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EVOLUTION OF DALLAS'S OLD CITY HALL

by

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## ABSTRACT

### EVOLUTION OF DALLAS'S OLD CITY HALL

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This thesis analyzes the preservation of Old City Hall in Dallas, Texas, as its functionality has evolved over time. It evaluates its significance as a monument to Dallas's early municipal government and civic pride, and as a prime example of early 1900s public buildings in America. The paper uses case studies of other historic preservation projects, including the 1976 Old Supreme Court and Old Senate Chamber in Washington D.C., the Enoch Pratt Free Library in Baltimore, Maryland, and the Collin County Courthouse in McKinney, Texas. The thesis compares the preservation processes of Old City Hall with these landmarks and provides an analysis of best practices for preserving historical buildings. The paper also explores the discipline of historic preservation, examining methods and techniques for preserving historical landmarks. It demonstrates the impact of preserving historical landmarks on a city's architectural heritage, cultural spirit, and

environmental sustainability. The conclusions provide insights into the significance of preserving historical landmarks and their impact on a city's cultural and environmental heritage, contributing to the understanding of historic preservation as a discipline and its role in preserving a city's heritage for future generations.

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## CHAPTER 1

### INTRODUCTION

#### 1.1 Objectives

This thesis paper will evaluate the historic preservation of Old City Hall in Dallas, Texas. It will analyze how it has been preserved as its function has changed over the years. The building is a monument to Dallas's early municipal government and civic pride, a prime example of public buildings in the early 1900s. The building became nationally significant in November 1963, after the assassination of John F. Kennedy, as it then housed the Dallas Police Department. Dallas's Old City Hall is vital to its Downtown Historic District. The preservation of such landmarks also helps us as future architects and designers to study the architectural experiences and semantics of these spaces and buildings and possibly learn the art of employing classical architectural elements in our modern-day practice. Old buildings are aesthetic witnesses to a city's architectural heritage and cultural spirit, giving the people a sense of space. Historic architecture is a great way to learn more about our past. Dallas' Old City Hall is one of the only buildings left in Dallas that is an example of public buildings constructed in the early 1900s across America. Historic preservation can benefit the environment as renovations save energy resources that would be spent on building materials, equipment, and transportation. The conservation of historic buildings enriches the cultural value of the city. It gives a substantial presence of the past

era in the city's life, connecting visitors to its history. Old buildings and famous historical landmarks have witnessed humanity's development and change.

The analysis will evaluate the historical preservation of Dallas' Old City Hall. This paper will be completed by doing thorough research. Information for this paper was obtained from historical archives, scholarly papers about similar examples, and articles about the building today. This paper will discuss the history of the building and how its uses have changed over the years. This will include looking at how it was preserved and what was allowed to change as it evolved to allow different services. The research will also involve studying the time period and what Dallas' Old City Hall represents and comparing it to what it represents today. The paper also uses case studies of other historic preservation projects to compare with the preservation process at Dallas' Old City Hall.

Old City Hall has undergone several changes since it was first built in 1914. During its prime, it was a modern and functional building that served as the city's administrative center and housed various municipal offices and departments. The building is Beaux-Arts in style and was considered a significant architectural accomplishment in its time. Today, the building is used as the University of North Texas's new law school. Despite the changes through the years, Old City Hall remains an important example of Dallas' rich architectural and cultural heritage and continues to be an important part of the city's history and legacy.

## 1.2 Old City Hall

In May of 1910, the city leaders of Dallas determined the current City Hall was too small to fit their needs and put the property up for sale. It was quickly purchased for \$240,000 by Adolphus Busch, who immediately demolished it and began the construction

of the Adolphus Hotel, the first luxury hotel in downtown Dallas. The Commissioners of the Hall decided on a 100-foot by 100-foot property on Main Street that went for \$100,000. The lot was positioned on a rise that would overlook the city and was expected to meet the needs of the new City Hall. C.D. Hill, a local architect, was chosen to make plans and specifications for the new City Hall, and construction began on May 15, 1913. Dallas City Hall opened on October 17, 1914, which coincided with the opening of the State Fair. The building ended up costing \$700,000 and has been in use for various purposes since. After completion, two additions were added to the building in subsequent years. The first, the Colonel E.H.R. Green mansion, was added to the east side in 1924, and the second, an additional office building, was constructed in 1954. (City of Dallas)

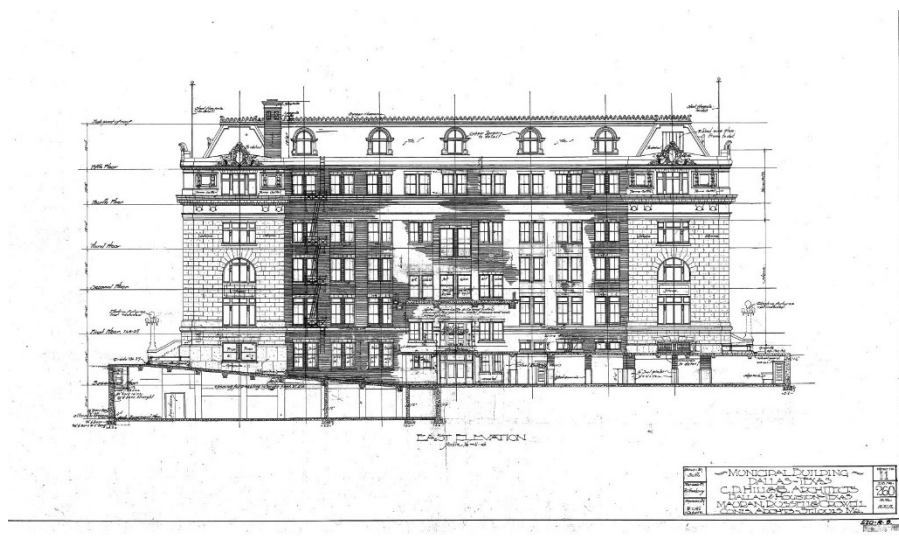


Figure 1.1 Front Elevation of Old City Hall (Dallas City Halls 1856-Present)

Old City Hall, also known as the Dallas Municipal Building, is located at 106 S. Harwood Street. It was designed in the Beaux Arts style by C. D. Hill & Company. It is considered to be an excellent example of Beaux-Arts architecture, which was popular in the late 19th and early 20th centuries. Beaux-Arts architecture is based on the symmetry and proportions of Roman and Greek classicism but combined with more flamboyant

French and Italian Renaissance and Baroque influences. Old City Hall was constructed to be a symbol of the city's growing prosperity and civic pride, and it was part of a greater effort to transform Dallas into a major city. (Alexander)



Figure 1.2 Illustration of Old City Hall (Dallas City Halls 1856-Present)

The building is five stories tall, with a basement and a subbasement. The building was built from Texas Grey Granite with Indiana Limestone trim. It features Corinthian columns, a mansard roof, and impressive architectural adornments. Initially, the first-floor housed offices for tax assessment and other city departments, while the second story was the office of the Mayor and the City Commissioners. The Council Chamber was also located on the second floor, and the third floor contained the auditorium, with a seating capacity of 1,204. The north half of the third floor was the office of the City Engineer, while the City Chemist and the Board of Education occupied the rest of the fourth floor. On the fifth floor was the City Jail, and the subbasement contained a heating plant, storage

space, and a pistol range. In 1933 and 1934, City Hall was "cleaned up" as part of a Works Progress Administration project, and artists Alexander Hogue and Jerry Bywaters added murals depicting the history of Dallas. This rehabilitation project included the enlargement of office areas, the reworking of floors, and the application of fresh paint. (City of Dallas)



Figure 1.3 UNT, Mural (UNT Law School Building - EverGreene)

In 1954, extensive renovations took place, and additional office space was built behind the City Hall as part of this remodeling. On the first floor, the large marble staircase was removed, and the restrooms were closed for storage. The second-floor murals were destroyed to expand the offices and make necessary repairs, but the former Council Chamber remained largely unchanged. Other interior changes included the conversion of the third and fourth-floor auditorium and balcony into office areas, while the fifth floor continued to function as the city jail. Despite the extensive interior changes, the exterior of the building has remained largely unchanged. (City of Dallas)

As a historic landmark, Old City Hall is protected under Dallas's historic preservation ordinance. This means that the property is subject to restrictions regarding alterations. To maintain its landmark status, Old City Hall must continue to meet the requirements for designation, which fall under the categories of age, historical significance, integrity, representativeness, and association with significant events or people. The general requirements for a historic landmark are as follows. The building must be at least 50 years old and have played a significant role in the city's history, architecture, or culture. It also must retain a substantial portion of its original features and design, represent a particular architectural style or historical period, and be associated with events, persons, or cultural trends that have significantly impacted the city's history. (36 CFR Part 60)

Ordinance No. 17339 is an ordinance issued by the City Council of Dallas, Texas, to amend Chapter 51 of the Dallas Development Code by changing the zoning and classification of a particular property. The ordinance details the changing of the land Old City Hall sits on to a historic district. The document outlines the guidelines for the preservation, renovation, and repair of a historic building. The guidelines cover various aspects of the building, including surface materials, fenestrations and openings, roof, embellishments and detailing, color, site, lighting and landscaping, public improvements, and signs.

Regarding surface materials, the guidelines dictate that only Texas Grey Granite with <sup>1</sup>Indiana limestone trim should be used for reconstruction, renovation, or repair of the opaque elements of each facade. The fourteen columns made of Texas Grey Granite should

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<sup>1</sup> Indiana is world-famous for its limestone, and it should be noted that some sources incorrectly refer to it as "Indian limestone." However, this is an error, and the correct term is Indiana limestone.

also be preserved and maintained as is, with any repair or replacement employing only granite of equal texture, grain, color, and module size to the existing columns as practicable. Regarding fenestrations and openings, existing openings in the protected facades must remain intact, and new openings are not permitted. The existing window frames are not permitted. The existing window frames are required to remain in the present configuration, and the landmark committee shall review the color of new window frames. All windowpanes must remain transparent and may not be reflective or opaque. The relationship existing between the granite, columns, arched windows, and door openings must be maintained.

The existing mansard roof's slope, configuration, surface pattern, and detailing must be maintained, and no new vertical or horizontal extensions are allowed. All replacements or repairs to the roof must employ materials compared with the existing roof in texture, design, and color.

All ornamental detailing enumerated in the guidelines must remain intact and be preserved as is, with any reconstruction or replacement of the listed items employing materials identical in texture, color, and size as practicable. The listed items include cornices and molding, architraves, cartouches and modillions, lintels and arches, columns, balustrades, and the roof.

Regarding color, the coloring of the existing facade, including additions, extensions, alterations, and repairs, shall comply with the hue, value, and chroma content



of the existing structure as defined by the <sup>2</sup>Munsell Color System. The guidelines provide specific instructions for preserving and maintaining the predominate facade material, roof material, and trim and detailing.

The guidelines also cover the site, including exterior lighting and the placement and removal of trees and shrubs, which must be approved by the Landmark Committee before the commencement of work. Proposed public improvements of streets and associated right-of-way abutting the structure must also be approved by the Landmark Committee prior to the commencement of work.

Finally, all new signs must be designed to be compatible with the architectural qualities of the existing main structure and must be approved by the Landmark Committee before issuing a sign permit. Overall, the guidelines aim to preserve the historical and architectural integrity of the building while allowing for necessary repairs and renovations. (Old City Hall, 17339)

Old City Hall has been re-purposed for several different uses over the years, and as of 2019, it now houses the University of North Texas at Dallas College of Law. Even though its function has shifted over the years, Old City Hall still is a significant historical monument to the city of Dallas.

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<sup>2</sup> The Munsell Color System is a color order system developed by American artist and professor Albert Munsell in the early 20th century. It is a three-dimensional model that organizes colors based on three properties: hue, value, and chroma. The Munsell Color System is widely used in various fields, such as art, design, and science, to accurately communicate and match colors. "Munsell Colour System | Optics." *Encyclopedia Britannica*.

## CHAPTER 2

### LITERATURE REVIEW

#### 2.1 Historic Preservation

Historic preservation is a complex and interdisciplinary field that encompasses a broad range of practices and methods to identify and protect historic structures and landscapes for future generations. The field focuses on the conservation and restoration of historic buildings and sites, focusing on preserving their historical and cultural significance. It involves identifying, documenting, and protecting elements that significantly make a site or building. The preservation process involves various activities, from researching and documenting the history and significance of a site or structure to assessing its physical condition and developing plans for restoration, rehabilitation, or adaptive reuse. (Stipe) It also involves various professionals who each bring knowledge, perspectives, and a unique skill set to preserving and interpreting historic resources. They work collaboratively to make sure that our past physical and cultural legacies are protected and accessible to the public. Preservation professionals must also work with stakeholders and communities to raise awareness of historic resources' value and importance and develop policies and regulations that support their protection and conservation. (Carroon) It is a critical component of our society's efforts to conserve our built heritage and cultural identity, ensuring that we maintain a sense of place, community, and continuity over time.

Historic preservation is essential for several reasons. It helps to maintain our collective memory and cultural identity by providing tangible links to our shared past and heritage. Preserving historic structures and sites can help us to better understand the social, economic, and political forces that have shaped our communities and nation over time. (Rocchi) Historic preservation can also promote sustainable development by reusing existing buildings and infrastructure and reducing the environmental impacts of new construction. It can also attract tourists, businesses, and investment to historic areas that contribute to the revitalization of neighborhoods and communities. (Rocchi) Even though historic preservation is beneficial to communities and the environment, the field faces many challenges today. As urbanization, globalization, and technological change continue to transform society, historic resources are increasingly threatened by neglect, demolition, and development pressures. To meet these challenges, preservation professionals must remain committed to a collaborative, interdisciplinary, and innovative approach, working with communities, policymakers, and other stakeholders to ensure that historic resources are preserved for future generations. (Carroon) This commitment helps to create a more sustainable and culturally rich society that recognizes and values the importance of our built heritage and cultural identity. By preserving and reusing historic buildings, communities can celebrate their heritage while meeting current needs and challenges.

Adaptive reuse is a form of historic preservation. It refers to the re-purposing of an existing structure for new use. It is a sustainable and cost-effective alternative to demolition and new construction. This process conserves resources and preserves the building's embodied energy. Adaptive reuse can also help to revitalize communities and cities by breathing new life into underutilized and neglected buildings. Historic preservation and

adaptive reuse often coincide with each other, as historic buildings are prime candidates for adaptive reuse. When these two processes are working together, the project must be designed and constructed in a way that respects the original architecture and historical significance of the building while accommodating the needs of the building's new function. (Fatemeh)

Historic preservation is an essential concept in architecture that focuses on protecting, conserving, and rehabilitating historic buildings. The rapid pace of urbanization and industrialization in the late 19th and early 20th centuries threatened to demolish historic buildings and sites, which led to the creation of the field of historic preservation. National and local preservation organizations reacted to this threat by pushing for legislation to protect historic buildings from demolition. (Fatemah) The five historic preservation methods - restoration, rehabilitation, conservation, preservation, and adaptive reuse - are all important, but focusing on which method to prioritize depends on the specific building and its needs. One of the key ideas behind historic preservation is the belief that old buildings hold a cultural, historical, and architectural value that should be preserved for future generations. (Fatemah) Historic preservation aims to maintain a link to the past, fostering an appreciation for the built environment and its history.

Historic preservation has become a fundamental aspect of American society and has played a crucial role in shaping our understanding of the past, cultural heritage, and national identity. Preservation has been integrated into broader public policy and planning and has played in the growth and development of cities and communities across the United States.

## 2.2 Preserving Historical Landmarks

A number of methods can be used to preserve historic buildings, such as restoration, rehabilitation, preservation, conservation, and adaptive reuse.

“Restoration: the process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time. This includes removing features from other periods in its history and reconstructing missing features from the restoration period.

Rehabilitation: the process of making a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. This includes updating electrical and plumbing systems, adding elevators, or reconfiguring interior spaces.

Preservation: applying measures necessary to sustain the existing form, integrity, and materials of a historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses on the ongoing maintenance and repair of historic materials, and features rather than extensive replacement and new construction. This includes repairing or replacing damaged or missing elements but using materials and techniques appropriate for the building's age and style.

Conservation: preserving a building's original materials, structure, and design elements while minimizing changes to the building. This includes repairing or stabilizing a building but avoiding alterations that would alter its character or appearance.

Adaptive Reuse: re-purposing a historic building for a new use while preserving its historical and architectural significance. This process works to preserve the values of

heritage buildings while adapting them for use in the present and transferring them to the future.” (Secretary of the Interior's Standards)

Researching the landmark's history, significance, and condition is important before starting preservation work. This research helps to make informed decisions on what elements need to be preserved and how to proceed. A preservation plan should be developed that outlines the goals and objectives of the project, as well as the steps that need to be taken to preserve the landmark. In order to ensure that the preservation work is practical and does not cause any further damage, it is important to use appropriate materials and techniques for the landmark's age and condition. Preservation work should be conducted by experts in the field because they will have the knowledge and experience needed to make sure that the work is done correctly and effectively. It is also important to involve the community in the preservation process. This helps to build support for the project and ensure that the landmark continues to be valued and appreciated for years. Preservation efforts require ongoing funding to maintain the building over time which can include public funding, private donations, and grants from foundations and other organizations.

The restoration process generally has seven steps: assessment, planning, research, documentation, implementation, monitoring, and maintenance. The first step is to assess the condition of the building and identify any structural issues, damage, or deterioration. This most likely involves an inspection by a team of architects, engineers, and historic preservation experts. Second, a restoration plan is based on the assessment. The plan could involve repairing the existing structure, replacing damaged or deteriorated materials, and restoring historic features. The restoration team will conduct research, which involves

reviewing historical documents, photographs, and other materials, to ensure that any repairs and replacements are historically accurate and in keeping with the building's original design. Throughout the restoration process, detailed documentation may include pictures, sketches, and written descriptions of the work. The work can begin once the restoration plan is completed. Work includes removing damaged or deteriorated materials, repairing or replacing structural elements, and restoring historic features such as windows, doors, and decorative elements. Regular inspections by the restoration team and testing and analysis of materials are done to monitor the progress and make sure the restoration is going according to plan. Ongoing maintenance is necessary to ensure the building remains in good condition after the restoration is complete. This involves inspections, repairs as needed, and cleaning and maintenance of historic features. (Stipe)

The Secretary of the Interior's Standards for the Treatment of Historic Properties is a set of ten standards that provide guidelines for the handling of historic properties in order to promote their restoration, rehabilitation, preservation, conservation, and adaptive reuse. These guidelines are widely recognized as the industry standard for historic preservation in the United States and were developed in consultation with preservation professionals. The ten standards are as follows:

“1. A property will be used as it was historically or be given a new use that interprets the property and its restoration period.

2. Materials and features from the restoration period will be retained and preserved.

The removal of materials or alteration of features, spaces, and spatial relationships that characterize the period will not be undertaken.

3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires the replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials.
7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.



10. Designs that were never executed historically will not be constructed.”  
(National Park Service)

By following these standards, preservationists can help ensure the long-term preservation of historic properties. These standards apply to all historic properties, including buildings, structures, sites, and objects, and provide a framework for decision-making in preservation projects. They encourage the preservation of historic materials and features, the recognition of the historical context of a property, and the use of compatible new construction techniques. While compliance with the Secretary of the Interior's Standards is not required by law for all historic preservation projects, it is often required for projects seeking federal or state tax incentives, grants, or other forms of financial assistance. Also, many preservation organizations and professional associations recommend the use of these standards. When a property is designated as a historic landmark and listed on the National Register of Historic Places, the owner of the property is required to follow the Secretary of the Interior's Standards for any alterations or restorations to the building. According to the Standards, alterations to historic landmarks should be made in a manner sensitive to the building's historic character and significance. The five methods outlined in the Standards provide a framework for achieving this goal by guiding property owners and preservation professionals in making appropriate alterations that preserve the historical integrity of the building. Many grants and tax incentives for historic preservation projects also require compliance with the Standards. (National Parks Service)

## CHAPTER 3

### CASE STUDIES

Table 3.1: Old City Hall Timeline

Years	Occupants	Building Changes
1914-1921	City government	Construction
1921-1927	A new city hall building is constructed, and the city government moves out	N/A
1935	The WPA begins funding the construction of the Dallas City Hall building, as part of the larger Public Works Administration (PWA) program	New Construction
1927-1937	The building is expanded to include a new jail and police station.	Expansion
1937-1940	A new jail and police station are constructed	New Construction
1938	The WPA funds the creation of a mural by artist Jerry Bywaters in the lobby of the Dallas City Hall building	N/A
1940-1965	The Dallas Police Department moves into the building, using it as office space and a public lobby.	N/A
1965-1970s	Vacant	N/A
1970s	Various city departments and organizations	N/A
1980s	Dallas Convention and Visitors Bureau	N/A
	Office of Cultural Affairs	N/A
	Office of Economic Development	N/A
1990s	Office of Historic Preservation	Renovation
	Dallas Landmark Commission	Renovation
2000s	Office of Emergency Management	N/A
	Various city departments and organizations	N/A
2007-2008	The last city department to occupy the building, the Office of Emergency Management, moves out	N/A
2009-2017	Vacant	Restoration
2017-2019	UNT Law School	Adaptive Reuse
2019-	UNT Law School	N/A

### 3.1 Examples

The Old Supreme Court and Old Senate Chamber are two historic rooms in the United States Capitol Building. The Old Supreme Court was used as the Supreme Court chamber from 1810 to 1860, and the Old Senate Chamber was used as the Senate chamber from 1819 to 1859. Upon the departure of the Supreme Court to the Old Senate Chamber upstairs in 1860, the Old Supreme Court Chamber was put to use as the Law Library of Congress until 1941. After the Supreme Court vacated the Capitol building for its present-day quarters in the Supreme Court Building, the chamber was re-purposed as a reference library and later as a committee room for the Joint Committee on Atomic Energy from 1955 to 1960. Then, from 1960 to 1972, the chamber was used as a storage room. By the 1970s, both rooms were in disrepair, and extensive restoration was needed to preserve their historical significance and architectural features.

The restoration project, which began in 1975, was led by the Architect of the Capitol, a federal agency responsible for maintaining and preserving the United States Capitol and its grounds. While being a restoration project, it also implemented methods of conservation and rehabilitation. It was a comprehensive effort that involved careful documentation, evaluation, and treatment of the rooms. The project team conducted extensive research and documentation to identify the rooms' original colors, finishes, and architectural features. They also evaluated the rooms' structural integrity, mechanical systems, and fire protection to ensure their safety and compliance with modern building codes. The restoration project's treatment phase involved various preservation techniques, including restoring the original plasterwork, woodwork, and decorative finishes. To recreate the original paint colors, they used traditional methods and materials to restore the

rooms' historical character, such as lime plaster and pigments. The project also included the installation of modern lighting, sound systems, and air conditioning to improve the rooms' functionality while preserving their historical integrity. The project also included creating replicas of historic furniture and the preservation of historical paintings and sculptures. The steps the restoration team followed are listed and explained in further detail below.

**Testing and Analysis:** the restoration team conducted extensive testing and analysis of the materials and finishes in the rooms. This included taking samples of paint, plaster, and woodwork to determine their composition and condition.

**Cleaning and Surface Preparation:** Once the testing and analysis were completed, the restoration team began the process of cleaning and preparing the surfaces of the walls, ceilings, and woodwork. This involved removing layers of paint and other coatings to reveal the original surfaces.

**Conservation and Restoration:** With the surfaces cleaned and prepared, the restoration team began the process of conservation and restoration. This included repairing and conserving historic plasterwork and woodwork, creating replicas of historic furniture, and restoring historic paintings and sculptures.

**Rehabilitation:** In addition to the conservation and restoration work, the restoration project also involved the installation of new lighting, electrical, and mechanical

systems. These new systems were designed to be hidden from view so as not to detract from the historic character of the rooms.

Final Finishes and Furnishings: Once the conservation, restoration, and installation work were completed, the final finishes and furnishings were added to the rooms. This included installing new carpeting, draperies, and other decorative elements to enhance the historic character of the spaces.

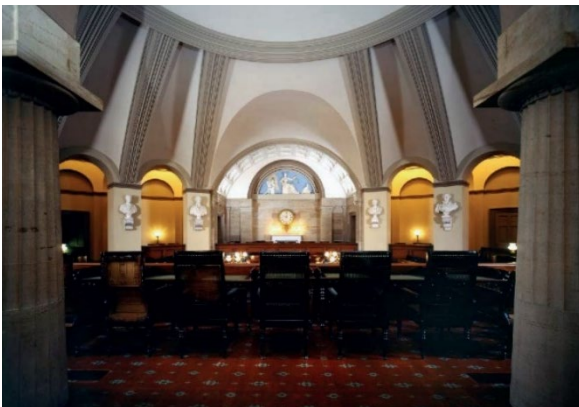


Figure 3.1 Old Supreme Court Chamber, 2008 (Wells)



Figure 3.2 Old Senate Chamber, 2008 (Wells)

The restoration work was completed in 1976, in time for the bicentennial celebration of the signing of the Declaration of Independence. The restored chambers were unveiled to the public and were widely praised for their beauty and historical significance. The restoration project was a significant effort to preserve an important piece of American history, and it helped to raise awareness of the importance of historic preservation. The restored chambers continue to be a popular destination for visitors to the US Capitol, and they serve as a reminder of the country's rich history and democratic traditions. (Wells)

The Collin County Courthouse is a historic building in McKinney, Texas, which was built in 1896. The building served as the county courthouse until 1979 when a new courthouse was built, and the old courthouse was vacated. This led to the deterioration of

the old courthouse, and the county began discussing demolishing it. In 2000, a group of concerned citizens formed the Collin County Courthouse Committee to save the building from demolition and preserve it for future generations. The committee worked with the county and various organizations to raise awareness about the building's historical significance and the importance of its preservation. The preservation effort for the Collin County Courthouse involved several decision networks, including the Collin County Courthouse Committee, the Texas Historical Commission, and the Texas Legislature. These groups worked together to develop a plan to preserve the building and secure funding for its restoration.



Figure 3.3 Collin County Courthouse (Courthouses)

One of the major challenges faced during the decision-making process was the conflicting priorities of the various stakeholders. For example, some county officials were primarily concerned with the courthouse's functionality and the cost of the preservation efforts. At the same time, preservationists were focused on maintaining the building's historical significance and architectural integrity. These differing priorities often led to disagreements and delays in the decision-making process. External factors, such as

government regulations and funding sources, also affected the decision-making process. For example, the courthouse was listed on the National Register of Historic Places, which meant that the preservation efforts had to meet certain federal guidelines. The county also had to balance the cost of the preservation efforts with other budgetary priorities.

Despite these challenges, the restoration project was approved, and a plan was made. The restoration process involved extensive research, documentation, and treatment. The restoration team preserved the building's historic character while updating it to meet modern safety and accessibility standards. The building's exterior was restored to its original appearance, including brickwork, stonework, and metal accents. The interior was restored to its original grandeur, including decorative plasterwork, woodwork, and tile floors. The restoration was completed in 2004, and the building now serves as a community center and a museum dedicated to the history of McKinney and Collin County. The preservation of the Collin County Courthouse has been a significant achievement in historic preservation in Texas. It serves as an example of how grassroots efforts can successfully preserve historic buildings for future generations. (Smith)

The Central Library Building of the Enoch Pratt Free Library system is a historic building in Baltimore, Maryland, and was constructed in 1882. It was designed by architect Edmund G. Lind and is one of the oldest free public library systems in the United States. The library is an excellent example of Romanesque Revival architecture and is listed on the National Register of Historic Places. The Enoch Pratt Free Library was built by philanthropist Enoch Pratt, who believed in providing all community members free access to information and knowledge. The library served as a gathering place for people of all ages and backgrounds, and it played a significant role in Baltimore's cultural and

educational development. The library was restored in the 1980s, and the restoration involved extensive community engagement and input. The restoration project was guided by a committee of architects, historians, and community members who worked together to ensure the restoration was historically accurate and preserved the building's cultural significance. A cultural conservation approach was used for this restoration project. This emphasizes the importance of preserving the library's cultural and historical value, as well as its physical and architectural features. It also stresses the need for community engagement and participation in the preservation process. The steps that were taken to preserve this library are listed below.

Develop a cultural conservation plan: A cultural conservation plan should be developed to guide the preservation process. The plan should incorporate community input and participation to ensure that the library's cultural and historical value is preserved.

Conduct a comprehensive assessment: A comprehensive assessment of the library's architectural features and historical significance should be conducted to determine the most important features to preserve. This should include an examination of the library's design and architecture, as well as its use and importance to the community over time.

Prioritize preservation efforts: Preservation efforts should be prioritized based on the library's cultural and historical value. This may involve focusing on preserving



the library's most significant architectural features or ensuring that the library remains a functional and useful space for the community.

Maintain and repair the library: Ongoing maintenance and repair should be conducted to ensure the library's continued preservation for future generations.

(Flathman)



Figure 3.4 Central Library Building of the Enoch Pratt Free Library system (Enoch Pratt Free Library)

### 3.2 Preservation of Old City Hall

Old City Hall was originally Dallas's main government building until 1978. After that, it was adapted for new uses that required it to undergo several renovations and changes. Some of the ways that Old City Hall was changed to adapt to its new functions included conversion to office space, restoration of historical features, the addition of modern amenities, adaptive reuse of public spaces, and seismic upgrades. This conversion to office and event spaces involved updating the building's electrical and plumbing systems. In order to preserve the building's historical significance, many of its original

features were restored, including the marble staircase, terrazzo floors, and stained-glass windows. Old City Hall was also updated with modern amenities, such as air conditioning and new lighting systems. The building's public spaces, such as the grand lobby and council chambers, were adapted to become conference rooms and event spaces. Seismic upgrades were made to reinforce the structure and improve its stability. Refer to the table at the beginning of the chapter for a full timeline of the changes made to Old City Hall.

In 2008, the city of Dallas started working to restore Old City Hall. They took a phase-based approach to this project. The first phase involved relocating the remaining functions to other city-owned buildings, and the second phase focused on the exterior restoration of the building.

The restoration team faced several challenges during the process. These included maintaining ADA access and walking routes around the construction site, securing existing architectural features, modernizing the roofing, cleaning the exterior facade, and addressing water issues. The building's multi-system roof is made up of historical copper guttering and copper dormers, a mansard roof made from green clay tile, and a conventional flat roof originally made from coal tar. All the roofing materials were removed and replaced or restored. Additionally, decades of pigeon excrement buildup created a biologically hazardous situation that required a crew outfitted in HAZMAT suits and respirators to clean, scrape, vacuum, and wash the building.



Figure 3.5 Pre-restoration appearance of the building exterior (Lucy)



Figure 3.6 Restored green clay tile mansard roof (Lucy)

Site protection was one of the most challenging parts of the process due to the busy location of the building and the need to maintain ADA access and walking routes along the sidewalks around the site. Additional safety measures were put in place to prevent vehicles from driving through the barricades and onto the construction site. Site protection also involved protecting the existing architectural features of the building, such as the terra-cotta cornices and balustrades. To do this, the restoration team used lifts instead of scaffolding to access the building and carefully removed and disassembled any damaged sections of the building's façade. The team also had to protect the building from water damage, which involved repairing the roof and addressing any water infiltration issues. They also found that the ornamental terra-cotta cornices were cracked, creating a falling debris hazard due to rusted anchor elements. A pinning system was created using threaded stainless-steel rods to secure the terra-cotta units. Broken sections of the terra-cotta had to be disassembled and removed for refurbishment or replacement, which took up to eight months. The balustrades required reconditioning and eliminating water infiltration, and only 10-15 percent of them needed corroded steel replacement. The contractor also had to carefully remove stone lintels above window openings, install new steel members, and resuspend the stone.



Figure 3.7 Cracking in overhead terra-cotta units (Lucy)



Figure 3.8 Cracked baluster (Lucy)

The modernization of the roofing of Old City Hall involved a complete replacement of the existing roofing system with a new, more durable one, but it still had its historic character. The new system included a modified bitumen roofing membrane mechanically attached to the existing structural deck. This was done to improve the energy efficiency of the building and to reduce the possibility of leaks and water damage. New rooftop equipment, such as HVAC units and exhaust fans, were installed on new curbs to provide more efficient and effective building systems. The project also involved restoring and replacing decorative metal elements on the roof, such as the cupola, finials, and gutters.

Cleaning the exterior facade was a significant part of the restoration project. The original brick and limestone had accumulated grime and pollutants over the years, so the restoration team used a low-pressure, water-based cleaning system to remove the dirt and pollutants. This system was used so they would not damage the original materials. The cleaning process took several months, and the restored facade returned the building to its original grandeur, revealing the intricate details of the stonework and brickwork.

Water seepage issues in Old City Halls's below-ground levels had been a problem for the building for years. The initial plan was to dig deep trenches around the building to install a new waterproofing system, but it would have been costly and disruptive to the surrounding area. Instead, urethane grout was injected through ports drilled from the interior of the building to the exterior walls, creating a curtain wall and stopping water leakage. The severely deteriorated stairways were repaired, and a new ADA-compliant ramp was installed.

The restoration team installed a new roofing system because they discovered that the old roofing system, parapet walls, and masonry had leaks and water damage. They repaired the parapet walls and repointed the masonry to prevent further water infiltration. They also installed new gutters and downspouts to manage rainwater runoff from the roof. New window systems with improved seals were also installed to prevent water from entering the building through the windows.

HDR Architecture was involved in restoring Old City Hall in Dallas as the lead architect for the project. They provided architectural and engineering services for the restoration project. Their responsibilities included preparing plans and specifications for the restoration, coordinating the work of other design professionals, and overseeing the construction process to ensure that it was completed in accordance with the plans and specifications. The project involved a complete renovation of the building's interior and exterior, restoring it to its original grandeur while updating it to meet current building codes and standards. HDR Architecture's expertise in sustainable design and energy efficiency was utilized to make sure the building's systems were modernized and optimized for maximum efficiency. (Lucy)



Figure 3.9 Phoenix 1 restoration team working on the exterior of Old City Hall (Phoenix 1)

Phase two of the project involved clearing the interior of all non-historic elements to prepare for interior restoration. The city planned to hand over the building to the University of North Texas to develop the first public law school in the region but could not spend money on a building it intended to give away. So, Dallas sold the interior of the building to UNT for \$1 but retained ownership of the restored building envelope. UNT completed the interior renovation and opened its law school in 2019. This change required additional testing and structural modifications that used steel beams and carbon fiber. State-of-the-art LiDAR technology was used to scan the building and provide detailed documentation and renderings for future renovations or repairs.

Phoenix 1 Restoration and Construction were hired as the general contractor for the restoration of Old City Hall in Dallas. They are a Dallas-based company specializing in restoring and preserving historic buildings. Phoenix 1's role in the restoration project involved planning and project management, structural repairs, restoration of historic features, and interior renovations. They worked closely with the project team to develop a

detailed project plan and also managed the day-to-day activities on the job site. They oversaw the structural repairs to the building's foundation, exterior masonry walls, roof, and the renovation of the building's interior spaces. Phoenix 1 was also responsible for the restoration of the building's historic features, including stained glass windows, ornamental plasterwork, and decorative metalwork. (Lucy)

The adaptive reuse project done by the University of North Texas at Dallas College of Law was a comprehensive effort to adapt Old City Hall while respecting its historical significance. One of the project's primary goals was to ensure that the building was safe and functional for students and staff. To achieve this, the university upgraded the building's electrical, mechanical, and plumbing systems to current standards. The university also created new classrooms, offices, and study spaces to support the law school's educational programs. These spaces were designed to support the law school's educational programs while preserving the building's historic character. The restoration team had to work within the constraints of the existing building's structure and layout, which influenced how the new spaces were created. Another key focus of the renovation project was accessibility. Ramps and elevators were installed to improve accessibility to the building. Due to its historic landmark designation, they were required to keep all exterior features and openings the same. By preserving these elements, the university was able to maintain the building's cultural significance and ensure that it remains a beloved part of Dallas's architectural heritage. (Levine)



Figure 3.10 UNT, Elevator, After Treatment (“UNT Law School Building - EverGreene”)

The renovation included the integration of historically significant elements into the project. The project's renovations provided state-of-the-art flexible classrooms, seminar rooms, instructional laboratory spaces, an expanded law library, an on-site clinic resource center, faculty and administration offices, and other support areas for students, faculty, and staff. Exterior and interior restoration included repairs to deteriorated exterior structural elements and replacement of external wall elements to 1912 configuration. Interior restorations included recreating the grand staircase, and external work involved repairing deteriorated structural and architectural elements—another part of the adaptive reuse involved site. A topographic survey of the site boundary was done to locate existing utilities and determine the required degree of site paving and sidewalk replacement needed. (Phoenix 1)





Figure 3.11 UNT, After Renovation (Dallasinnovates)

### 3.3 Comparison

The historic preservation of Old City Hall and Old Supreme Court, and Old Senate Chamber in Washington, D.C. share some similarities in terms of their approach to historic preservation. Both projects involved extensive research to ensure that the restoration work accurately reflected the original design and materials used in the buildings. Historic photographs and documents were consulted in both cases to inform the restoration process. They both involved extensive structural work to stabilize the buildings and ensure their safety. Both projects incorporated modern systems and technologies, such as HVAC, lighting, and fire safety systems, in a way that was minimally intrusive to the historic fabric of the buildings. While they were similar, the projects also had some notable differences.

Old City Hall was re-purposed for housing the UNT Law School, while Old Supreme Court and Old Senate Chamber were restored as a museum and visitor center. As

a result, Old City Hall required significant interior renovation work to accommodate its new use, while Old Supreme Court and Old Senate Chamber were restored to their original layout. The restoration of the Old Supreme Court and Old Senate Chamber was a much larger project involving the restoration of the two chambers, the restoration of the building's exterior, and the creation of a new underground visitor center. The project took over a decade to complete, while the restoration of Old City Hall took just over two years. The materials used in the restorations were also different. Old Supreme Court and Old Senate Chamber used original materials wherever possible, while Old City Hall used a combination of original and new materials that closely matched the original. (Wells)(Lucy)

The restoration of Old City Hall in Dallas and the Collin County Courthouse in McKinney share similarities in their historical significance, age, and preservation goals. Both buildings were constructed in the early 20th century and served important civic functions for their communities. They also faced similar challenges regarding postponed maintenance, deterioration, and outdated infrastructure. In terms of the restoration process, both buildings underwent extensive research, planning, and rehabilitation efforts to preserve their historical and architectural significance. The restoration of Old City Hall involved a team of architects, engineers, and preservation experts who carefully documented the building's original features and materials and used them to guide the restoration work. Similarly, the restoration of the Collin County Courthouse involved a team of architects, historians, and preservation professionals who worked to preserve the building's historic fabric while also ensuring that it met modern safety and accessibility standards.

Both buildings are similar regarding historical significance, restoration goals, and preservation methods. Old City Hall and the Collin County Courthouse are historic buildings with significant architectural and cultural importance to their communities. The goals of both restoration projects were to preserve the historic character of the structures while updating them to meet modern standards for safety, accessibility, and functionality. The restoration of Old City Hall aimed to preserve its original Beaux-Arts-style architecture while adding modern amenities for the UNT law school. The restoration of the Collin County Courthouse focused on preserving its original Victorian-era design and enhancing its functionality as a current courthouse. Both restoration projects utilized a combination of preservation methods, including careful documentation and assessment of the building's original materials and architectural details and modern construction techniques and materials to meet current building codes and standards. Both projects involved extensive community engagement and consultation with historic preservation experts and stakeholders.

Both projects faced considerable challenges throughout the restoration process. The restoration of Old City Hall faced challenges such as water damage, outdated mechanical systems, and the need to integrate modern building technology with the historic structure. The restoration of the Collin County Courthouse faced similar challenges, including damage from weather and years of wear and tear, as well as the need to preserve historic features while updating the building to meet the demands of a modern courthouse. The restoration of Old City Hall and the Collin County Courthouse has successfully preserved these buildings' historic character and significance while making them functional for everyday use. Both buildings continue to serve as important landmarks in their respective

communities and exemplify the importance of historic preservation in maintaining a place's cultural and architectural heritage.

However, there were also some differences in the restoration processes of the two buildings. For example, while Old City Hall was re-purposed as a law school for the University of North Texas, the Collin County Courthouse was restored for continued use as a courthouse. The restoration of the Collin County Courthouse also included the addition of a modern annex to provide additional office and courtroom space, which required careful consideration of how to blend the old and new structures. (Smith)(Lucy)

The Central Library Building of the Enoch Pratt Free Library system's renovation project cost \$115 million and took over a decade to complete. The project aimed to preserve the historic architecture while modernizing the library's infrastructure and adding new amenities. Like the restoration of Old City Hall in Dallas, the restoration of the Central Library Building required significant research and documentation to ensure that the original design and materials were preserved. The project team used historical photographs, drawings, and documents to inform their restoration work and conducted extensive testing to determine the appropriate materials and repair techniques. One significant difference between the two restoration projects is the scale of the work. The Central Library Building is a much larger building than Old City Hall and required a much larger budget and team of architects, engineers, and contractors to complete the restoration. Additionally, the library's restoration focused on modernizing the building's infrastructure and adding new amenities while preserving the historic architecture. In contrast, the restoration of Old City Hall was focused primarily on preserving the historic building and adapting it to house UNT Dallas College of Law. The restoration of Old City Hall incorporated many

sustainable features, such as energy-efficient HVAC systems. However, the Enoch Pratt Free Library renovation focused on restoring the building's historic features rather than implementing modern sustainable technologies. Overall, both restoration projects demonstrate the importance of historic preservation in maintaining and celebrating the architectural heritage of a city or community. (Flathman)(Lucy)

## CHAPTER 4

### ANALYSIS

#### 4.1 Monument to Dallas's Early Municipal Government and Civic Pride

Old City Hall is considered a significant monument to Dallas's early municipal government and civic pride. From 1914 to 1978 it served as the city's municipal center. During this time, it was a symbol of the city's growing prosperity and civic pride as Dallas became one of the leading commercial centers in the South. The building's Beaux-Arts architectural style contains elements that evoke a sense of stability, strength, and permanence and demonstrates the city's pride in its history and cultural heritage.



Figure 4.1 Dallas City Hall (The Elegant Municipal Building — 1914)

Old City Hall was built when Dallas rapidly grew and became an important commercial center. The building was intended to showcase the city's prosperity and civic pride, and it did that, serving as the seat of local government. The building has also played an essential role in Dallas's history, serving as the site of many important political and civic events. For example, in 1963, President John F. Kennedy addressed a crowd from the

building's balcony just weeks before his assassination. Old City Hall represents the city's commitment to preserving its history and heritage.

The building was also designed with many public spaces and amenities, such as a grand lobby, an assembly hall, and a public park, intended to serve as gathering places for the city's residents and visitors. In addition to its architectural features, Old City Hall was designed to incorporate the latest technologies and innovations. The building was equipped with modern amenities, such as elevators and telephones, which were meant to make it more functional and efficient and to demonstrate the city's commitment to progress and modernization. Today, the building remains an important part of Dallas' cultural and civic landscape, symbolizing the city's pride in its history and heritage. (Old City Hall Landmark Nomination)

#### 4.2 Prime Example of Early 1900s Public Buildings in America

Beaux-Arts architecture was the dominant public building style in the early 1900s in America. Beaux-Arts architecture began with the 1893 Columbian Exposition in Chicago and continued until the mid-1920s when Art Deco became popular. This period saw rapid urbanization and industrialization, which created a demand for larger and more complex buildings to accommodate the growing urban populations. Beaux-Arts buildings were characterized by ornate details such as columns, pediments, and decorative sculptures, conveying a sense of civic pride and authority. Neoclassical buildings were also subsumed under this style, whereas Gothic Revival and Richardsonian Romanesque were unpopular during this period. Beaux-Arts public buildings incorporated the latest

technological advances, such as elevators and electric lighting. Art Deco became popular in the mid-1920s, replacing Beaux-Arts as the preferred style for public buildings.

Today, Old City Hall is considered a prime example of public buildings from the early 1900s across America. It features grand, classical elements, including a Corinthian colonnade, a grand staircase, and a large dome. It is also listed in the National Register of Historic Places as part of the Downtown Dallas Historic District and State Antiquities Landmark. Old City Hall plays an important role in Dallas and its Downtown Historic District, serving as a monument to its history and a reminder of its architectural heritage and cultural spirit. (Old City Hall Landmark Nomination)

#### 4.3 Challenging the Preservation of a Historic Landmark

As an iconic and historically significant landmark, Old City Hall embodies Dallas's architectural and civic heritage. However, because it was constructed over a century ago, its original design and function are no longer well-suited to contemporary needs. The University of North Texas at Dallas College of Law has changed Old City Hall to adapt it for its new use as a law school. The building underwent a comprehensive renovation and restoration project, which involved updating its infrastructure and making changes to its interior spaces to meet the needs of the law school. Some changes to the building include upgraded electrical, mechanical, and plumbing systems, new classrooms, offices, and study spaces, accessibility upgrades, and preservation of historic elements. The university upgraded the electrical, mechanical, and plumbing systems to ensure the building was functional and safe for students and staff. The university created new classrooms, offices, and study spaces to support the law school's educational programs. The university made



several changes to improve accessibility to the building, including the installation of elevators and ramps.

Despite the changes, one of the university's main goals was to preserve the building's historical elements. These elements included its ornate Beaux-Arts architecture, marble flooring, and other decorative features. The challenges of preserving Old City Hall while adapting it for modern use are complex and multifaceted. On one hand, there is a strong desire to maintain the building's original character and to honor its history as a symbol of civic pride and achievement. However, there is a need to ensure that the building can be utilized in a relevant and valuable way for the community today. Balancing these competing interests requires creativity, collaboration, and a commitment to preserving the building's unique historical significance. Even though historical landmarks use has changed, we should continue to preserve them. Old City Hall's historical significance is important to the city of Dallas, and while its use has changed, it should be preserved as a reminder of Dallas's history. (Yazdani Mehr)

#### 4.4 Impacts of Preserving Historical Landmarks

In 1908 a major flood swept through Dallas, Texas, leaving vast destruction in its wake. The flood overwhelmed the city's drainage system, causing rivers and streams to overflow their banks and flood large city areas. It was one of the worst floods in the city's history and significantly damaged homes, businesses, and public buildings. Many residents were forced to evacuate their homes, and the city's transportation and communication systems were severely impacted. The flood of 1908 was a turning point in the city's history and led to the development of new flood control measures and infrastructure

improvements. (WPA)(Simek) It also significantly impacted the design and construction of Old City Hall. To ensure that the building would be protected from future flooding events, the building's foundation was raised to a higher elevation, and the designers and builders incorporated flood-resistant materials and construction techniques. (Proverbs) In addition to these practical considerations, the designers also sought to create a building that would symbolize the city's resilience and determination in the face of adversity. The building was designed in the Beaux Arts style and incorporated elements to evoke stability, strength, and permanence. The building remains an important part of Dallas' cultural and civic landscape, symbolizing the city's resilience and determination in adversity.

Preserving Old City Hall in Dallas significantly impacts the city's architectural heritage, cultural spirit, and environmental sustainability. As a historic landmark, Old City Hall is a physical connection to Dallas's past, early municipal government, and civic pride. The building is a prime example of public buildings constructed in the early 1900s across America. It is one of the only buildings left in Dallas, an example of this type of architecture. The city maintained its architectural heritage and cultural identity by preserving Old City Hall. The building's classical architectural elements provide insight into the city's history and allow future architects and designers to study the architectural experiences of these spaces. Additionally, preserving the building allows continued public access to a significant cultural and historical landmark representing the city's rich heritage.

Preserving Old City Hall also has an impact on environmental sustainability. The renovations to the building involved the use of sustainable design principles and materials, further reducing its environmental impact. Renovating historic buildings involves using existing materials and structures as much as possible rather than tearing them down and

starting anew. This means that less energy and resources are required to construct new materials and transport them to the site. By reusing and restoring the existing building, energy, and resources are conserved, and the carbon footprint of new construction is reduced. In addition, historic buildings like Old City Hall were often constructed before modern heating, cooling, and ventilation systems. Therefore, they tend to have features like thick walls, high ceilings, and large windows that provide natural ventilation and lighting, which can help reduce energy consumption for heating, cooling, and lighting the building. By preserving these buildings and adapting them to modern standards, they can become more energy-efficient and sustainable while retaining their historic character. (Carroon)

## CHAPTER 5

### CONCLUSION

#### 5.1 Summary of Analysis

Old City Hall is an excellent example of a restored historic building, showcasing the city's prosperity and civic pride in its Beaux-Arts style. It served as the city's municipal center until 1978 and has played an important role in Dallas's history, including hosting President John F. Kennedy's speech just before his assassination. Today, it remains a significant monument to Dallas's heritage and cultural identity. The building underwent a comprehensive renovation and restoration project to adapt it for use as a law school while preserving its historical elements. The building's resilience, as demonstrated during the 1908 flood, is a symbol of the city's determination.

The restoration of Old City Hall combines adaptive reuse, rehabilitation, and restoration methods, involving many skilled professionals and successfully preserving many of its original historic features. The renovation of historic buildings using sustainable design principles helps reduce environmental impact and preserves cultural heritage. Categorizing each project under a single preservation method is challenging, as they involve combining different techniques.

Old Supreme Court and Old Senate Chamber in Washington, D.C., were restored, conserved, and rehabilitated to turn them into a museum and visitor center. The Enoch Pratt Free Library's Central Library Building underwent a rehabilitation and conservation project

to modernize infrastructure while preserving historic architecture. The Collin County Courthouse underwent an adaptive reuse and restoration project. These projects demonstrate the importance of utilizing various preservation methods to maintain and celebrate a place's cultural and architectural heritage.

### 5.2 Implications for the Discipline of Historic Preservation

The preservation of Old City Hall has several implications for the discipline of historic preservation. First, it serves as an example of a significant historic landmark's successful preservation and restoration. The restoration process involved a multidisciplinary team of architects, historians, and engineers collaborating to preserve the building's historical and architectural significance. In terms of the discipline of historic preservation, Old City Hall provides a valuable case study for students and practitioners in the field. By examining the preservation process for this building, it is possible to develop best practices for the preservation of other historic buildings and to gain a deeper understanding of the role that historic preservation plays in shaping a city's cultural and architectural landscape. (Stipe)

One specific best practice example for the preservation of Old City Hall is the use of sustainable design principles in the restoration, such as reusing existing materials and natural ventilation which reduces environmental impact. Second, preserving Old City Hall highlights the importance of adaptive reuse. By adapting the building to serve a new purpose, its historical significance is preserved and remains a vital part of the city's cultural and architectural heritage. It serves as a prime example of how historic buildings can be

adapted to meet the changing needs of a community while still maintaining their historical and architectural significance. Preserving Old City Hall allows future generations to study and understand the architectural elements and design features of the early 1900s. Finally, preserving Old City Hall demonstrates the value of sustainability in historic preservation. By utilizing sustainable restoration practices, such as energy-efficient systems and using environmentally friendly materials, the restoration of Old City Hall minimized its impact on the environment while preserving its historical and cultural significance. (Carroon)

The restoration of Old City Hall was made possible by collaborating with the City of Dallas, Phoenix 1 Restoration and Construction, and HDR Architecture. By preserving and reusing a significant piece of the city's history and architecture, the building has become a symbol of Dallas's heritage and civic pride while providing a new use that serves the community's needs. This highlights the importance of historic preservation in maintaining and enhancing the unique character of a city and its identity. (Rocchi)

### 5.3 Future Research Directions

The fact that the Old City Hall now houses the UNT Dallas College of Law is a significant aspect of its historic preservation and adaptive reuse. Future research directions related to the preservation of the building in this context could include the impact of adaptive reuse on the preservation of historic buildings, the role of the UNT Dallas College of Law in preserving and promoting the history of the Old City Hall, the sustainability of historic preservation and adaptive reuse, the impact of the restoration and adaptive reuse of the Old City Hall on the surrounding community, and the preservation of historical

landmarks in the face of urban development. The impact of adaptive reuse on the preservation of historic buildings could involve exploring how the adaptive reuse of historic buildings, such as the Old City Hall, impacts their preservation in the long term. This could include studying the changes made to the building to accommodate its new use and how these changes have affected the building's historic character and integrity. As the new occupants of the building, the UNT Dallas College of Law has a unique opportunity to promote and celebrate the history of the Old City Hall. Future research could explore how the law school is doing this and how effective these efforts are.

The sustainability of historic preservation and adaptive reuse could involve examining the environmental and economic sustainability of preserving historic buildings like the Old City Hall and how adaptive reuse can contribute. This research could include a life cycle analysis of the building, exploring the environmental impacts of the restoration and adaptive reuse, as well as the economic benefits of the project. This could involve studying how the restoration and adaptive reuse of the building have impacted the surrounding community.

The preservation of historical landmarks in the face of urban development could include exploring the economic and social benefits of the project, as well as any challenges or negative impacts that may have arisen. This research direction could examine the broader implications of preserving historic landmarks like the Old City Hall in the face of rapid urban development. This could include exploring the challenges and opportunities presented by urban development and the role of historic preservation in maintaining the character and identity of cities and communities. (Historic Preservation) Through this research, we can better understand the benefits and challenges of preserving historical

landmarks in the face of urban development and appreciate their role in maintaining the character and identity of our cities and communities. Overall, the preservation and adaptive reuse of Old City Hall serves as a model for how we can honor the past while embracing the future.



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## BIOGRAPHICAL INFORMATION

Alexia Diermeier was born and raised in Houston, Texas, and has been a student at The University of Texas at Arlington since 2019. Alexia has been interested in architecture since a very young age and has discovered an interest in historic preservation throughout her education. She will graduate with an Honors Bachelor of Science in Architecture in May 2023. Following graduation, Alexia plans to immediately pursue a Master of Architecture degree at Texas A&M University. Her goal is to eventually become a licensed architect.