

# Best Adaptive Re-Use of an Existing Building in the Stemmons Corridor

## Past Winners

### 2017 Winner:

SCBA has awarded the 2017 Best Adaptive Re-Use Award to Dallas Design Group Interiors, for their re-development of 1407 N. Riverfront Blvd. Situated in the heart of the Design District, the building was originally built in 1950 to be used as an industrial warehouse. Dallas Design Group Interiors purchased the property in 2015 and completed the renovation in the summer of 2017. After initially engaging an outside contractor and architect, Dallas Design Group opted to renovate and design the building themselves. When DDG purchased 1407 N. Riverfront Blvd it was vacant and in poor condition. The interior and exterior of the building was outdated and in need of some major updating. DDG spent substantial time and resources remodeling the interior and exterior of the building and now it's one of the most beautiful showrooms in the area.

### 2016 Winner:

SCBA has awarded the 2016 Best Adaptive Re-Use Award to Carlisle Interests, for their re-development of what has become known as Trinity Triangle located at the convergence of Oak Lawn Avenue, Irving Boulevard, and Market Center Boulevard. Situated in the heart of the Design District, the original buildings were constructed in the 1940's, 50's and 60's. Then in 2013 and 2014, after over 12 years of negotiations, the 1.3 acre tract was finally assembled and purchased by Carlisle Interests' owner, John Percy. With redevelopment architecture by Jim Langford, and general construction by Sandy Owens, of Carlisle Builders, an assortment of dilapidated buildings, was transformed into a set of currently designed retail buildings. Previous uses at the property included bail bonds, liquor store, and personal services, more commonly referred to as a massage parlor. But now, a new state of the art group of retail buildings has emerged, and is an outstanding example of adaptive re-use in our Stemmons Corridor. 3 of the new uses are Town Hearth, a high end steak house created by the owner of the popular North Dallas restaurant, Neighborhood Services; another being Pie Tap, specializing in pizza with wine and craft beers on tap, and lastly, Modern Outfitters, a sporting goods and firearms store with an indoor shooting range. Congratulations to Carlisle Interests for their accomplishment and for contributing to the economic revitalization of this important part of Dallas.

### 2015 Winner:

SCBA has awarded the 2015 Best Adaptive Re-Use Award to Bayswater Interests, Inc. for its re-development of 1532 Hi Line, located between Oak Lawn Avenue and Stemmons Freeway. Situated in the heart of the Design District, the original building was constructed in 1955 by the Fuller Brush Company for its Dallas operations. Then in 1979, the property was purchased and occupied by Pflaster Antique Imports, and later by Esphahini Imports until 2012. With redevelopment construction by The Beck Group, a dated office showroom property was transformed into a pristine new building housing a family office and private art gallery, and has emerged as an outstanding example adaptive re-use of an existing building in our Stemmons Corridor. Congratulations to Bayswater Interests, Inc.

## 2014 Winner:

Stemmons Corridor Business Association has presented this year's Award to the Zhulong Gallery. Located in the heart of the Design District at 1302 Dragon St., the Zhulong Gallery presents the cutting-edge work of artists who are "engaged with the prevalence of technology in the everyday." The team behind Zhulong Gallery is made up by Bob Corcoran, owner, Mark Hopper, Architect, and gallery director, Aja Martin. They have truly given the space a profound amount of thoughtfulness and grace. Hopper transformed the building into a piece of art in-and-of-itself; using the roof-deck, the space's interior, and most noticeably, the front façade as a canvas. The masterfully thought out space possesses a harmonic quality unlike any other within the Stemmons Corridor. The space naturally reveals itself, choreographing the exhibitions and the flow. The Zhulong Gallery is nothing short of an exquisite representation of the adaptive re-use of an existing building.

## 2013 Winner:

SCBA has awarded the 2013 Best Adaptive Re-Use Award to Greystar Development Company, for its re-development of 5959 Maple Avenue, located between Inwood Road and Mockingbird Lane. Situated one block from the North Campus of UTSouthwestern Medical Center and three blocks from the entrance to Love Field, the original building was constructed in 1928, and is one of the oldest commercial buildings in the Stemmons Corridor. The owner for the first 30 years of the building's existence was Vanette Hosiere Mills, at that time, the only producer of silk stockings in the Southwest. Starting in the early 1960's, the building was occupied by Texas Instruments, where classified military equipment was produced until the 1970's. In the late 1980's, after a long period of vacancy, an Australian investor purchased the building and completely renovated the former manufacturing facility into a destination Mexican food restaurant and bar, known as the Cadillac Bar. Next, in the late 1990's, and after another extended vacancy, the owners of Harold's Apparel Stores purchased and brought back to life the then deteriorating building. Finally, in 2010, with a burgeoning multi-family demand underway in the Medical District, Greystar, a nationally known multi-family development company, emerged as a perfect match for this large property. An assemblage of over 7 acres, the

5959 Maple project is named "The Southwestern". Greystar was able to save a third of the original Harold's building, and develop 359 luxury apartment homes on the rest of the property. With planning and design by Meeks Partners architects, and construction by Greystar, a Dallas iconic property has been transformed into a striking multi-family project. The old Cadillac Bar building is once again a vibrant part of the Love Field and Southwestern Medical District area, and has emerged as an outstanding example adaptive re-use of an existing building in our Stemmons Corridor.