenue residences.

Features

CounterPoint: Legacy Town Center 16

By J. Mark Wolf, AIA: This legacy is a victory for incremental metropolitanism and for the improvement of the suburban condition.

Beauty to Blight Leads to Urban Renewal 20

By Todd Howard, AIA: Dallas' core may soon find the Cedars as a premiere location for urban renewal.

Booker T. Washington High School for the Visual and Performing Arts | Restoration of the Historic School 8

By Marcel Quimby, FAIA: With the recent completion of the adjacent performing arts venues and surrounding commercial development, Booker T. is now an integral part of the Dallas Arts District.

A Few Steps Back: Renovation Gives Aged Architecture a SoHo Spin 22

By David Baca, Assoc. AIA and Jared Tredway: Defining new approaches to old challenges brought new life to an aged and crippled building.

The Gallery 26

Compiled by Kerrie Sparks: Beauty, inventive design, intelligent creation...all unveiled in this print exhibition of compelling architecture.



LERCH BATES®

Building Insight

Elevator Consulting • Materials Management/Materials Handling • Facade Access

Traffic Analysis
Design Documents
Specifications
Installation Reviews

Maintenance Contracts
Field Administration
Maintenance Audits
Maintenance Monitoring

New Construction

Modernization

Maintenance

Acquisition

Lerch Bates offers the following AIA/CES approved training programs:

- Elevators: Technology & Design Guidelines
- Working With Machine-Room-Less Elevator Systems
- Introduction to Facade Access
- Vertical Transport in Healthcare Facilities
- Horizontal Transport in Healthcare Facilities

Lerch Bates Inc.

1925 East Beltline Rd, Suite 350, Carrollton, TX 75006

T: 972.294.5221 F: 972.294.5222 www.lerchbates.com



Start Thinking Outside of the Box...

BRANDON STEWART

...A Realtor for the Design Community

- Specializing in Modern and Mid-Century Modern Homes
- Registered Architect
- Ebby Halliday Northeast Dallas Rookie of the Year
- Member of the Dallas Architecture Forum

Let me help you
buy or sell that
special property...



214.450.8285

brandonstewart@ebby.com



Drive your sales

with full color
vehicle door signs.

- Ideal for cars, trucks and trailers
- Highly cost effective form of advertising
- Full wraps and cut vinyl lettering also available



THOMAS
REPROGRAPHICS

2811 Maple Ave.
Dallas, TX 75201

214.880.0022
thomasrepro.com

President's Letter | Tomorrow's Leaders

Young people have always had an important role in AIA Dallas. They have devoted time and energy to be the backbone of our committees. Their dedication adds value to our membership and member firms. Beside their committee involvement, there are two committees and a program, which are specific to younger members. These are activities which are led by these young people.

The **Associates Committee** is a group of individuals who care about architecture and are committed to making sure they are a positive influence within our profession. They will become the leaders for future generations. They are one of AIA's main sources of enthusiastic volunteers. Many are Architect Registration Examination (ARE) candidates. The schedule for the ARE Lecture Series can be found on the AIA Dallas Website.

The **Young Architects Forum**, (YAF), is very active with a full calendar of events for the year. Their events are in a series of topical meetings, which include Programs, a Design Competition that recently benefitted CASA, the Profession, which will include professionalism and ethics, and Construction, which includes roundtables arranged with Young Constructors at TEXO. YAF has also initiated a mentoring program with some of our more seasoned AIA members. Information on the mentoring program is found on their blog at AIA Dallas Website. The YAF is organized and goal oriented.

The **Emerging Leaders Program** is just starting its second year and includes young people selected by their firms to participate in a ten-month program, which focuses on leadership in the community, the profession, and within the individual firms. I attended the AIA Grassroots last February. This program, after its first year, was awarded the 2010 AIA Grassroots Excellence Award for the category of Continuing Education Outstanding Single Program. This is an achievement that not only those involved in the program can be proud of, but all of AIA Dallas. Everyone who participated last year would tell you that it was a great experience.

These programs represent an investment by the individuals, the firms, and AIA Dallas. This investment will pay dividends for all of our members by the leadership these young people are able to provide. The leaders of firms can be confident that very capable generations are coming up that are looking for leadership roles and the responsibilities that go with that leadership. ■



Photography by Daryl Shields, HKS

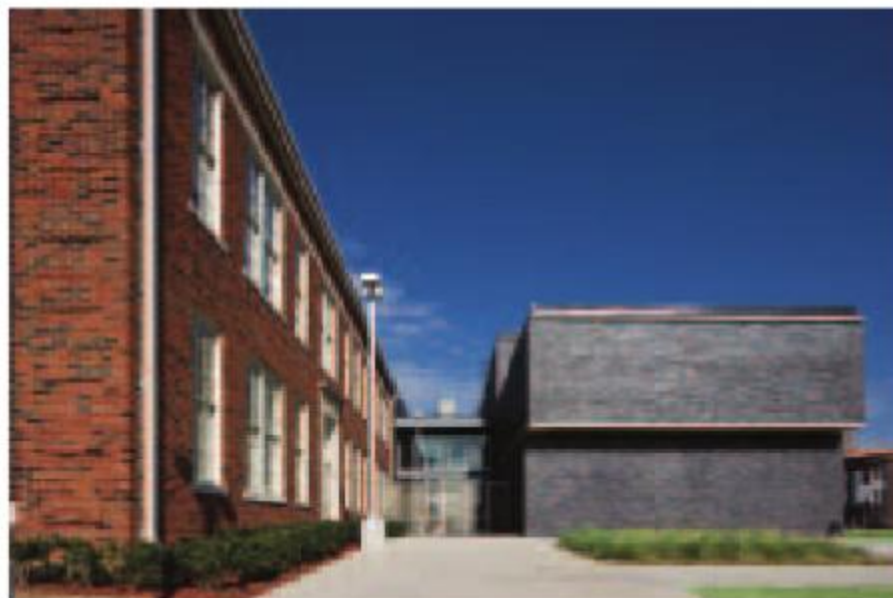
Joe Buskuhl, FAIA



Charles D. Smith, AIA

BOOKER T. WASHINGTON HIGH SCHOOL FOR THE VISUAL AND PERFORMING ARTS RESTORATION OF THE HISTORIC SCHOOL

Few buildings in Dallas have experienced resurgence to the extent that the historic Booker T. Washington High School has since it opened in 1922. Located in what was then known as “North Dallas”—an African-American community to the northeast of downtown Dallas—it originally served only an African-American student body. This once vibrant neighborhood was decimated by the construction of Central Expressway in the 1940s and Woodall Rogers Freeway in the 1970s, leaving few remnants. Booker T. (as the school is affectionately known) was closed following integration of the public school system; it reopened in 1976 as the Arts Magnet at Booker T. Washington High School. With the recent completion of the adjacent per-



Charles D. Smith, AIA

forming-arts venues and surrounding commercial development, Booker T. is now an integral part of the Dallas Arts District—a fortuitous and most appropriate location for a visual and performing-arts public high school.

A \$55-million expansion of the school was completed in spring 2008 and included a long-overdue restoration of the historic portion of the Booker T. school. Decades of inappropriate changes—including dropped ceilings and partitions that encroached into public spaces—were removed, returning the interior spaces to their historic volumes and materials. Public corridors and stairs now feature the original plaster finishes at walls and ceilings, stained woodwork, restored or replicated wood doors and windows, which provide an abundance of natural light, and historically appropriate “schoolhouse” light fixtures. Multi-colored vinyl tiles add vibrancy to the building’s impressive public spaces.

The classrooms have also been returned to their original volume with modern, suspended lighting, restored (or replicated) wood windows, plaster walls, and the multi-colored vinyl floor tiles mentioned above. These classrooms have now returned to the voluminous, light-filled spaces that have been obscured for the last half-century. Most of these classrooms exhibit artwork by students while retaining at least one wall that remains unadorned—respecting the historic building while celebrating the students’ accomplishments. Other spaces in the historic building have also been restored, providing unique spaces for student use: the original cafeteria is now a student exhibition space and the upstairs auditorium was rediscovered and is now a black-box theater. In summary, the combination of restoration of the school’s unique historic features with color-

ful new materials has resulted in an active, exciting educational facility for this Dallas landmark. This transformation from its deteriorated “before” condition is truly remarkable and has provided a physical environment for the Booker T. students and faculty that is as innovative and exciting as the school’s visual- and performing-arts program. To reflect this recent expansion, the school has been renamed Booker T. Washington High School for the Visual and Performing Arts—an appropriate name that honors its history as well as its function.

The architects are to be commended for this restoration of Booker T. school and for celebrating its original simplicity. Their restraint in preserving its original materials and character while accommodating state-of-the-art educational requirements has resulted in a relevant, vibrant educational facility that is a model for the treatment of other historic schools. The preservation of Booker T. is an example of a successful restoration project and building addition that together embrace and complement the historic school. ■

Marcel Quimby, FAIA, is a principal with Quimby McCoy Preservation Architecture, LLP.

Editor’s Note: Quimby had no professional involvement in the rehabilitation of Booker T. Washington High School. Historic restoration consultant services were performed by Quimby’s business partner, Nancy McCoy, while employed by ArchiTexas. It was completed by McCoy immediately following the creation of Quimby McCoy Preservation Architecture, LLP.

Design Team: Allied Works Architecture, Portland, Oregon
Booziotis & Company Architects, Dallas
ArchiTexas (Historic restoration consultant)
Contractor: Thos. S Byrne, Ltd, Fort Worth



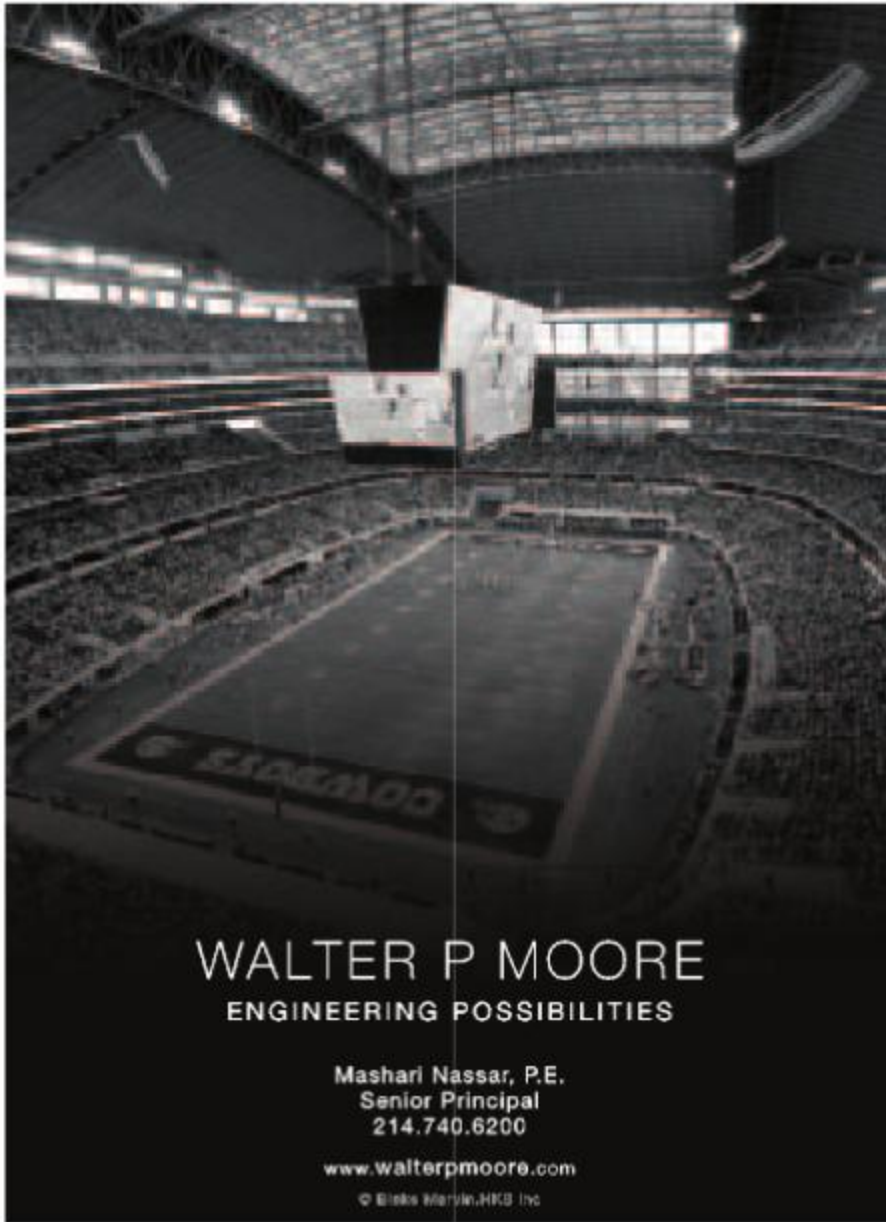
Charles D. Smith, AIA



Marcel Quimby, FAIA



Charles D. Smith, AIA



WALTER P MOORE
ENGINEERING POSSIBILITIES

Mashari Nassar, P.E.
Senior Principal
214.740.6200
www.walterpmoore.com
© Blake Martin/HKS Inc.

ThorntonTomasetti
Building Solutions

Building Structure
Building Skin
Building Performance



Marjory and Gifford Moore Center for the Arts

11750 Marjory Drive
Suite 750, L.B-7
Dallas, TX 75251
872.387.8333
www.ThorntonTomasetti.com



MULTI-USE PAVILIONS
CLEAR SPAN - "BIRD ROOST FREE"
Schools • Municipalities • Corporate Facilities

SPANCO
BUILDING SYSTEMS
ARCHED STANDING SEAM STEEL ROOF SYSTEMS

www.spanco-building-systems.com • 512-394-1500




Watermark Community Church
Dallas, Texas

INNOVATION | EXPERIENCE | SERVICE



L.A. FUESS PARTNERS
Structural Engineers

3333 Lee Parkway
Suite 300
Dallas, Texas 75219
214.871.7010
www.lafp.com
Mark Peterman PE, Principal
mpeterman@LAFPP.com

In Context |

What is it? Where is it?

Can you identify this North Texas building and its architect?

See page 35 for the answer.



People, Places & Things

People

Congratulations to **Bob Morris, FAIA**, on being named president and chief executive officer of **Corgan Associates Inc.**



He is succeeding **David Lind, AIA**, who has been named chairman of the board. The firm also announces the addition of **Matt Mooney, Brian George, AIA, and Steve Hulsey, AIA**, to the firm's management committee.

Brown Reynolds Watford Architects (BRW) announced that **Brian Gibbs, AIA**, is now a licensed architect in Texas and also welcomes **Martha S. Schantz, AIA**, to the firm as a senior project architect. **BRW** also celebrates the opening of their San Francisco office as their fourth studio, joining Dallas, Houston, and College Station.

Raymond Harris & Associates Architects named **Scott Pearce, AIA**, and **Ty Holcomb, AIA**, as new associate principals.

SHW Group appointed **Jimmy Strohmeyer** to managing principal of its North Texas studio.

HKi Architects is pleased to announce that **Joe Johnson, AIA**, and **Steven Bulleri, AIA**, are now licensed architects in Texas

and also welcomes **Peter Melvin, Assoc. AIA**, to the firm as a project manager.

PBK congratulates partner **Ian Powell, AIA**, on being elected to serve as president-elect of the Houston Chapter of the American Institute of Architects for 2011 and also announces that **Rick Blan, AIA**, has been named a partner in the firm.

Rees Associates Inc. has opened a new office in Houston to be led by **Allan Parr, AIA**, who has been serving as the firm's chief operating officer. They have also opened a new office in Baltimore, MD to be led by **Beverly Brandon**, vice president.

Congratulations to **Miró Rivera Architects** on being selected for the 2010 AD100, Architectural Digest's annual international directory of the world's top interior designers and architects.

SmithGroup/F&S promoted **David Mills, AIA**, to principal and **Larissa Alarcon** to associate.

dsgn associates added **Patricia Meckfessel, IIDA**, as director of interior design and senior associate. The firm also added **Emily Harrold, Assoc. AIA**, **Josh Harrold, Assoc. AIA**, and **Kevin Chagnon, Assoc. AIA**, as architectural interns.

TBG Partners promoted **Kent T. Mendenhall, Assoc. AIA**, to principal at the firm's Dallas/Fort Worth office.

Aguirre Roden Inc. brought on **Taylor Dueker, AIA**, as a vice president for its Austin office.

5GStudio Collaborative Inc. congratulates partner **Jacob Tindall** on being selected for the 2009 Best of Business Award in the Commercial Art and Graphic Design category by the Small

Business Commerce Association (SBCA). The firm was also ranked 33rd in the Dallas 100 Entrepreneur Awards by the SMU Cox School of Business and named Minority Business Enterprise of The Year 2009 by the North Central Texas Regional Certification Agency.

RTKL congratulates **Brad T. Barker, AIA**, executive vice president, on being recognized as one of the "most prominent architecture and design firm leaders" in *DesignIntelligence's* Collegiate



Leadership Index. He leads the firm's Dallas-based healthcare and health science practice group.

The School of Architecture at UT Arlington announced that their program in landscape architecture has been recognized in the eleventh annual publication of America's Best Architecture & Design Schools for 2010. UT Arlington tied with Cal Poly Pomona, UC-Berkeley, and Illinois for 15th place. ■

Places

Congratulations to **Brown Reynolds Watford Architects (BRW)** on being awarded the "Best Architectural Design" and "Best Green Building Project" in Texas by the Texas Construction Magazine for the Trin-



ity River Audubon Center. The project also recently received the Texas Recreation and Parks Society 2010 Facility Design Award. In addition, the firm received the F.I.E.R.O. 2009 Honor award for the Dallas Fire Station No. 33, which recently earned LEED Silver certification.

CamargoCopeland's project, The Bridge, was recently awarded one of the Chicago Athenaeum's 2009 American Architecture Awards.

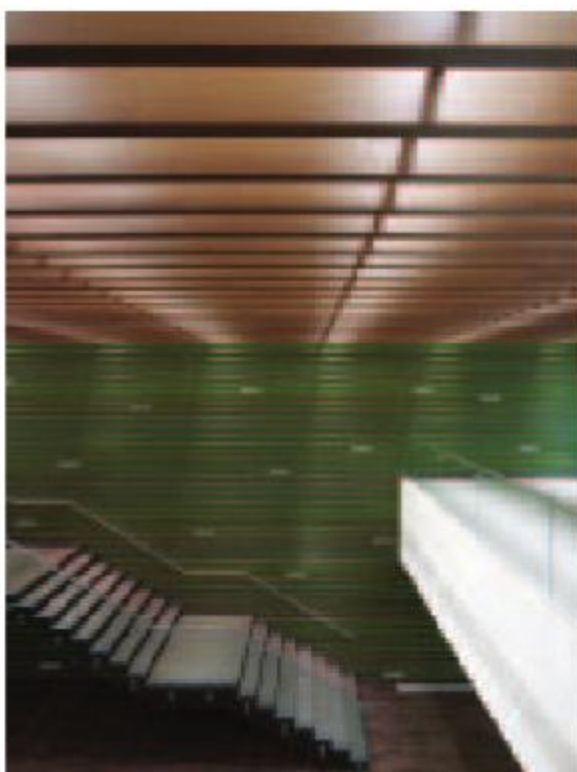
IA Interior Architects announces that its Bancolombia Headquarters project in Medellín, Columbia won the 2009 Interior Design Best of Year Award in the large office category. The same project was also recently awarded a CoreNet Global Innovator's Award.



RTKL announces the opening of Lakeside Hospital, a new 90,000-square-foot facility focusing on cardiology, sports medicine, and orthopedic/spine care on the campus of St. Luke's The Woodlands Hospital.



MAYSE & ASSOCIATES INC. announces the recent completion of the Nike Men's Soccer Store remodel in Laguna Hills, CA and a new prototype design for a franchised unit in Duncanville, TX. ■



Things

At the DMA...

Coastlines: Images of Land and Sea through August 22

Luc Tuymans through September 5

Gustav Stickley and the American Arts and Crafts Movement through May 2011

African Masks: The Art of Disguise opening August 22 through February 2011

The Mourners: Tomb Sculptures from the Court of Burgundy opening October 3 through January 2011

At the MAC...

2 Women: Michelle Murillo, Leigh Anne Lester through June 26

Kana Harada through June 26

Megan Adams through June 26

At the Crow Collection...

Blossoming Stone: Qing Dynasty Jade through August 1

At the Meadows...

Contours of Empire: The World of Charles IV through July 18

Goya and López: Court Painters for Charles IV through July 18

At the Amon Carter...

Masterworks of American Photography: Popular Culture through July 18

Constructive Spirit: Abstract Art in South and North America, 1920s–50s opening June 26 through September 5

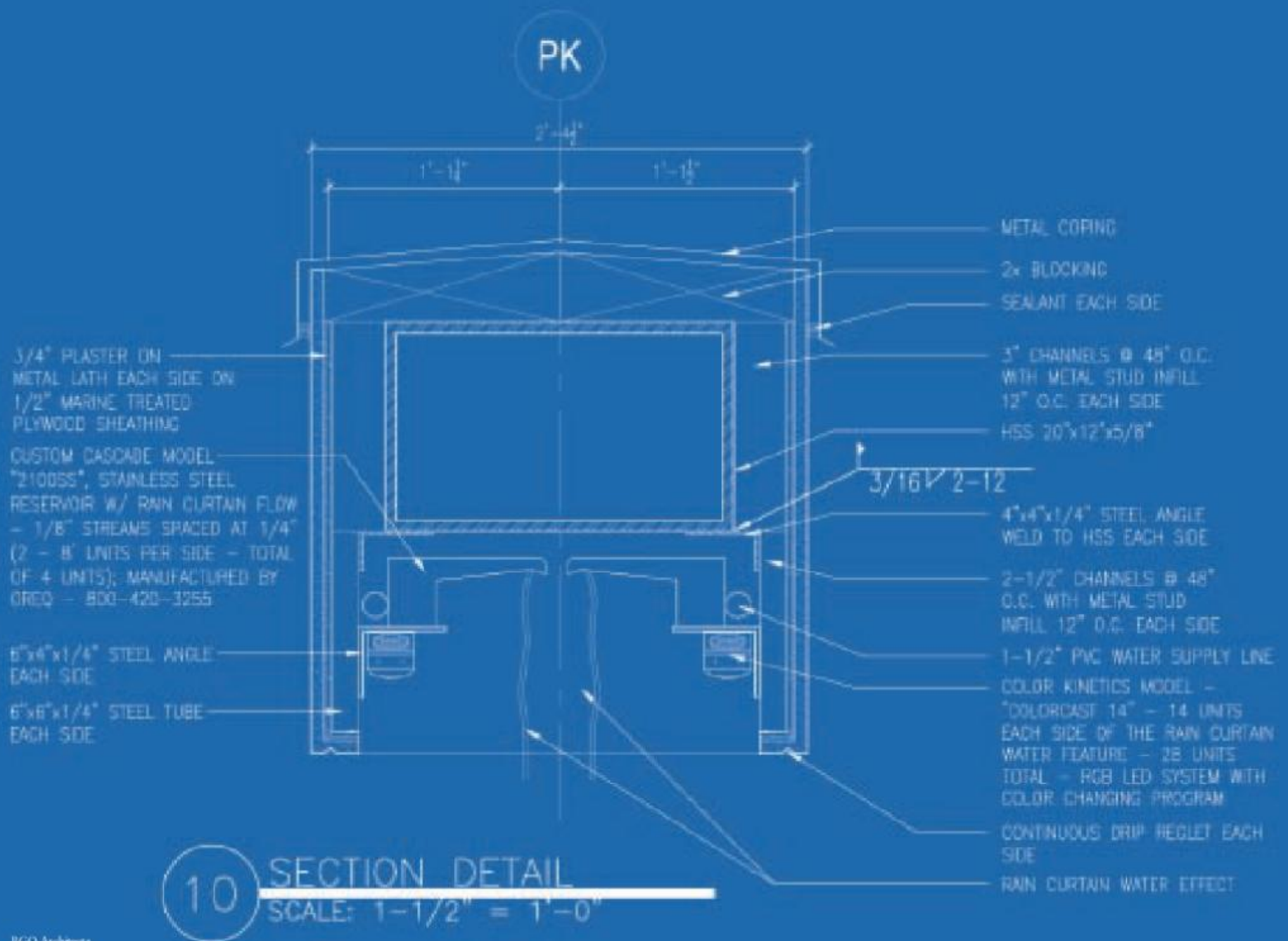
American Modern: Abbott, Evans, Bourke-White opening October 2 through January 2011

Around Dallas...

Accessibility Awareness Day - Celebrating the 20th Anniversary of the ADA on July 26 Activities include the annual Wheelchair-a-thon, a luncheon with speaker, and special tours of accessible facilities. For more information contact Marcela Abadi Rhoads, marhoads@abadiaccess.com or 214.403.8714. ■

Laurel Stone, AIA, is a project leader at 5Gstudio_collaborative, llc. Send your People, Places & Things submissions to her at columns@aiaDallas.org. Be sure to put "Columns PPT" in the email subject line.

Detail Matters | Creating Urban Vibrancy



BGO Architects

Using a bold horizontal waterfall to span across the Element's pool, BGO Architects creates an engaging and irresistible sensory experience through their use of color, form, material, and sound, while contrasting and complementing the backdrop of urban form.



1982



What is Plano's Legacy Town Center (LegacyTC)?

An instant town?

A fake town?

A lifestyle center?

An example of "Starbucks urbanism"?

All these labels have been at the forefront of planning discourse since LegacyTC (created by EDS) was conceived in the late 1990s. Similar to the Urban Center at Las Colinas (see article in this issue) LegacyTC was conceived and inserted in response to changing market and demographic conditions that were not anticipated when it was originally master planned forty years ago.

Strict urbanists may decry LegacyTC for what it is not (a whole community that is highly connected, economically and culturally diverse, with a sprinkle of urban grit); but, they should instead embrace the basic planning part in its unique context. The fundamental concept was to provide a residential-based enclave to an otherwise high-quality but day-use only corporate-

COUNTERPOINT: LEGACY TOWN CENTER WHAT IS IT, REALLY?



1995



2008

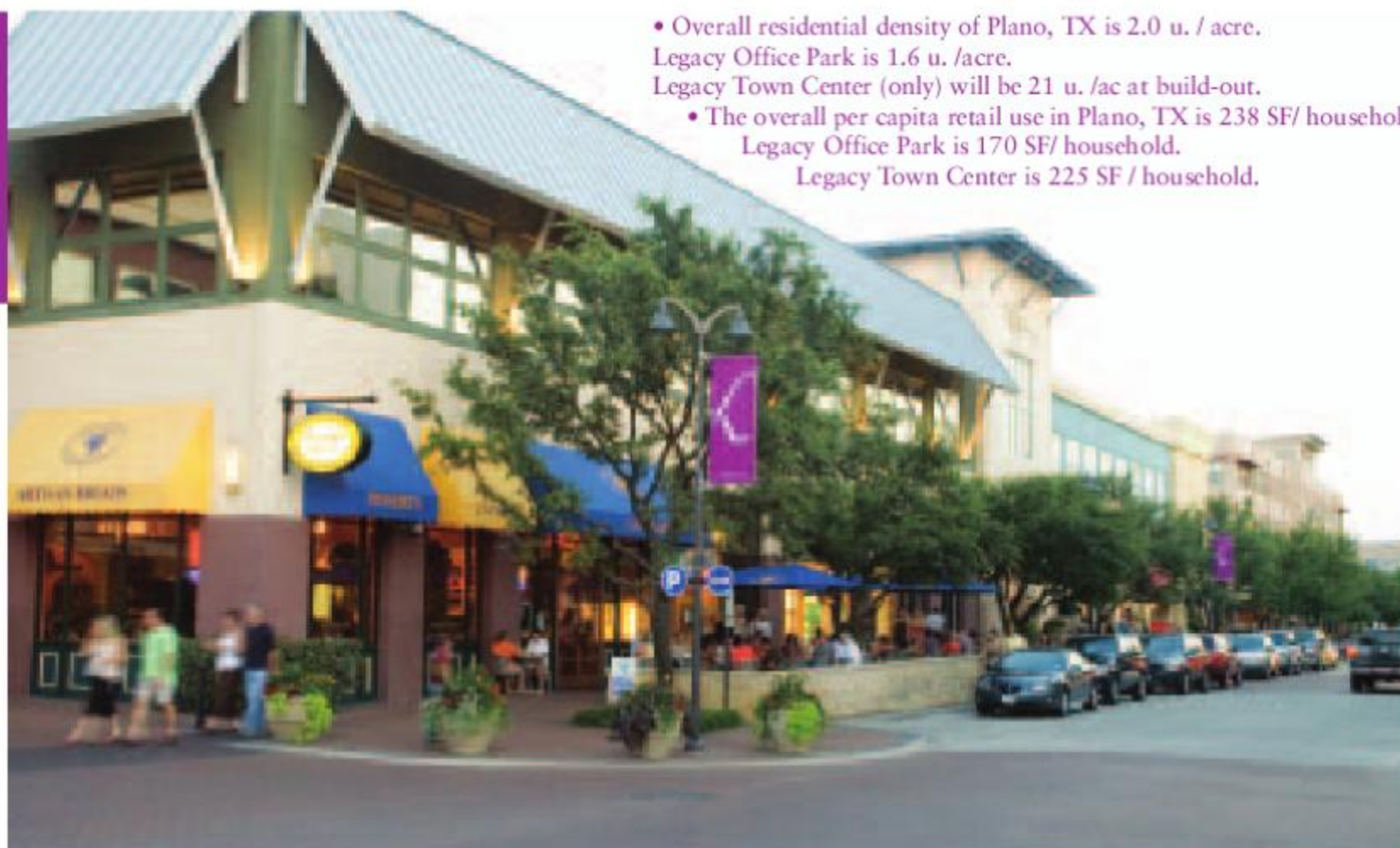


office environment. VMTs (vehicle miles traveled) may not have been a core issue fifteen years ago, but Legacy TC nonetheless balanced a dense, multi-use development, convenient to the day workers, with residential options that appeal to the GenX work force, and offer a less auto-dependent framework.

What's the physical outcome? LegacyTC, nearly built-out, is 150 acres of commercial office, retail, residential, and hospitality space supported by surface and structure parking. The residential typology is fairly narrow—Class A rental apartments and high-end for-sale townhomes. Office and hotel uses are commensurate with a high-quality corporate-office park. The retail is primarily destination type (dry goods and restaurants), and are mostly high-end (per the high-average income market context of west Plano). The original concept, by Duany Plater-Zyback (DPZ) and RTKL, is broadly intact south of Legacy, but was perverted along the south frontage of Legacy Drive in a concession to power center planning—a big-box retailer and a slip-road

5,000SF is committed to neighborhood or personal services such as a dry cleaner, mini-market, barber shop/salon, tax advisor, etc. Additionally, institutional uses were never envisioned nor valued (per the private development proforma) so this “faux town center” offers no library, schoolhouse, or other public or institutional attraction. Legacy is neither a town, nor a town center. “Town Center” is marketing jargon—not reality—though developers and brokers find the now generic misnomer safe if not advantageous. Further, LegacyTC lacks the patina resulting from historical buildings, adaptive reuse, whole community, and the cultural trappings of long-term residents that yield the occasional found delight, whimsy, or sense of endearment.

In Legacy, a master development has been augmented by a multi-use neighborhood within the original 2,700-acre office district. It's a pocket of relatively high density located on a major investment (the tollway) underpinned by a flexible framework plan. That's a victory for “incremental metropolitanism”¹ and for the



- Overall residential density of Plano, TX is 2.0 u. / acre.
Legacy Office Park is 1.6 u. /acre.
Legacy Town Center (only) will be 21 u. /ac at build-out.
- The overall per capita retail use in Plano, TX is 238 SF/ household.
Legacy Office Park is 170 SF/ household.
Legacy Town Center is 225 SF / household.

with a conventional rack of parking. The phase north of Legacy strays further with an island of high-end retail at the hard corner of Legacy and the tollway—an island within an island.

The mix of uses and the outcome to date is influenced primarily by four factors:

- the maturation of the North Dallas Tollway, enabling and encouraging regional, destination retail, and restaurant traffic,
- the underlying demographics (of west Plano and Frisco) that attract national retailers,
- a residential rental-rate barrier (consistent across the metroplex) that to date nearly precludes mid-rise rental housing, and
- a meaningful investment in public spaces.

Consequently, LegacyTC is primarily an auto-centric destination for retail and restaurant with little service retail—as little as

improvement of the suburban condition (relative to VMTs, connectivity, diversity of housing typologies, and live/work options). It succeeds as a people magnet within its North Texas context (e.g., witness Bishop Dr. and the lake area on a temperate evening) with a classic retail loop (Bishop Dr.), and a fairly diverse residential population. It's also a relevant North Texas precedent for the repositioning of underperforming suburban office parks, failed malls, shopping centers or auto dealerships, and for the true “town” locations (the stagnant cores of second-tier suburban cities) especially when pared to regional mobility. ■

J. Mark Wolf, AIA, is a principal of JHP Architecture/Urban Design.

¹ See *Retrofitting Suburbs*, by Dunham-Jones and Williamson.

Environmental Art – Embracing a Community

In 2009, a **three-sculpture installation** brought life and beauty to a neighborhood in Deep Ellum. The Traveling Man series, consisting of "Awakening" (Good Latimer & Elm), "Waiting on a Train" (Good Latimer & Gaston), and "Walking Tall" (Good Latimer & Swiss) were designed by Brandon Oldenburg of Reel FX Creative Studios and Brad Oldham of Brad Oldham International Inc. The intent: to create a new gateway to the community.

Creating approachable, engaging art was a hallmark of the initial design. The collaborators envisioned larger-than-life sculptures that could be tactile, interactive, and reflective of the community. Being able to sit on the sculptures, walk under them, touch them, reach towards them—each of these actions help the community embrace the experience. The mirror-polished stainless steel finish, some say, allows the viewers to see themselves in him and reflect themselves back into the community.

To enrich the community, the three pieces were placed in an area of the city that would benefit from revitalization and a more secure neighborhood feel. If you log onto Facebook or Flickr, you find a host of family photos, with people walking under "Walking Tall," lounging across "Waiting on a Train," stroking the steel birds,



Brandon Oldenburg

Facts

"Walking Tall" weighs more than 35,000 pounds; the legs alone weigh in at 21,500 pounds. It is taller than the Alamo. Its collective height, above and below ground, is 70 feet. Its front leg took 10 hours to secure in place over the concrete footing. Its hip bones are nearly four feet wide.

"Waiting on a Train" stands nine-feet tall and rests on a 15,000-pound rescued portion of the Deep Ellum tunnel, stamped 1930.

The three-sculpture installation was created on a budget of \$1.38 million. They were built to the same safety protocols that are followed by rail line construction projects and it required more than 12,000 man hours to bring The Traveling Man series to life.

More information at www.deepellumgateway.com.

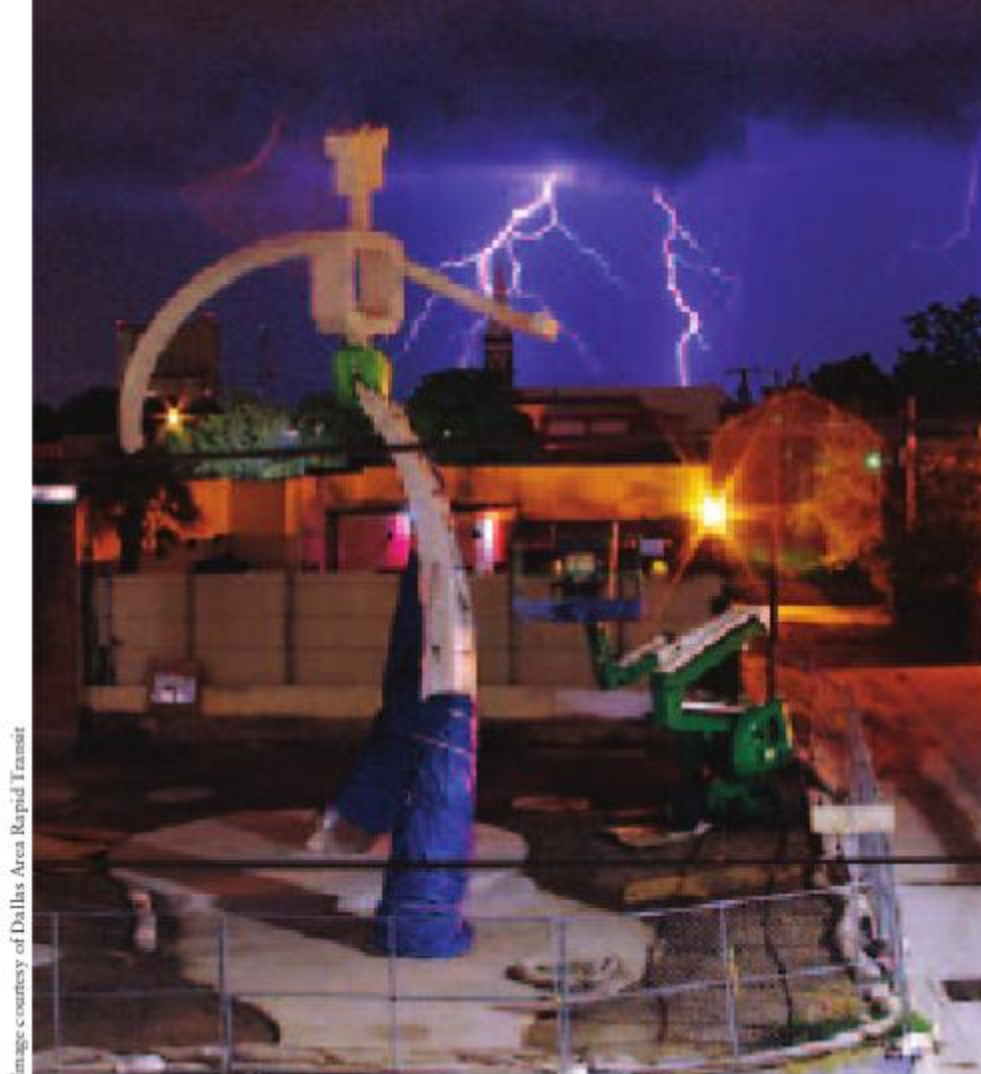


Image courtesy of Dallas Area Rapid Transit

and staring at their reflections in the polished stainless steel. Though completed just last September, the sculptures have already become a local landmark and a destination for those who appreciate public art. Much like the Mustangs of Las Colinas, these sculptures always have people milling about.

The most prominent element of the sculptural series, "Walking Tall," required two 32-foot-deep piers that provide a concrete footing for the 38-foot-tall sculpture. Concrete piers were chosen, rather than concrete mass footings due to cost and time savings. His legs, weighing 21,500 pounds, were hoisted over the piers and his hips were then raised by crane and welded in place on site. The building process took longer than expected, but the challenges helped the designers participate in constructing the sculptures in a way that was more fluid and less robotic and visually rigid. "I usually live in the virtual world of animation," says Oldenburg "Working outside of that virtual environment, riveting panels, and interacting with steel ... we learned as we worked and improved the design within the construction process."

All three sculptures were created to withstand 100-mile-per-hour winds. Each has a structure, like a physical skeleton, surrounded by a steel skin. "Walking Tall" and "Waiting on a Train" both required 12 weeks of cutting and welding just to make each skeleton and there are more than 1,800 pounds of welding-rod anodes in the structures of their bodies. "The engineering portion of this project was huge," said Oldham. "We consulted with the engineers (Nathan D. Maier Consulting Engineers) almost daily about some aspect of the project."

The uniqueness of the sculptures appeals to the existing arts community and draws an even larger audience, adding diversity to the already rich Deep Ellum culture. In addition, they just make you smile! ■

Charla Blake, Assoc AIA, is the interior design accreditation coordinator at The Art Institute of Dallas.



BEAUTY TO BLIGHT

LEADS TO URBAN RENEWAL

Other than his family, few know where the late Harold Stanley Marcus was born. But in the early 1900s, one of Dallas' most stately neighborhoods was found just blocks south from downtown—The Cedars. Its origins date back to the 1870s as one of Dallas' first neighborhoods and one of the first areas settled in North Texas; but by the turn of the century, the Cedars was home to many of Dallas' most notable businessmen. Browder Springs provided Dallas its water supply and was a natural location for residential development.

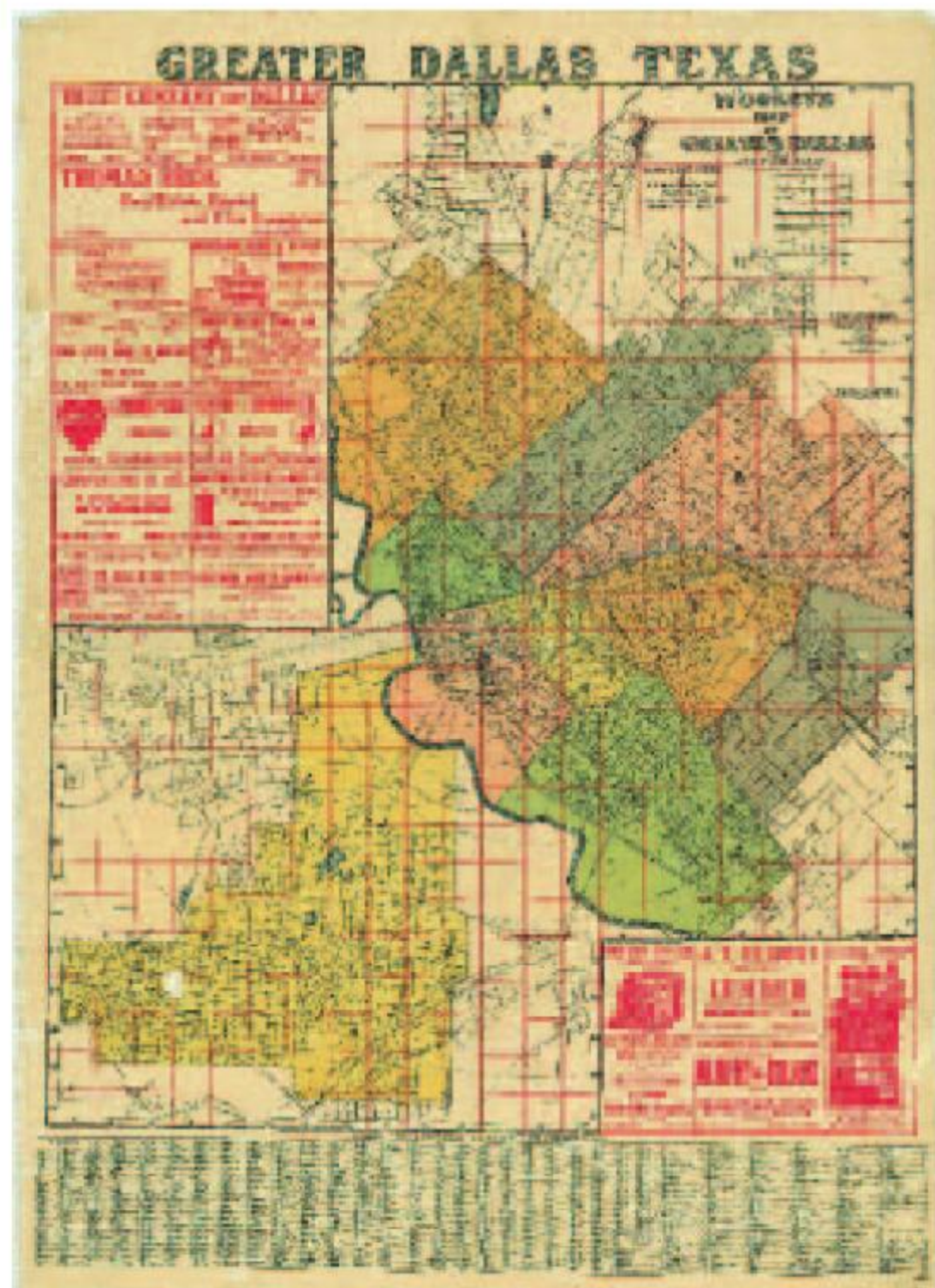


In September, 1892, the construction of a new temple, Shaareth Israel was completed. The building was on the south side of Jackson Street, near Preston. The Dallas Times Herald noted, "It is a handsomely finished structure 40 x 60 feet in the main, with a vestibule 12 x 20 feet. It is neatly finished inside, the cost of the structure being \$13,500." The Cedars quickly became a thriving Jewish community—an era, however, that was short lived.

The turn of the century found light industry taking root in the area just south of Dallas. In 1910, Sears, Roebuck & Company opened a catalog merchandise center, the first outside of Chicago, in what is today known as Southside on Lamar. Three expansions of the building followed; one in 1913, the oldest still standing, and again in 1920 and 1925. As downtown began to spread, many of the late 1800's Victorian structures were being demolished to accommodate industrial and office expansions. This boom coupled with the ongoing population growth caused many of the city's wealthiest to move north.

The 1960s saw the construction of Interstate 30, which essentially cut off the Cedars from the rest of downtown and the destruction of all but a few of the remaining homes in the area. Since then, the area has become a home to artists and grass-roots-type development. Today, the neighborhood is on the cusp of resurgence and was identified in the Forward Dallas Plan as the next logical area for future growth. A group of architects and stakeholders recently commissioned the development of a master plan for the neighborhood and it appears as though its proximity to the urban core may soon find the Cedars as a premiere location for urban renewal. ■

Todd Howard, AIA, is president of t. Howard + associates inc.



Got Ideas?

Columns is the primary arts and architecture magazine in North Texas. As such, we offer many opportunities for our readers to express their creativity and share themselves with their peers in new and interesting ways. Below are features that run in every issue where we would like to have your involvement.



'Have an Attitude?

Do you have high praise for *Columns*? Would you like to see any changes to it? Do you wish we'd offer an article on a specific topic? Do you have a nomination for a person to feature in the Profiles segment? Send your ideas and attitudes to our editor, Brian McLaren, AIA, at brian@warearchitecture.com.

People, Places & Things

We'd like to hear about happenings in the design disciplines... send us news of your company / organization, your achievements, your accomplishments, your personal awards (community, professional, etc), accolades, promotions...or if you've completed an art or architecture project of which you are really proud, we'd like to know about it! Never fear...Le Corbusier was one of the most shameless self-promoters in the history of architects, so follow his example and share. If you're too humble, have a friend send it for you. Send entries to Laurel Stone, AIA, at columns@aiadallas.org. Be sure to put "Columns PPT" in the email subject line.

Creative on the Side

We'd also like to provide YOU, the readers, with additional opportunities for personal, creative expression. If you write poems, paint pictures, take photographs, draw cartoons, write non-fiction, or are inspired by any other means of artistic, writ-

ten or graphic expression, we'd like to see it ... and possibly include it ... in an upcoming issue. Again, your contact is Laurel Stone, AIA, at columns@aiadallas.org.

Sense of Place

This feature showcases one piece of art per issue. It should be expressive of architectural sensibility from an artist's perspective. It might be a photo of an intricate grid of icicles, a simple piece of glass, or a new perspective of an old building. Watch each issue for the unique items we feature and then send your best example to Kerrie Sparks, ksparks@aiadallas.org.

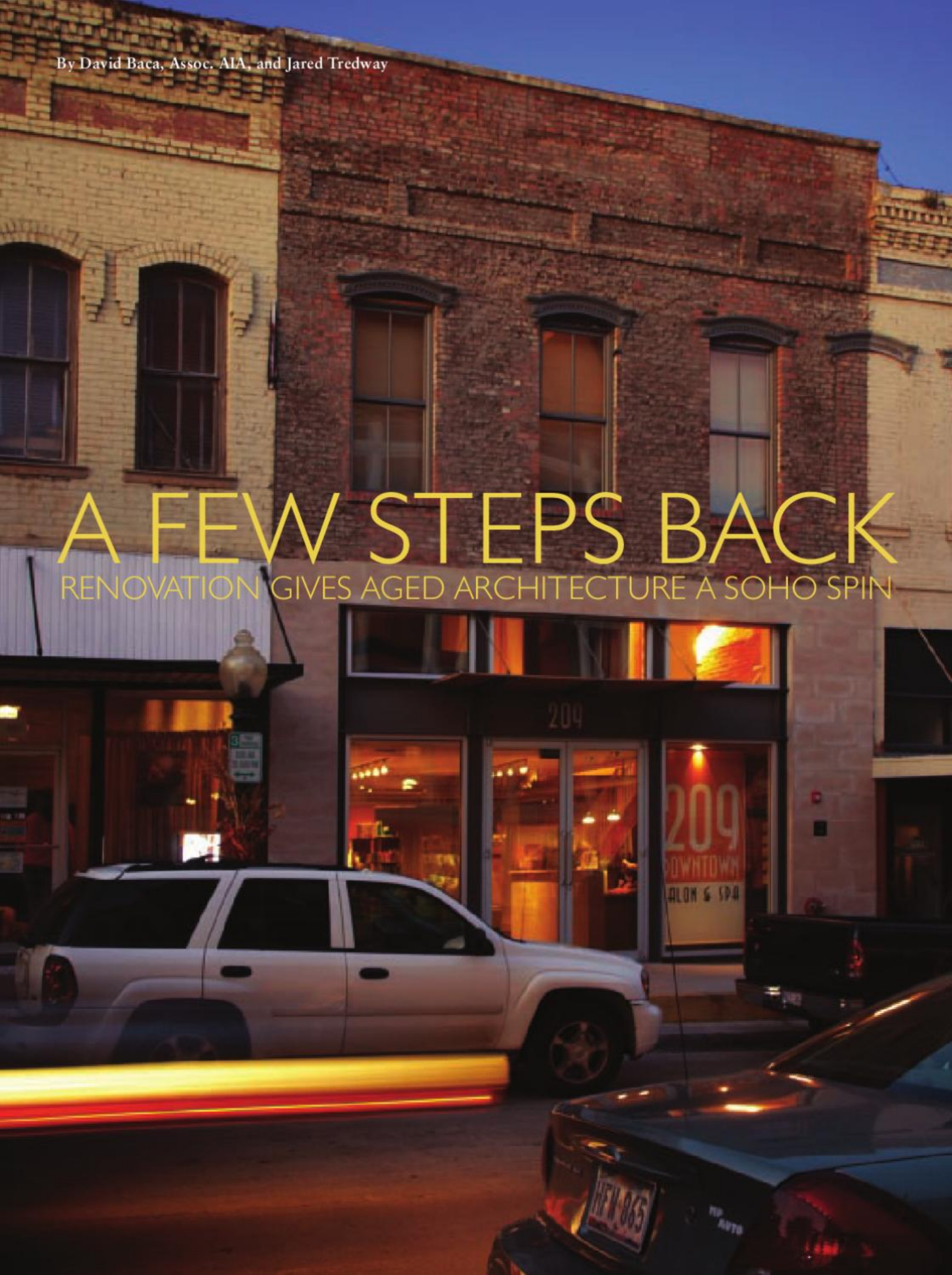
The Gallery

A favorite feature of each *Columns* is the multi-page gallery of fine architecture. To have your project considered for inclusion, send a photo and a one-sentence statement from one of your principals describing the attributes of the structure. Entries should again go to Kerrie Sparks, ksparks@aiadallas.org.

By David Baca, Assoc. AIA, and Jared Tredway

A FEW STEPS BACK

RENOVATION GIVES AGED ARCHITECTURE A SOHO SPIN



The building at 209 East Louisiana Street in downtown McKinney had been abandoned for quite some time. Not abandoned in that it had no occupants, but abandoned in its idea. Since the mid-twentieth century, McKinney's urban downtown, like so many others, struggled to find its identity as suburban



strip centers enticed commercial development to the periphery. This, coupled with fire, changing use, and structural mediation, had rendered 209 East Louisiana a "hodge-podge" of a building, only a shadow of the once proud and coherent commercial building it had been. The façade, disfigured by the odd placement of ill-proportioned windows, looked haggard. The interior, whose original floor levels and high ceilings had been obscured over the years, was a maze of spaces on multiple levels, and was detailed like a suburban tract home. Steel beams and columns had been added to shore up floor joists that changed direction from space to space. The triple-wythed masonry walls no longer bore the load of floor joists, and plumbing was discovered in the most unlikely of places.

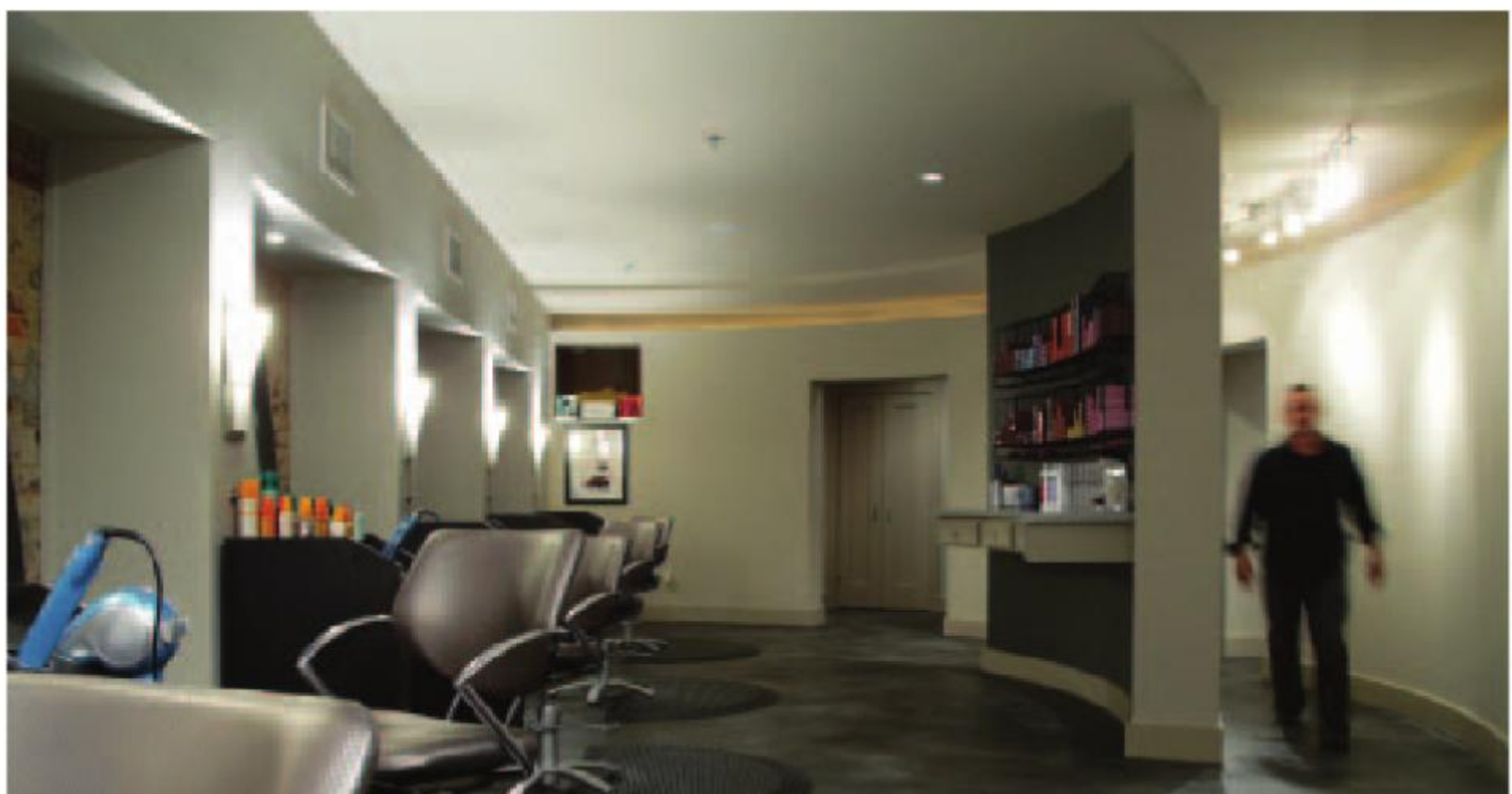
Good Timing for Renewal

In 2007, McKinney's downtown was on the cusp of an urban renaissance. The municipal government was rebuilding infra-



structure and planning aesthetic improvements to the neighborhood. The city was among the fastest growing in the nation, and the increasing population brought renewed interest in both the historic homes and the downtown square that anchors the city. Many of the renovations sought to restore the square's Victorian-era charm and the nostalgia of the past, but Raj and Lori Bhargava had a different vision when they purchased the building at 209 East Louisiana. They envisioned a salon and day spa that expressed contemporary, forward-thinking ideas while respecting the historic fabric. Lori, a retired bank executive turned entrepreneur, wished for her "SoHo" salon and spa to be distinct among the Victorian façades of her neighbors.

The building program included a retail shop, hair salon, massage therapy and treatment areas for manicures and pedicures, and a lounge. The budget was limited, and as a result



the owners hoped to move as little of the walls, plumbing, and floor levels as possible. Largely due to a complex set of spatial requirements and the constraints of the budget, we began to search for design solutions based on artful utility. We identified relationships between seemingly uncommon elements and made use of eccentricities as architectural expressions. For example, the elevator was placed rather awkwardly on the first floor in order to align with load-bearing walls above, resulting in divided spaces and skewed circulation on the first level. As a result, a serpentine circulation path now divides the first level into the washing station, cutting area, and service area while introducing a set of curvilinear forms that animate the geometry of the plan. On the upper levels, circulation was oriented alongside the elevator and the existing load-bearing walls, and treatment rooms were then rationally aligned in the remaining space. Aside from considerations of the quality of a visitor's experience, many esoteric design considerations were dismissed as the building suggested its own straightforward solutions.



Embracing the Past

The aesthetic began to develop when demolition revealed the masonry walls on the interior and exterior. The contrast of old and new, of rough and refined became an important theme in design decisions. On the façade, aged stucco was removed to reveal scarred brick. Leaving the brick exposed on the upper façade contrasts with the smooth-faced stone that replaced the porcelain tiles as a veneer on the lower façade. The original upper window openings were restored and the awkwardly placed existing openings were filled in with a brick that offers a subtle color variation to provide a record of their having been there. The historic tri-partite storefront and cast-iron columns that were typical of turn-of-the-century commercial buildings had been removed sometime during the building's history, and the upper transom window was in-filled with brick. New wide-flange columns were installed in their place to carry the load of

the original lintel and to reintroduce the transom window, which now coincides with the second floor level. A new steel awning supports tongue-and-groove wood decking to protect the entrance from weather.

On the interior, the brick shell becomes a backdrop for retail product displays, new open-riser wood stairs, salon stations, and a double-height lounge upstairs. New walls in soothing gray tones contrast the roughness of the brick. As visitors move through the building, spatial variety reveals glimpses of the historic envelope at every turn. Many of the building's mechanical systems are exposed below the ceiling and provide contrast to the refinement of stainless-steel hardware and fixtures. Lighting placement adds to the visual drama and heightens the contrast of the rough with the refined.



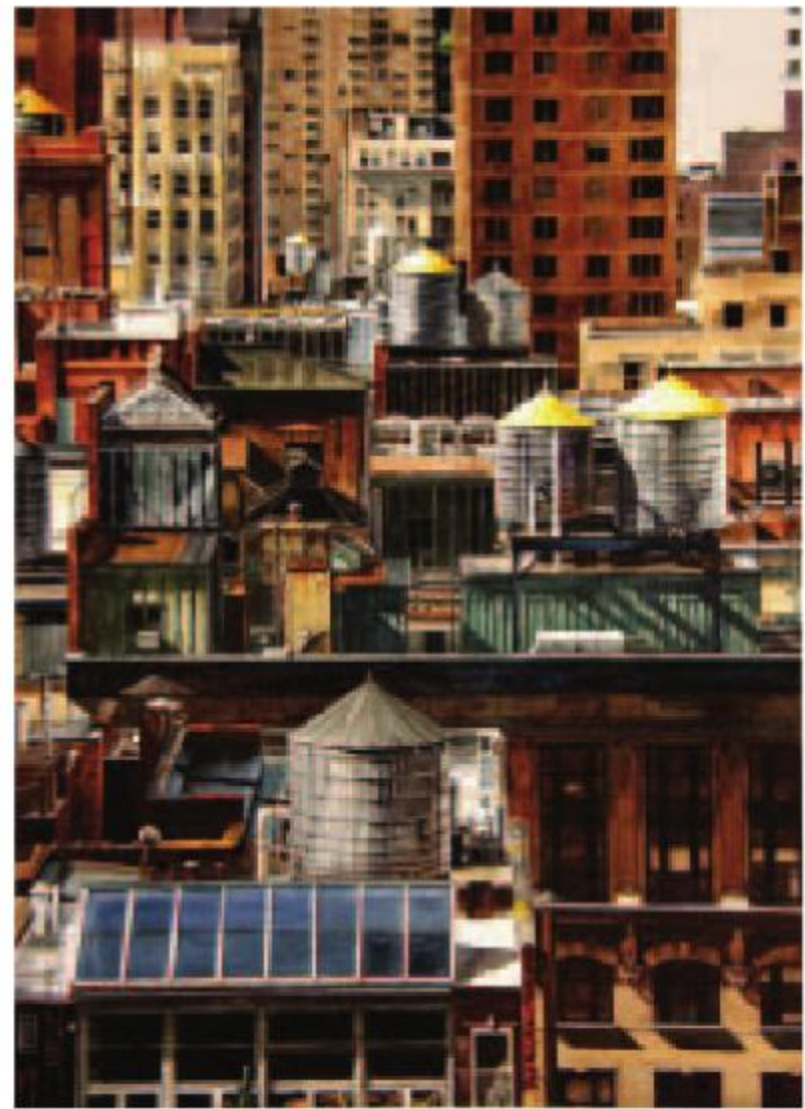
Although the scheme was originally met with some outside resistance, local preservationists and neighboring building owners have embraced the result of the long and involved project. In an area where neo-eclectic schemes are predominant among new development, and other downtown building owners generally stick to the nostalgic themes of the past, 209 Downtown Salon and Spa takes a different approach. It reminds us that we are a contemporary people in a contemporary age, all the while being quietly respectful of history and culture. By taking a few steps backward and defining some new approaches to old challenges, the life of this building, it seems, has been found once again. ■

David Baca, Assoc. AIA, is principal and Jared Tredway is project manager of David Baca Studio in Sherman.

Creative On the Side | Things People Create on Their Own Time



Carnival, Mixed media on Canvas, 5x7
Lacy Barnett-Cagle
RTKL Associates Inc.



Rooftops - New York, Watercolor, 25"x18"
Laurin McCracken, AIA
Jacobs Global Buildings NA



Kunsthal Auditorium, Digital Photography
Richard Luis, Intl. Assoc. AIA
Laguarda.Low Architects

GALLERY



CAFÉ R+D
University Park, Texas
Good Fulton & Farrell Architects
www.gff.com
Photographer: Charles D. Smith, AIA

“Café R+D was a rare opportunity to design a compact freestanding jewel-box restaurant for Hillstone Restaurant Group, parent company to Houston’s Restaurant, with a near limitless budget.”

JEFF GOOD, AIA, PRINCIPAL

GALLERY



“The arcade detailing was inspired by the Art Deco style building known as the “Taj Mahal” at Randolph Air Force base in San Antonio.”

GREGORY DASPIT, AIA, DIVISION MANAGER

REMINGTON MEDICAL
RESORT OF SAN ANTONIO
Mayse & Associates Inc.
www.mayseassociates.com
Photographer: Nathan Shands,
Shands Photographics

GALLERY



CANAL SIDE LOFTS

Irving, TX

Womack + Hampton Architects LLC

www.womackhampton.com

Photographer: John Benoist

“Not your typical warehouse – Canal Side expresses a renewed vision for urban loft apartments.”

CHARLES R. WOMACK, AIA, PRINCIPAL

GALLERY



“Planned over many phases, the restoration and adaptive re-use of the historic Mercantile Tower and its new hip partner, The Element, provide two unique lifestyle choices at one premier residential address.”

GARY PITTS, AIA

MERCANTILE PLACE ON MAIN
Dallas, TX
BGO Architects Inc.
www.bgoarchitects.com
Photographer: John W. Davis,
ASMP, DVDesign Group Inc.

GALLERY



THE JOULE HOTEL
Dallas, TX
ARCHITEXAS
www.architexas.com
Photographer: Eric Laignel

“The Joule Hotel synthesizes contemporary design with the classic beauty of an historic Gothic-Revival masterpiece. The result is an energetic expression of the revitalized heart of Dallas.”

CRAIG MELDE, PRINCIPAL

GALLERY



“We envisioned this house as an arced vessel suspended within an exoskeleton of steel structure, trellises, and sunscreens.”

LIONEL MORRISON, FAIA

NORTHAVEN RESIDENCE

Dallas, TX

morrisonseifertmurphy

www.msimgroup.com

Photographer: Lionel Morrison, FAIA



AIA DALLAS TOUR OF HOMES

SAVE THE DATE

November 6–7, 2010

Join us for the third annual Tour of Homes. The Tour will feature single and multi-family residences in the Dallas/Ft. Worth area designed by Texas architects. Tickets are \$25 per person. For additional information please visit www.hometourdallas.com or call 214 742 3242.

Benefiting AIA Dallas Chapter

Centered on the Center | Winning Ways

The AIA Dallas and the Dallas Center for Architecture have proven an award-winning combination. Within six months, these groups have received four accolades for excellence. The awards recognize our DCFA architectural design, AIA Dallas' development of emerging leaders, and communication leadership through *AIA Columns* magazine.

Architectural Design Award

The Dallas Center for Architecture's interior scheme was developed as a result of a design competition that AIA sponsored in 2007. A team of young architects, from three different areas of the nation, rose to the challenge. Their design features a "crinkle wall"—a faceted, acid-etched glass wall that has now become a symbol to identify the uniqueness of our physical space. The 8,996-square-foot facility design took shape within a remarkable eight-month timeframe. The judges of Texas Construction's Best of 2009 awards presented the project with an award for the Best Cultural Project and it also tied for Best Architectural Design in this awards program.

Continuing Education Award

A ten-month comprehensive leadership-

development program, established by AIA Dallas, profoundly impressed the American Institute of Architects' Continuing Education jury. In recognition of the program, the jury presented AIA Dallas with an award in the Continuing Education Single Program category. The recognition is for AIA Dallas' effort to discover, develop, and establish emerging industry professionals so they can better impact the community, the architectural profession, and their respective firms.

Communication Award

The editorial team of AIA Dallas' *Columns* magazine states their mission as: "...providing contemporary, critical thought leadership on topics of significance to the architectural community and to professionals in related industries." The layout of the magazine reflects such architectural sensitivity and aesthetics. From among nearly 5,000 entries, judges honored the magazine's success in "marketing and communications" by choosing *Columns* as a winner of the 2009 Platinum Award in the Marcom international design competition.

The level of distinction in architectural design, continuing education, and communication that we have achieved makes



Craig Blackmon, FAIA, Blackink Photography

us proud to continue in our pursuit of excellence. It's the fabulous staff and volunteers at AIA and DCFA – and the Dallas Center for Architecture Foundation—that make possible our profound impact on Dallas and our professions. Thank you all.

P.S. Thanks to all of our Dollar a Day campaign contributors... you have successfully helped us retire our construction loan that we secured to build-out the Dallas Center for Architecture! Go to www.aiadallas.org and click on the Dollar A Day logo for a list of donors. ■

Paula Clements is executive director of the Dallas Center for Architecture.

Upcoming DCFA Events

The Dallas Center for Architecture's film series continues through the summer with explorations of architecture from around the world. All screenings begin at 7:30 p.m. Admission is a \$10 donation to the center. Refreshments are provided. To RSVP, e-mail info@DallasCFA.com.

June 9, 2010 - 7:30 p.m.

Metropolis

In the year 2026, when the populace is divided between workers who must live underground and the wealthy, who enjoy a futuristic city of splendor, a man from the upper class abandons his privileged life to join op-

pressed workers in a revolt. Perhaps the most famous and influential of all silent films, German director Fritz Lang's masterpiece has been magnificently restored to include the original 1927 orchestral score. The film's set designs and their similarities to Modern and Art Deco architecture are still impressive.

July 14, 2010 - 7:30 p.m.

Regular or Super

Capping off a six-decade career that redefined modern architecture, the great Mies van der Rohe designed a simple gas station near Montreal in 1967. This eccentric career move serves as the scaffolding for this stylish and fascinating documentary, which looks at several Mies masterpieces, including the Seagram Building and the Barcelona Pavilion. The film also includes interviews with other architecture stars such as Rem Koolhaas, Elizabeth Diller, and Phyllis Lambert.

August 11, 2010 - 7:30 p.m.

Frank Lloyd Wright's Buffalo

This film tells the story of the long friendship of architect Frank Lloyd Wright and Buffalo businessman Darwin Martin—and the architecture that was created as a result, including the Larkin Administration Building, the Darwin Martin Estate, and the Martin Summer Home, Graycliff.

September 8, 2010 - 7:30 p.m.

The Museum on the Mountain

The Miho Museum, designed by I.M. Pei, is examined in this documentary. It follows the progress of the museum's design and construction over a six-year period, from Pei's initial visit to the remote mountain site near Kyoto, Japan, to the public opening in 1997.

For a listing of architecture events across the region, visit DallasCFA.com.

Lost Dallas | Ross Avenue Residences

From 1885 to 1920, Ross Avenue was Dallas' Fifth Avenue. The silk-stock district, lined with mansions, was occupied by the city's civic and business leaders. But encroaching commercial uses gradually drove the wealthy farther north and east to carefully designed residential developments such as Highland Park and Munger Place. Today, three historic mansions survive.

From: *Dallas Landmarks*, a publication by Preservation Dallas and Dallas Heritage Village

The Alfred H. Belo Mansion
(Dallas Legal Education Center), c. 1890
2101 Ross Avenue
Original Architect: Unknown
Hubbell and Greene, renovation, 1900
Burson, Hendricks & Walls, adaptive re-use, restoration, and expansion, 1978

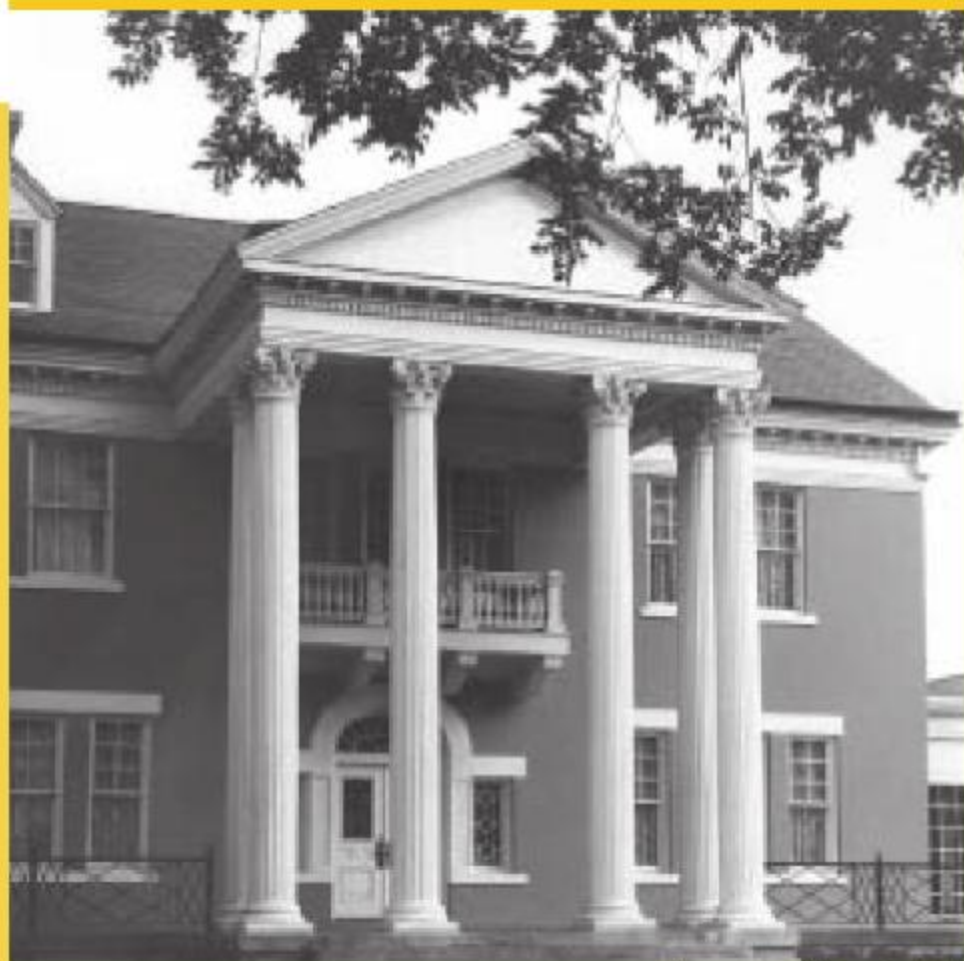


Photo courtesy of Preservation Dallas

The Alexander Mansion
(The Dallas Woman's Forum), 1906
4607 Ross Avenue
Designed by Sanguinette & Staats



Photo courtesy of Preservation Dallas



Tenison House (now part of James W. Fannin Elementary School), 1911
4880 Ross Avenue
Architect: Unknown

Katherine Seale is the executive director of Preservation Dallas.

Transitions | Involve. Educate. Motivate.



Joshua Skoch, Assoc. AIA



Editor's Note: The AIA Dallas Associates Committee is a growing group of aspiring architects whose aim is to involve, educate, and motivate young professionals in the architectural community. Transitions is a new Columns feature that will highlight their activities and suggest opportunities that might intrigue you.

Become an Associate AIA member and join the AIA Dallas Associates Committee! An Associate is unlicensed to practice architecture in the United States, but is either a recent graduate with an architectural degree, currently enrolled in the Intern Development Program and working toward licensure, or working under a licensed architect. In essence, an Associate's place in the architectural community is a transitory position and a stepping stone. The AIA Dallas Associates Committee acts as a support for those taking strides toward greater achievement and value within the profession.

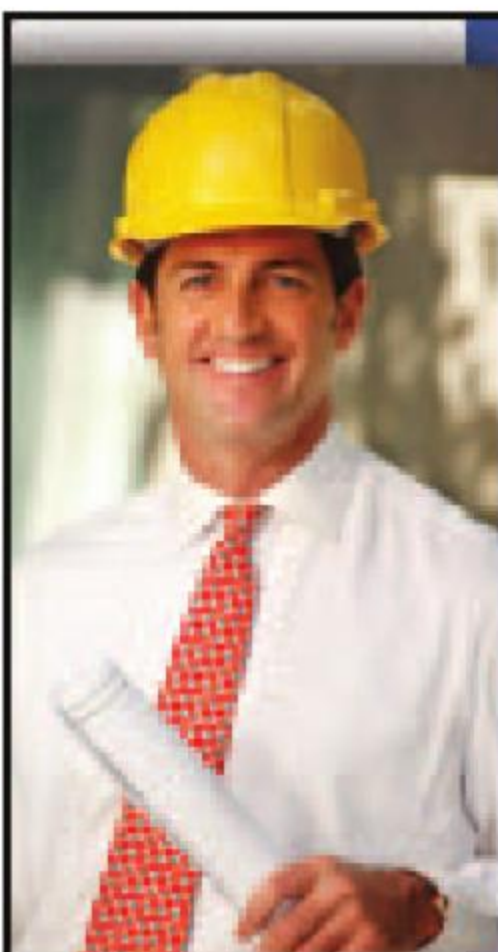
The committee organizes events to encourage and assist architectural interns through their journey to professional licensure. Among these are A.R.E. (Architectural Registration Exam) success teams, where individuals exchange study materials and encourage one another through a set timeline of exams. Also offered are A.R.E. seminars and lectures that focus on exam content and methods for exam preparation.

While architectural registration is emphasized by the committee, the group also assists young professionals by establishing links to the greater architectural community and the community at large. Outreach opportunities are provided, such as the recent Turtle Creek Clean Up, which was organized through Emerging Leaders. There are also opportunities to volunteer while experiencing local architecture at its best, like helping with the AIA Dallas Tour of Homes. The committee also reaches out to potential Associates and eventual architecture students through events like *2 B An Architect*, which is held for high school students interested in architecture as a career. Finally, the committee provides social interaction and networking possibilities, but with an architectural flair.

Leonardo da Vinci once said, "I have been impressed with the urgency of doing. Knowing is not enough; we must apply. Being willing is not enough; we must do." The AIA Dallas Associates Committee acts as an active catalyst for doing...for applying...and for growing.

Learn more by following the Associates on Twitter (<https://twitter.com/AIADallasAssoc>), read their blogspot (www.AIADallasAssociates.blogspot.com) or become a fan on Facebook (<http://www.facebook.com/pages/AIA-Dallas-Associates-Committee/249097002988>). ■

Jennifer Trojcak, Assoc. AIA, is an intern architect with Brown Reynolds Watford Architects.



Celebrating 20 Years of Serving Design and Environmental Professionals.

LET McLAUGHLIN BRUNSON INSURANCE BE YOUR PERSONAL RISK MANAGEMENT PARTNER. FOR 20 YEARS, WE HAVE PROVIDED CUSTOM INSURANCE SOLUTIONS, LOSS PREVENTION EDUCATION AND SPECIALIZED SERVICES TO MANY OF THE TOP ARCHITECT, ENGINEERING AND ENVIRONMENTAL FIRMS IN THE GREAT STATE OF TEXAS. BECAUSE WE KNOW YOUR BUSINESS INSIDE AND OUT, OUR QUALIFIED ADVISORS CAN HELP YOU AVOID LOSSES BY DELIVERING KNOWLEDGEABLE ADVICE THROUGH IN-HOUSE CLAIMS ASSISTANCE, CONTRACT REVIEW SERVICES AND MORE.



6600 LBJ Freeway, Suite 220, Dallas, Texas 75240
Telephone 214-503-1212 Fax 214-503-8899
www.mclaughlinbrunson.com

What our clients say:

"Great partnerships with companies like McLaughlin Brunson are the key to our success. The support we receive and the trust we have in their expertise create a bright future for both companies. Congratulations to MBI on a successful 20 years!"

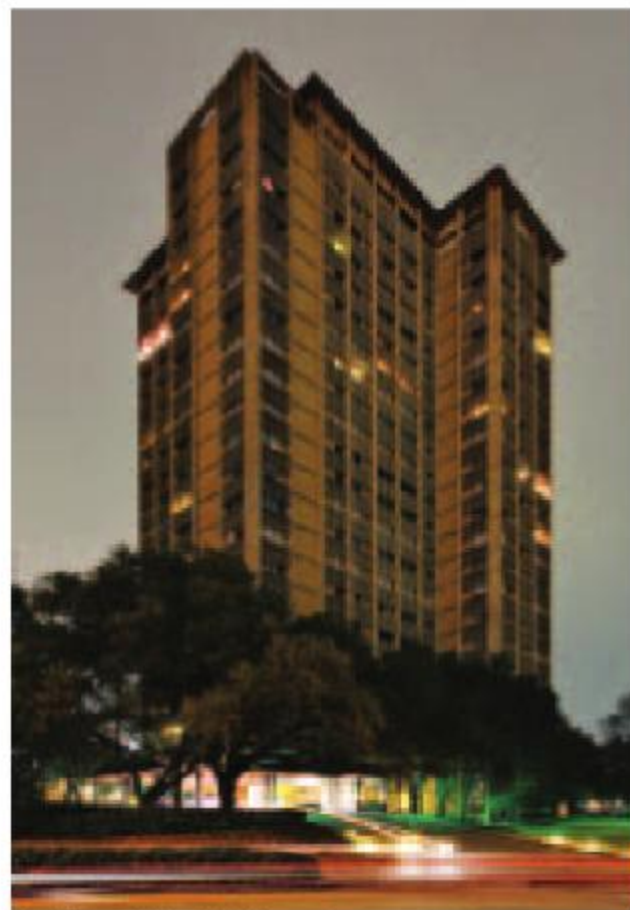
— Jerry Hammerlun, CFO
General Counsel, Huckabee

"We've had the pleasure of working with McLaughlin Brunson for more than 20 years. Their knowledge of the A/E business and commitment to their clients are unsurpassed in the industry."

— Stephanie Garcia, General Counsel
SHWGROUP

In Context

Continued from page 11



Justin Terveen, Urban Fabric Photography

525 Turtle Creek Boulevard, 1957 Howard Meyer, architect

"Not as much a building as a way of life." That's the first sentence of the original marketing materials for 3525 Turtle Creek, one of Dallas' first apartment buildings. Completed in 1957, it was designed by Howard Meyer, whose other buildings in Dallas include Temple Emanu-El and residences in the Park Cities and North and East Dallas.

A signature element of 3525 Turtle Creek is its distinctive series of brise soleil or sunscreens. As the original brochure states, "These grilles are extremely handsome as a decorative treatment and break up direct sunlight coming into the rooms into a myriad of changing patterns. They do not obstruct the view through the windows."

With its sensitivity to its neighborhood and textured exterior, Meyer's tower remains a Dallas architectural icon. ■

Thanks to Gail Sachson, vice-chair of the Dallas Cultural Affairs Commission and owner of Ask Me About Art, for the idea for this new feature.

**Stewart
Engineering
Supply
Inc.**

Arlington, Texas
3221 E. Pioneer Pkwy
817-640-1767

Dallas, Texas
4849 Greenville Ave.
972-263-0806

Wide Format Printing Service
Black and White or Color.

Wide Format Digital Imaging System Sales, Service and Supplies from Xerox, Oce' and HP.

New! HP 1200

New! Xerox 6604S with color scanning

New! Oce' ColorWave 600

1980-2010
30 Years of Service to the Customer

Index to Advertisers

Acme Brick Company	www.brick.com	IFC
Baker Triangle	www.bakertriangle.com	I
Blackson Brick	www.blacksonbrick.com	OBC
BQE	www.billquick.com	IBC
Brandon Stewart, Realtor	www.brandonestewart.ebby.com	4
Dunaway Associates	www.dunawayassociates.com	2
HG Rice / Millunzi	www.hgrice.com	35
Idea Construction	www.ideaconstruction.com	35
L.A. Fuess Partners, Inc.	www.lafp.com	48
Lee Lewis Construction	www.leelewis.com	2
Lerch Bates Inc.	www.lerchbates.com	4
McLaughlin Brunson Insurance	www.mdaughlinbrunson.com	34
Purdy McGuire Inc.	www.purdy-mcguire.com	I
Spanco Building Systems	www.spanco-building-systems.com	8
Stewart Engineering	www.sesisupply.com	34
Thomas Reprographics	www.thomasrepro.com	4
Thornton Tomasetti	www.thorntontomasetti.com	8
Walter P. Moore & Associates Inc.	www.walterpmoore.com	8

By Chris Grossnicklaus, Assoc. AIA

Web wise | Online spaces that intrigue, engage, and educate

Lebbeus Woods

<http://lebbeuswoods.wordpress.com>

With this site, Woods brings his architectural missives into the contemporary medium of the blog. This cleanly presented site helps to present his complex architectural theories and ideas.

Life of an Architect

<http://lifeofanarchitect.blogspot.com>

This honest and informing blogsite is from local architect Bob Borson. The musings contained in the site cover topics that are easily understood and relatable to the daily lives of architects.

Life Without Buildings

<http://lifewithoutbuildings.net>

Self-described as "architecture out of context," this blogsite takes an interestingly oblique view of the architecture world. Weekly postings cover a wide range of topics that include interviews, critiques, and profiles.

Super Cook

<http://www.supercook.com>

Have you ever opened your refrigerator and pantry and blankly wondered what to make for dinner? If so, this site has a solution for you. Simply enter the ingredients you have on hand and Super Cook's search engine finds recipes for you from its extensive database.

Chris Grossnicklaus, Assoc. AIA, is with RTKL Associates Inc. To offer your ideas for websites that others might like to visit, send him suggestions at cgrossnicklaus@rtkl.com.



IDEA CONSTRUCTION

BUILDING Excellence

Ministry Center
Dallas, Texas
Architect: HH Architects



Pre-Construction Services

- Feasibility Analysis
- Budgeting
- Scheduling
- Value Engineering
- Design & Engineering

Construction Services

- Interior Construction
- Renovation and Remodel
- Building Maintenance
- Construction Management
- General Contracting
- Design / Build

IDEA CONSTRUCTION
13650 Floyd Circle . Dallas . TX 75243
T 972.437.5746 . F 972.437.4659 . www.ideaconstruction.com

Advertise!
Call Kerrie Sparks @ 214.880.1510



FOODSERVICE DESIGN PROFESSIONALS

H.G. Rice & Company
2655 Villa Creek Drive, #233
Farmers Branch, Tx 75234
Telephone: 800.745.7423
Email: lance@hgrice.com
Contact: Mr. Lance Brooks

Millunzi and Associates, Inc.
26215 Oakridge Dr.
The Woodlands, Tx 77380
Telephone: 888.253.9148
Email: foodservice@millunzi.com
Contact: Mr. Robert Millunzi
Web Site: HGRICE.COM

Profile | Pete Peabody

We should understand preservation from a quality-of-life perspective—it's not like finding a cure for cancer or ending homelessness, but it nevertheless makes a profound difference in our lives.



As the president of Preservation Dallas (www.preservationdallas.org), Pete Peabody is the principal spokesperson for the organization. Pete works with the executive director, other board members, and committee chairpersons to ensure the organization stays true to its mission. That mission is: to advocate for the preservation and revitalization of Dallas' historic buildings, neighborhoods, and places in order to enhance the vitality of our city.

Pete's goal, while president, is to keep the organization on track by maintaining core programs and events and maximizing communication and educational efforts via social media and their Website. In a recent interview, Pete shared some of his insights as a community advocate and preservation leader.

What are some of the best examples of architects doing preservation projects right?

I would like to first make it clear that preservation includes restoration projects as well as renovations and adaptive reuse. Not many projects fall under the restoration category, especially in Dallas. However, preservation-minded projects include the Eagle residence on Park Lane, the Larry Leibowitz and Naomi Aberly residence on Strait Lane, along with Fair Park, the Mosaic building, the DP&L building, and the Davis building.

Dallas needs to work harder and smarter to preserve and reuse our built environment rather than demolish it or have it lay fallow.

Who and what exemplifies exceptional preservation architecture?

Locally, Dallas has many talented Revivalist architects, qualified restoration architects, and an increasing number of firms doing adaptive reuse. The historic streetscape in Downtown is a great example. Having projects like Old Parkland, the Stoneleigh Hotel, and Fair Park make our city better and much more interesting. Nationally, I would say that the best preservation projects used to be privately funded museums; but the field has broadened and there are now quite excellent projects for landscape design, cultural landmarks, roadways, and mid-century modern resources. Also, views have expanded on what we consider worthy of preservation. I think some people still think of preservation as a luxury. Preservation is not just about restoring houses for wealthy people. We should understand preservation from a quality of life perspective—it's not like finding a cure for cancer or ending homelessness, but it nevertheless makes a profound difference in our lives.

On Target

Pete's straight answer's to pointed questions

What is the most rewarding thing about your service to Preservation Dallas?

Bringing organizations and individuals together, while helping others discover our architectural past.

What do you consider your most profound success?

My family.

In your free time, what do you like to do?

Besides training for the next marathon? With the addition of my one-year-old daughter Sophia, and our newborn Joshua, there is of course a lot of focus on them. They go everywhere with us, whether jogging on the Katy Trail, or out for a wonderful meal.

What has kept you in Dallas?

I am very partial to Dallas, being a native with both sides of the family arriving here since just before WWI. There are many wonderful people in this city who care deeply for its future.

How has living in the DFW metroplex influenced or shaped your perceptions about the built environment?

I am fortunate to have been the recipient of my family's rich oral history of the area coupled with my own experiences and studies.

When architects think of great American cities, New York, Chicago, and Boston may readily come to mind. How could Dallas become a similarly great city?

Having just returned from Washington D.C. and having visited the cities you mentioned, it's evident they have a deep respect for the legacy of past generations, for a creative approach to adapting older buildings to new uses, and for planning a city for the better good of those who live there. Dallas needs to work harder and smarter to preserve and reuse our built environment rather than demolish it or have it lay fallow.

In terms of preservation, what does Dallas still need to learn from other great American cities?

Dallas citizens and city leaders need to work together and find solutions that will preserve, reuse, and adapt the historical structures we have left. They are emblematic of the struggles and successes of those who came before us and inspire us to have our own vision of the future.

What sparked your interest in preservation architecture?

I have always loved history, but I lived in Oak Cliff for many years. That community has great respect for history, the built environment, and the legacy of past generations. I also directly participated in the renovation of my own residence several years ago, a 1958 mid-century home designed by San Antonio architect E.I. Freeborn for Tom and Naomi Williams. The process helped me gain a deep sense of appreciation for well thought out architectural design.

Interview by Andrew Moon, Assoc. AIA, an intern architect with Raymond Harris & Associates Architects.

Social Responsibility | Gratitude Requires a Response



As architects and designers, we generally embrace the notion that we carry the obligation of social responsibility. After all, we instinctively describe what we do in practice as “improving the built environment.” No profession that describes its primary activity in this way can escape the need to be socially conscious, and in a beneficial and proactive way.

Social responsibility includes a wide range of possibilities—from active involvement in our professional organizations, to community and volunteer service, to board and council membership in a variety of organizations. Contributing design skills and expertise to charitable or nonprofit projects is a natural fit for architectural firms. Such pro bono work allows us to do what we do best while improving our community. In recent years, Omniplan has contributed such pro bono design services for a homeless shelter, environmental graphics for the Katy Trail, planning and development at the Dallas Arboretum, and urban planning initiatives around the city.

Recently, our firm contributed planning and design for two affordable housing infill projects developed by the East Dallas Community Organization (EDCO), a nonprofit community housing-development organization whose mission is to provide quality, affordable housing for multi-income owner/occupants. Both projects were developed within established neighborhoods 10 minutes from downtown, creating owner-occupied homes on formerly vacant land. A special thanks goes to Joanna Hampton, AIA, for the many hours she has contributed to lead to this effort.

For the first of these projects, Bexar Street Townhomes, we developed the design of 30 single-family attached-townhouse units along with concepts for mixed-use components of the project. The first eight units are completed and being sold. The second project, Claude Street, consisted of the re-platting of three contiguous lots into four single-family home lots. Omniplan designed and then produced design development

documents for three distinct home designs. High energy efficiency was a focus of the home designs, resulting in LEED Silver certification—at a cost of less than \$100,000 per home. Two of the four homes are now completed and occupied, making them some of the first LEED certified affordable housing units in Dallas. Work continues in 2010 on a third EDCO project.

As Andrew Carnegie believed that the rich held their money “in trust” for the rest of society, so do we as architects and designers hold our unique skills and abilities in trust for society. We must actively apply them in a socially conscious way for society to benefit. Perhaps, in the end, it is a matter of simple gratitude. Gratitude for what we have, for what we know, and for what we are able to accomplish as architects. True gratitude requires a response. ■

D. Michael Hellinghausen, AIA, is principal and COO of Omniplan.

Critique | Professionals Share Perceptions of Publications

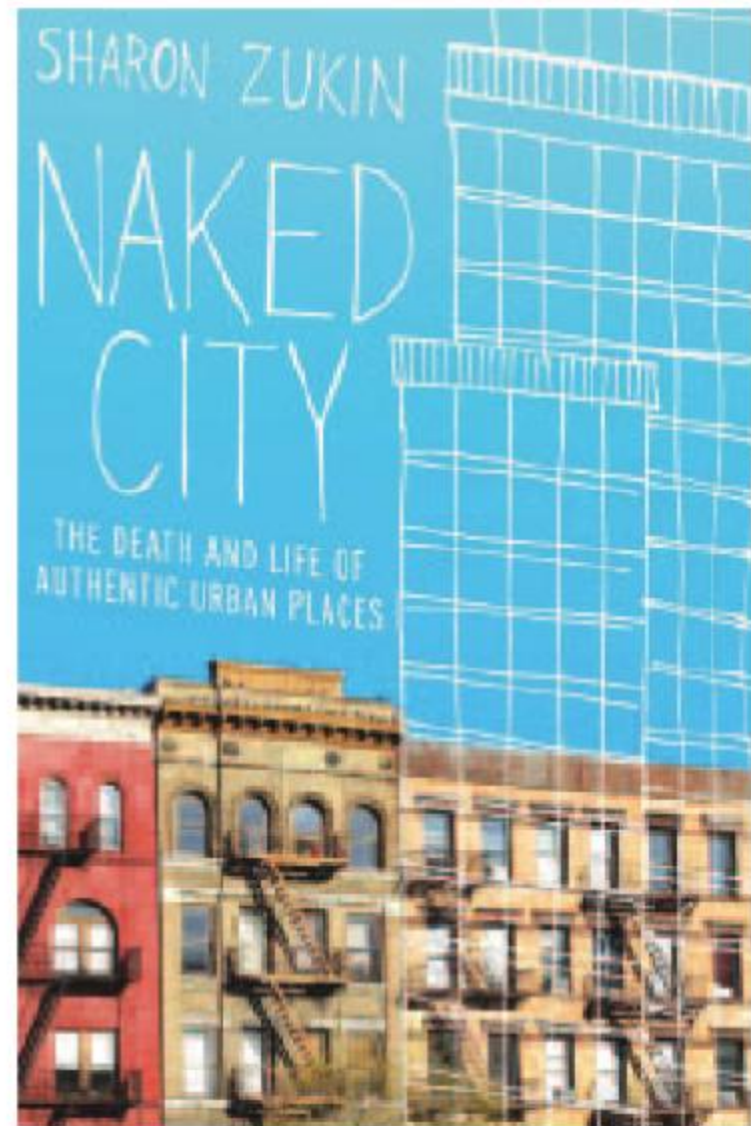
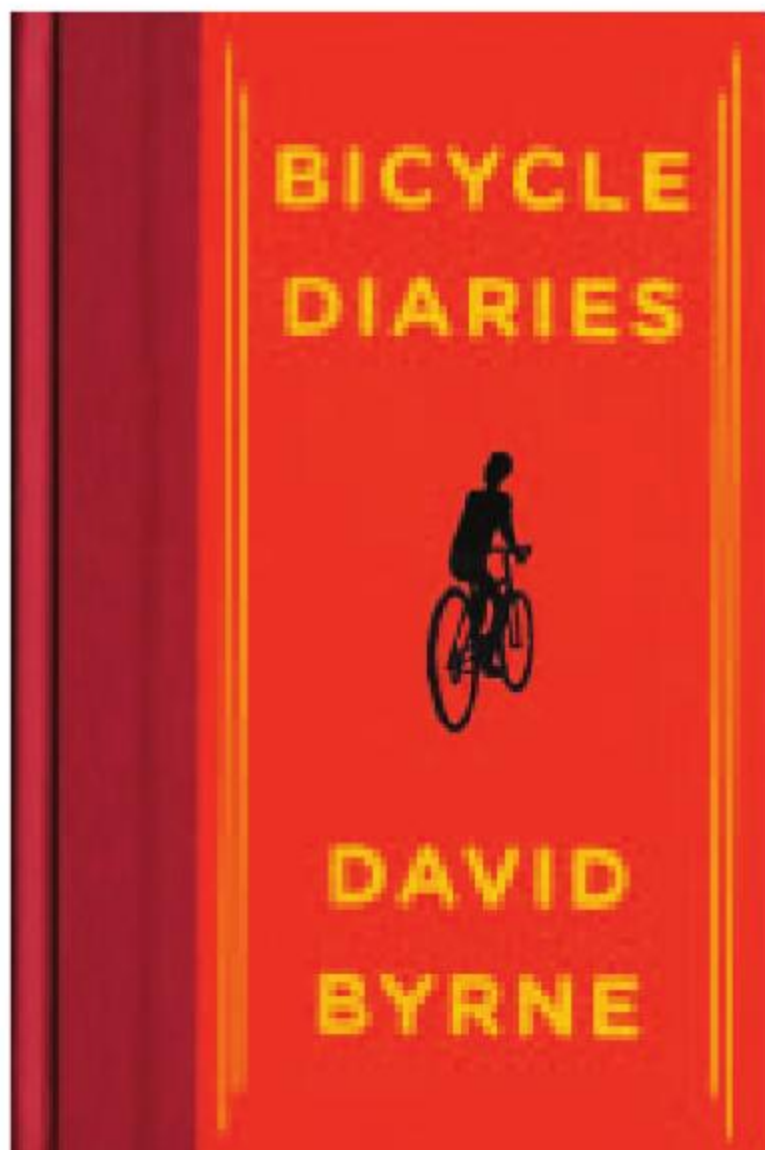
Ever listen to a Talking Heads song and think to yourself, “Well, how did I get here?”

These disjointed, esoteric lyrics linger in the head, sparking mindless conjecture and ruminations. These same inspired digressions echo throughout David Byrne’s latest creation... dare I say, travelogue? The Talking Heads’ frontman /artist /diarist /writer /world traveler takes a folding bike on all of his worldly adventures; and the result? *The Bicycle Diaries*. The bike enthusiast admits from the acknowledgements that the book acts as a “thread of [his] bike explorations of various cities” and not theoretical discourse on urban planning. This undertaking renders more of a personal blog than a travel diary.

Byrne jumps from Berlin to Manila to Istanbul taking us on a tangential ride through the inner workings of David Byrne. Each city acts as a transition for the author’s topical conversation. It is as if you are pedaling alongside Byrne in Buenos Aires, hearing his personal views on politics, art, religion, fashion, and urban isolation as varied as the countries through which he bikes. He ponders the cleanliness of elevators in one city verses another, youth curfews in Sweetwater, Texas, public art installations in the Istanbul Biennial, and the remnants of the class and caste system in London.

While Byrne is no urban theorist by any stretch, his book offers a glimpse into an original, well-traveled, and inspired mind. ■

Reviewed by Matthew Beam, an associate at Callison.



Over the last 200 years, New York City has been the proving grounds and showcase for modern urban planning and architectural theory in America. So it comes as no surprise that Sharon Zukin chose our most prolific urban laboratory to address one of the most elemental, yet vexing questions: What makes a place authentic?

In *The Naked City*, Zukin’s central thesis, that “authenticity” is a reflection of us as much as it is the actual bricks and mortar of an urban space, rings true when examining the transformation of neighborhoods. As a neighborhood gentrifies, the ethnic shops and restaurants, the cheap spaces that house artists, and the general grit inevitably give way to safer and more expensive choices. The standardization of our urban places ultimately destroys the original character that was so attractive in the first place.

Zukin argues that the continual upscaling of neighborhoods creates authenticity as experience and style, rather than “a gradual buildup of everyday experience, the expectation that neighbors...that are here today will be here tomorrow.”

The Naked City is a work that has come at an opportune time in our country. As a reaction to the general craziness of the last real estate cycle in New York, this book offers an alternative to the business-as-usual approach and suggests that true neighborhood diversity will sustain lasting value. ■

Reviewed by Erich Dohrer, director of planning and urban design at RTKL Associates Inc.

The Shops at Legacy in Plano, TX.



Practice Matters | Recession Redirection



Weak Sharp Soft Decline Reduction

These five words consistently materialize in both the 2008 and 2009 Dallas Beige Book reports issued by the Federal Reserve Bank. Amidst the grave and daunting challenges of a weak and weary economy, what's the outlook for Dallas design and architecture firms in 2010? Recently, five firm leaders shared with me their insights into what they've learned, how they plan to re-tool and how to better position their firms for the end of this cycle.

Several leaders expressed the differences between this recession and the one in the late 1980s. They did, however, differ on whether they perceived this as the worst economy they've ever seen. Gary Cunningham, FAIA, of Cunningham Architects said, "It never gets any easier, just more familiar." The global impact of the failing financial systems echoed throughout the leaders' comments.

"Recession affects every part of the world," said Ralph Hawkins, FAIA, chairman and CEO of HKS.

"How much of this is a temporary aberration and how much of it is a fundamental reset of our economic system, condition and prospects?" ponders Duncan Fulton, FAIA, managing principal of Good Fulton & Farrell.

Local Lessons

The sharp dissipation of the North Texas economy, in response to the softening of the global economy, taught Dallas firms several lessons. Across the board, firms have made reductions in overhead, project budgets, and, most unpopular, in staff. Kip

Daniel, FAIA, of The Beck Group said, "[The lesson learned] is to keep a lean and mean operation [even in the good times] and not grow too fast."

Fulton agreed, "Firms don't get in trouble when times are bad; they get in trouble when times are good."

However, with rising costs, sometimes the reductions help, but "not as much as in past recessions," chimes in Cunningham.

According to the leaders interviewed, the road towards recovery is paved with efficiency, focus, and creativity. "We are more efficient financially and we are doing more and creating more dynamic services and designs with less effort," said Jerry Merriman, AIA, president of Merriman Associates/Architects.

With a nearly impermeable credit market, firms are deploying resources toward different markets. "Form follows funding," Hawkins said. Firms with the fortitude to position themselves in today's growth markets find themselves at an advantage. Growth markets include: higher education, healthcare, government, and international work.

"The right markets can carry you in a recession," said Daniel, "and looking back, early identification of those markets is [tantamount] to positioning for long-term growth."

Leaders generally have a cautiously optimistic outlook. "We . . . feel that our best years as a firm lie ahead, beginning with 2010," said Merriman.

Survival and weathering the storm is on everyone's mind. "Our goal is to survive in the short term, and to do so in ways that will allow us to thrive in the long term," said Fulton.

The consensus comment, aptly expressed by Daniel is this: "we sure don't want to be around when the next one comes!" ■

Valerie Ann De La Rosa is the director of marketing for Good Fulton & Farrell.

Edit | The New Urban



Dallas and North Texas face an interesting future. Currently and over the last several decades, we've experienced a growth rate of about 2.5%. This means that by 2030—in less than 20 years—the population of our cozy little metro will increase by about four-million people.

Other areas around the country are stagnant or even in decline. Last year, Florida lost population for the first time in history, but Dallas continues to welcome the masses. Our entrepreneurial spirit and frontier mentality—fostering the attitude that everyone should have the chance to chase their dreams—will invite these additional four-million people to make Dallas their home and contribute to the melting pot that Dallas is becoming.

The question arises: where will everyone live? The answer: right here, only denser. It's impractical for the suburbs to keep sprawling. The planet and our economy in addition to our roads and our mental stability won't handle people commuting from Oklahoma each morning for work. The reasonable answer is to build more compactly and

more sustainably. People will live closer to their work and their recreation.

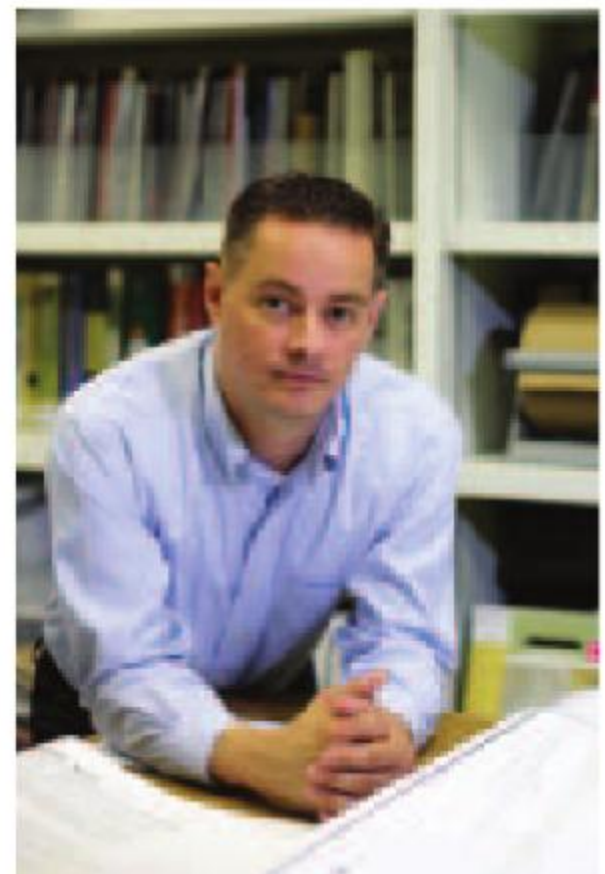
We all know that New Urbanism isn't new. It's how things were done before we became dependent on the car and bought into the belief that every home owner needed acreage and a three-car garage to validate their worth and personal success.

Additionally, we're growing in size as well as growing older. New Urbanism allows not only more new people to utilize the resources we have available, it also keeps our existing community active and engaged in our society. Suburban life isn't conducive to aging in place. The roads and highways that move us from here to there are treacherous without another four-million more people sharing them. A denser, urban neighborhood that is walkable allows people to keep their independence even when they're no longer comfortable driving.

The role that architecture will play over the next several decades is unquestionable. Architects and planners will be responsible for either creating a cohesive,

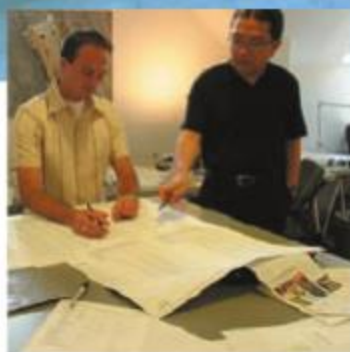
comfortable place that gives us identity and instills associations within our community or it will create a bland, soul-less expression of suburban mundaneness with people packed closer together. The responsibility is ours to insist on the former and resist the latter. ■

Brian McLaren, AIA, is the principal with Ware Architecture and editor of *Columns*.



GOOD DESIGN

MAKES A DIFFERENCE



For almost 150 years, members of the American Institute of Architects have worked with each other and their communities to create more valuable, healthy, secure, and sustainable buildings and cityscapes. AIA members have access to the right people, knowledge, and tools to create better design—and help clients and communities make their visions real.

Visit www.aia.org to see enhanced collaboration in action.



AIA

DISCOVER IDEAL ELAN IN ARRISCRAFT STONE

The right design flair to provide signature architectural appeal requires the right building material. In skilled hands, Arriscraft Stone delivers the classic elegance and precision in detail that come from consistent blends of natural stone in carefully controlled manufacturing. Discover with your next project how time has proven Arriscraft to be the envy of Nature itself.

ARRISCRAFT RENAISSANCE STONE

pecan smooth
4in x 1ft x 2ft

ARRISCRAFT STONE

- 20 standard colors
- dressed, rustic sawn, rockface textures
- standard masonry installation practices
- sealing not required
- lifetime warranty
- custom colors available

THE ELAN AT BLUFFVIEW DALLAS TX

ARCHITECT

JHP Architecture / Urban Design
Dallas

GENERAL CONTRACTOR

Texas BBL, Irving

MASONRY CONTRACTOR

Metroplex Masonry, Kaufman TX



Build Green,
Build Better:
Blackson Brick.

214-855-5051
blacksonbrick.com
info@blacksonbrick.com

