

Sustainable Development and Construction

**Presentation to the Task Force on
Confederate Monuments**

September 15, 2017

**Liz Casso, Senior Planner
Historic Preservation
City of Dallas**

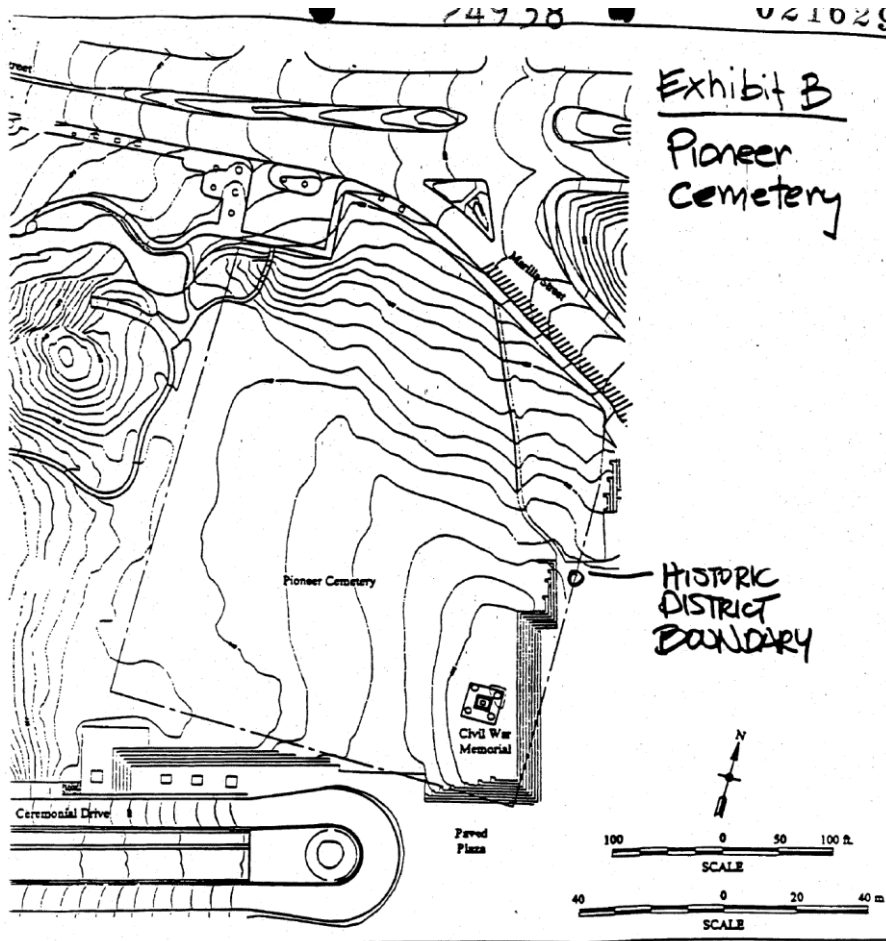


Pioneer Cemetery



City of Dallas

Pioneer Cemetery



- Pioneer Cemetery is a City of Dallas landmark district.
- Pioneer Cemetery was designated a City of Dallas landmark in May 2002 (Historic overlay No. 114)



Pioneer Cemetery

- Site was on the southern edge of Dallas when the first burial occurred in 1840's.
- Originally comprised four separate cemeteries: Masonic, Odd Fellows, Jewish, and the City cemetery.
- Last body interned in 1921.
- Early Dallas citizens buried in Pioneer Cemetery include several mayors, judges, and other civic leaders.



Pioneer Cemetery



- Confederate monument was moved to Pioneer Cemetery in 1961 when construction of R.L. Thornton Freeway necessitated its move from Old City Park.



Certificate of Appropriateness (CA)

- A permit to allow alterations to an existing structure or site or construction of a structure that is located in a designated Landmark district



Certificate of Demolition (CD)

- A permit to allow alterations, construction, or demolition of a structure or site that is located in a designated Landmark district
- One of five standards must be met for Landmark Commission to approved a Certificate for Demolition.



Certificate of Demolition (CD)

Certificate for Demolition and Removal (CD) City of Dallas Landmark Commission

CD _____ - _____
Office Use Only

1. Name of Applicant: _____
 MAILING Address: _____ City _____ State _____ Zip _____
 Daytime Phone: _____ Fax: _____
 Relationship of Applicant to Owner: _____
 ADDRESS OF PROPERTY TO BE DEMOLISHED: _____ Zip _____
 Historic District: _____

Proposed Work:

2. Indicate which 'demolition standard(s)' you are applying:
☐ Replace with more appropriate/compatible structure
☐ No economically viable use
☐ Imminent threat to public health / safety
☐ Demolition noncontributing structure because newer than period of significance
☐ Intent to apply for certificates of demolition pursuant to 51-A-4.501(i) of the Dallas City Code;
 Certificate of Demolition for residential structures with no more than 3,000 square feet of floor area pursuant to a court order

3. Describe work and submit required documents for the demolition standard you are applying:
 (please see attached checklist)

Application Deadline:

This form must be completed before the Dallas Landmark Commission can consider the approval of any demolition or removal of a structure within a Historic District. This form along with any supporting documentation must be filed by the first Thursday of each month by 12:00 Noon so it may be reviewed by the Landmark Commission on the first Monday of the following month, 1500 Marilla 5BN, Dallas, Texas, 75201. (See official calendar for exceptions to deadline and meeting dates). You may also fax this form to 214/670-4210. **DO NOT FAX PHOTOGRAPHS.**

Use Section 51A-3.103 OF THE Dallas City Code and the enclosed checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. You are encouraged to contact a Preservation Planner at 214/670-4209 to make sure your application is complete.

Other: In the event of a denial, you have the right to an appeal. You are encouraged to attend the Landmark Commission hearing the first Monday of each month. Information regarding the history of certificates for individual addresses is also available for review.

4. Signature of Applicant: _____ Date: _____
 5. Signature of Owner: _____ Date: _____
 (IF NOT APPLICANT)

Review the enclosed Review and Action Form
 Memorandum to the Building Official, a Certificate for Demolition and Removal has been:

- ☐ **APPROVED.** Please release the building permit.
☐ **APPROVED WITH CONDITIONS.** Please release the building permit in accordance with any conditions.
☐ **DENIED.** Please do not release the building permit or allow work.
☐ **DENIED WITHOUT PREJUDICE.** Please do not release the building permit or allow work.

Sustainable Development and Construction

Date _____

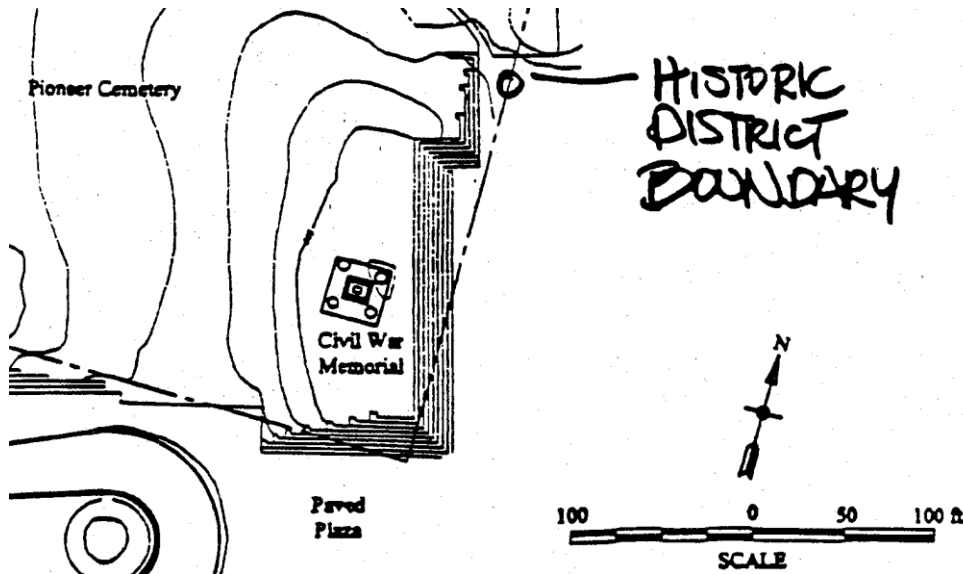
NOTE: THIS APPLICATION WILL EXPIRE 180 DAYS AFTER THE APPROVAL DATE

Certificate for Demolition & Removal City of Dallas Historic Preservation
 Rev. 3/27/01, 2-11-02, 1-29-03, 5-1-04, 7-8-04, 2-28-05

- Application can be made under at least one of these standards:
 - Replace with more appropriate/compatible structure
 - No economically viable use
 - Imminent threat to public health and safety
 - Non-contributing to historic overlay
 - Court ordered demolition (usually applied for by City Attorney's Office)



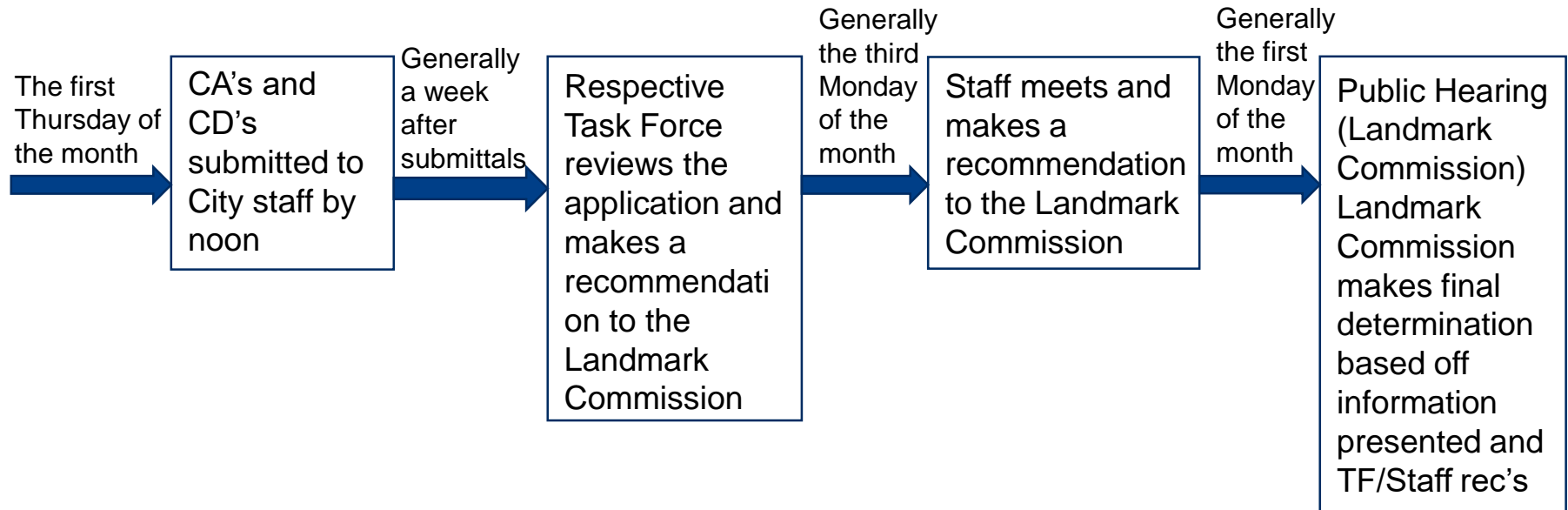
Pioneer Cemetery



Since the Confederate Monument is located within the historic district boundary of Pioneer Cemetery, a Certificate for Demolition and Removal will need to be submitted for Landmark Commission review.



CA or CD review process



Fair Park



Carolyn Brown Photographer



City of Dallas

Fair Park

- Fair Park was designated a City of Dallas landmark in 1987 (Historic overlay No. 33)
- Fair Park is a City of Dallas landmark district, State Antiquities Landmark, and a National Historic Landmark.



State Antiquities Landmark (SAL)

- State Antiquities Landmarks (SAL) are designated by the Texas Historical Commission (THC) and receive legal protection under the Antiquities Code of Texas.
- SAL designation does not mean that sites or buildings cannot be altered or destroyed.
- The land-owning agency must consult with the THC about such proposed actions through the permit process, and the THC will determine whether the work will be allowed.
- Fair Park became an SAL in 1984.

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City of Dallas

National Historic Landmarks

- National Historic Landmarks (NHL) are nationally significant historic places designated by the Secretary of the Interior because they possess exceptional value or quality in illustrating or interpreting the heritage of the United States.
- The 2,500 properties designated as National Historic Landmarks tell stories that are of importance to the history of the entire nation, not just local communities or states. These properties possess a high, not simply good, level of historic integrity.
- Fair Park was designated a National Historic Landmark in 1986.

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City of Dallas

National Historic Landmarks

- This recognition does not prevent changes being made to the property that can completely alter its character.
- When a designated property is altered so that it has lost its ability to convey its national significance, the withdrawal of its NHL designation must be considered.
- The National Historic Landmark designation of a property can be considered for withdrawal either at the request of the owner or on the initiative of the Secretary of the Interior.



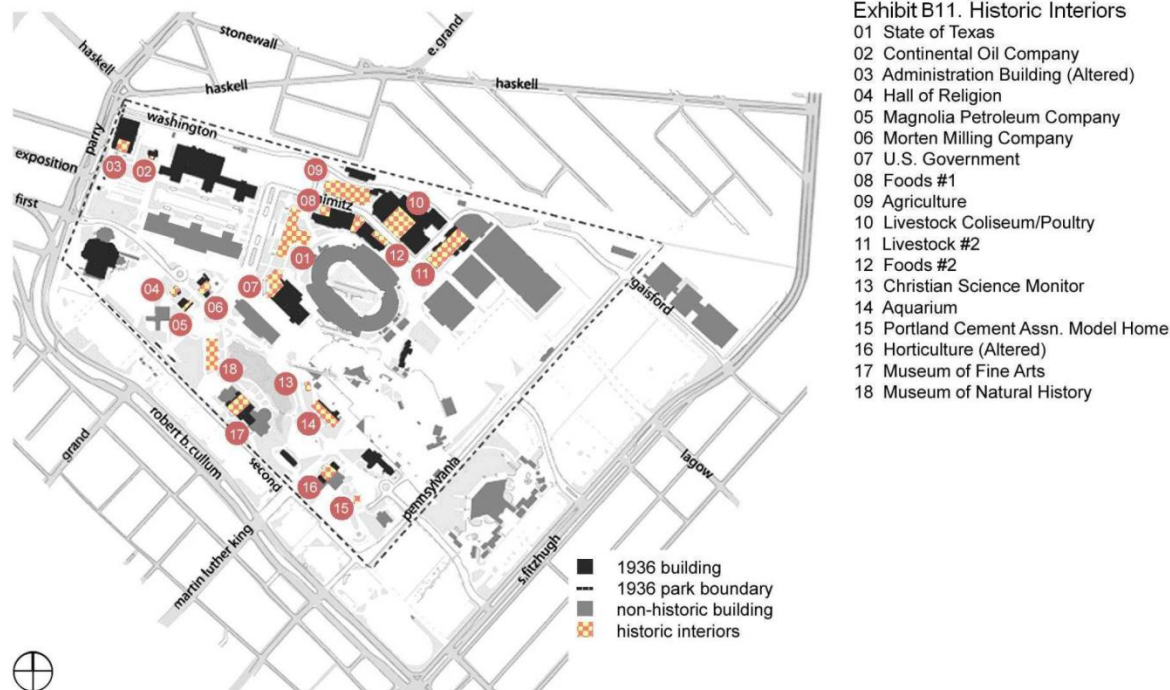
Certificate of Appropriateness (CA)

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Certificate of Appropriateness (CA)

- Typically, CA's are only required for exterior work to structures or the site, however because Fair Park preservation criteria specifically calls out 'historic interiors,' Landmark Commission also has purview over those spaces as well.



Certificate of Demolition (CD)

- A permit to allow alterations, construction, or demolition of a structure or site that is located in a designated Landmark district
- One of five standards must be met for Landmark Commission to approved a Certificate for Demolition.



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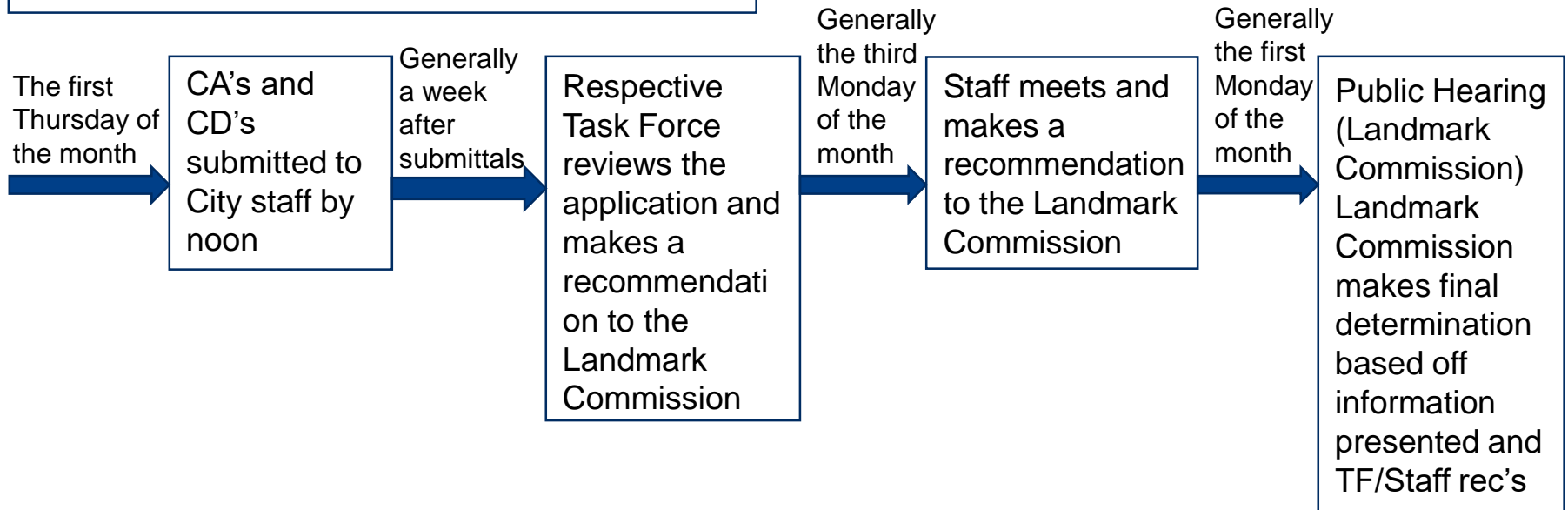
Certificate of Demolition (CD)

- More than likely a Certificate for Demolition or Removal would not be required for any alterations at Fair Park since only select pieces of structures or interior spaces would be removed.
- Therefore any alterations at Fair Park would require a Certificate of Appropriateness, which still requires Landmark Commission review and approval.



CA or CD review process

Please note that since Fair Park is a SAL and NHL, those reviews and approvals should happen before a CA is submitted to Landmark Commission.



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