



October 4, 2015

Board of Adjustments

City of Dallas

Dear Sir or Madam:

I am the current President of the Junius Heights Historic District. I spent several years knocking on doors and gathering support for the creation in 2006 of the Junius Heights Historic District, the largest historic district in Dallas. Junius Heights is located adjacent to Swiss Avenue. Our goal is the continued revitalization of East Dallas.

The Aldredge House is less than a block from my house, located at 715 Parkmont. The parking lot operated and owned by the Aldredge House for their events is located in Junius Heights, about 200 feet from my house. My neighbors and I have never had any problems with events at the Aldredge House or their parking lot. When I drive by the Aldredge House, I enjoy the impeccable grounds and the stunning architecture. Events that I have witnessed there are well organized with valets parking guests' cars in their Junius Heights parking lot. Traffic congestion is not an issue.

The houses on Swiss Avenue were built when entertaining on a grand scale was the norm. I have attended parties and many events on Swiss Avenue. The use of caterers and rentals is available to all.

Several years ago the city denied a request for the Garden Café to serve alcohol. The Garden Café, is located in Junius Heights. The denial of that request was due to several factors, chief among them was the concern that alcohol consumption would be daily, extend into the late hours, and would attract a crowd that could destabilize the neighborhood. The situation at the Aldredge House is completely different: consumption of alcohol is limited only to special events.

The Junius Heights Board of Directors has voted to support the continuation of the Aldredge House as a legal non-conforming use. The Board feels that retaining the house for the public's use is good for Dallas. It is a monument to our city's heritage. We appreciate having the Alliance as a neighbor. We believe the Alliance has always been responsive to community concerns and that it places a high value on being a good neighbor.

All great cities have historic homes that are a reflection of a time and place. St. Paul has its Ramsey House and its Hill House. New York can boast of more than a dozen such homes. The list goes on. The Aldredge House in the last remaining manse in Dallas, in its original location, with its original furnishing. It would be a shame to lose this piece of our collective past for future generations.

Please vote to continue to allow the Aldredge House to continue to be used and enjoyed by the public.
It is one of our cherished spaces.

Thank you.

René Schmidt

President Junius Heights Historic District

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