

CASE STUDY

OLD PARKLAND DALLAS, TX

Frascio®

DEVELOPER

Crow Holdings

ARCHITECT

The Beck Group

SUPPLIER

Brian McFall,
The Door Company

FR International's flexible approach, custom hardware solutions, and responsive U.S.-based support helped bring hundreds of unique openings to life.

A valued brand of

FR International

FRInternational.com

THE HISTORIC OLD PARKLAND



When The Door Company took on the ambitious restoration of Dallas's historic Old Parkland campus, they needed more than just door hardware—they needed a partner who could match the project's uncompromising design standards and historical integrity. Enter Frascio, whose flexible approach, custom hardware solutions, and responsive U.S.-based support helped bring hundreds of unique openings to life.

This case study explores how the collaboration between The Door Company, Frascio, and Beck Architecture delivered high-end functionality without compromising budget, timeline, or aesthetics.



Executive Summary

The Door Company, a Dallas based commercial contractor, partnered with Frascio to specify and provide multiple unique door openings at the historic Old Parkland office development in Dallas.

The project required historically appropriate hardware that balanced aesthetic requirements with modern functionality. Several hundred pieces of Frascio hardware were integrated into the project, spanning an extensive range of functions and forms, from passage, privacy, and storeroom

mortise locks to multiple styles of custom pulls and plates. The partnership with renowned Beck Architecture delivered a cohesive design solution that met the client's exacting standards while providing solutions well within the project budget.

Brian McFall from The Door Company partnered with Frascio to address these specific requirements. This case study examines how Frascio's high-quality door hardware solutions and customer service contributed to The Door Company's completion of the Old Parkland project, highlighting the practical challenges and solutions implemented throughout the process.





The Background

Established in 1894, Old Parkland began as a county hospital serving Dallas residents. The original wooden structure was replaced in 1913 by a three-story brick building, which earned distinction as the first brick hospital in Texas. After the hospital relocated in 1954, the original buildings served various city and county functions before eventually falling into disrepair. By 2008, Old Parkland reopened as an office space for businesses, foundations, and civic leaders, combining historical architecture with contemporary functionality.

Brian McFall, Project Manager for The Door Company, described the quality standards evident in the restoration: "All the brick is made overseas in Spain and Italy. All the stone is sourced. They don't have any manufactured stone. Everything is 10 out of 10 in terms of quality. They spare no expense, truly."

"If anything goes wrong, you're in a different time zone. Trying to get replacement parts is a headache. The European brands tend to think a little bit differently in terms of customer service and the way to go about business than we do."

BRIAN MCFALL, THE DOOR COMPANY

The Challenge

Established in 1894, Old Parkland began as a county hospital serving Dallas residents. The original wooden structure was replaced in 1913 by a three-story brick building, which earned distinction as the first brick hospital in Texas. After the hospital relocated in 1954, the original buildings served various city and county functions before eventually falling into disrepair. By 2008, Old Parkland reopened as an office space for businesses, foundations, and civic leaders, combining historical architecture with contemporary functionality.

Brian McFall, Project Manager for The Door Company, described the quality standards evident in the restoration: "All the brick is made overseas in Spain and Italy. All the stone is sourced. They don't have any manufactured stone. Everything is 10 out of 10 in terms of quality. They spare no expense, truly."



DPE4073 x P97



6821 Oxford Lever x 14010 Essex Plate

How Frascio Provided the Solution

To meet the functional and aesthetic demands of the Old Parkland project, the team sourced over 200 Frascio mortise locksets, including passage, privacy, storeroom, and electrified configurations. These were paired with more than 40 custom decorative hardware components, including Frascio's custom-designed P99 step plates and 6821 model levers, specifically created for this project.

The larger domestic hardware manufacturers had decorative hardware options but couldn't provide a complete end-to-end solution with consistent aesthetics and finishes across all the door hardware openings, a requirement for this design-focused project.

Frascio worked collaboratively with The Door Company to provide the necessary trim and finishing hardware components without requiring complete package purchases that would have increased costs unnecessarily. This arrangement allowed The Door Company to address the competitive pricing challenges while meeting the established quality requirements. Dana Silvers from Beck Architecture was particularly impressed with the partnership: "I'm thrilled to share my experience working with FR International and Frascio. What really stood out was their remarkable responsiveness. They were always quick to listen and adapt, making sure our needs were met throughout the design process. The team at FR International was incredibly attentive and proactive, ensuring that our vision for the door hardware design was brought to life for our commercial project. Their expertise and commitment to finding the perfect solutions were key in achieving the results we wanted. To sum it up, FR International's responsiveness, attentiveness, and problem-solving skills played a huge role in making our project a success. I highly recommend them to anyone looking for top-notch decorative hardware solutions."

McFall elaborated on the working relationship: "Working with Frascio was great because they were hands-on throughout the entire process, from initial specifications through to final installation."

Frascio's U.S.-based customer support provided timely solutions to questions and issues that arose during installation, which helped keep the project on schedule despite the complexity of coordinating the numerous door openings. "Frascio has a better, more personable approach. We know when we call, we're getting somebody on the phone that gives a damn," McFall noted.

"Working with Frascio was great because they were hands-on throughout the entire process, from initial specifications through to final installation."

BRIAN MCFALL, THE DOOR COMPANY



6821 Oxford Lever x
14010 Essex Plate

Outcomes & Takeaways

The collaboration between The Door Company, Beck Architecture, and Frascio culminated in the successful completion of all the openings at Old Parkland. Frascio's ability to customize and adapt ensured that Old Parkland's standards were upheld, blending historical charm with modern functionality. The project stands as a testament to how manufacturers can thrive in high-end markets through a commitment to quality, flexibility, and customer service.

The partnership between The Door Company, Beck Architecture, and Frascio also exemplifies how close collaboration between contractors, architects, and hardware specialists can result in exceptional outcomes that honor historical significance while meeting contemporary needs. The Old Parkland project now serves as a showcase for Frascio's custom hardware solutions and their ability to solve complex design challenges while remaining within budget.



DPE4073 Door Pull



DPE4073 Door Pull

FR International, LLC

1011 3rd Avenue S.W. Carmel, IN USA 46032

Office: (317) 663-0030

Toll Free: 800-238-971

www.FRInternational.com



"I'm thrilled to share my experience working with FR International and Frascio. What really stood out was their remarkable responsiveness. They were always quick to listen and adapt, making sure our needs were met throughout the design process."

"The team at FR International was incredibly attentive and proactive, ensuring that our vision for the door hardware design was brought to life for our commercial project. Their expertise and commitment to finding the perfect solutions were key in achieving the results we wanted."

To sum it up, FR International's responsiveness, attentiveness, and problem-solving skills played a huge role in making our project a success. I highly recommend them to anyone looking for top-notch decorative hardware solutions."

DANA SILVERS, ARCHITECT, THE BECK GROUP