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EXECUTIVE SUMMARY

- + Aldredge House is one the nation's most significant preserved, public history site of its kind;
- + Preservation and public history are integral components of all "global cities";
- + Extensive economic benefits and long-term sustainability accrue to urban centers which achieve this status;
- + Dallas has engaged in a concerted effort to achieve global city status;
- + withdrawing Aldredge House from Dallas' portfolio of public history sites runs counter to Dallas' long-term, strategic goal as being a vibrant of center of culture in which preservation and public history play a crucial role;

i.

Urban centers that have attained "global city" status embody an optimal mix of economic well-being, cultural vibrancy and social infrastructure. They are cosmopolitan in the finest sense of that word with art, architecture, historical context, culture, livability and economic opportunity available for the benefit of their citizens and visitors.

ii.

All global cities provide historical context by preserving and celebrating their broad and diverse portfolio of historically significant sites. Lesser cities do not. Imagine Paris, London, Berlin or New York without preservation and history.

Preservation and especially preserved sites accessible to the public (public history sites) enhance the quality of life for residents and visitors, make such cities attractive places to live and in so doing draw entrepreneurs and enterprises that in turn create economic prosperity in a virtuous cycle of growth, progress, renewal and sustainability.

So in a very practical manner, preservation and public history are a crucial component of the economic calculus that propels cities to greatness.

iii.

In this globalized economy, urban centers compete fiercely with each other for high impact industries and businesses. The competitive advantage goes to those cities with the optimal mix of affordability, social infrastructure (transportation, educated populace, etc.) and cultural sophistication in which publically accessible, preserved sites play an important role. The victors prosper. The losers stagnate or decline. The data and analytics backing these stark conclusions are clear and unequivocal.

iv.

The decision by Boeing in 2001 to choose Chicago over Dallas for its corporate headquarters was directly attributable to Boeings' perception of serious deficiencies in Dallas' cultural infrastructure even though the city scored high in affordability and geographic location

In the fifteen years hence, the response of Dallas to remedy these deficiencies in such a compressed timeframe has been remarkable and possibly unprecedented. This brisk

transformation has captured the attention of national and international publications including *The New York Times*, *Financial Times*, *The Guardian* and *The Economist* magazine in addition to professional and trade publications in urban planning, architecture and related disciplines.

v.

The deepening of Dallas' cultural cachet has occurred across many categories. The construction of world class museums (Arts District, Perot Science, Meadows Museum et al), master planned residential developments (e.g. Uptown) major public developments (e.g. the Calatrava bridges), city-led task forces and large sector guidance planning (Downtown Dallas Historic Preservation Task Force, southern Dallas/Trinity River corridor/Fair Park redevelopment, etc.), public-private sector partnerships (Klyde Warren Park, Lee Park, Griggs Park, the CBD parks etc.) and large-scale, private-sector repurposing of historical buildings and districts (Old Parkland Hospital, downtown Dallas residential towers, Southside, West Dallas, The Design District, Oak Cliff etc.) have been transformative. Just as importantly, the preservation and enhancement of Dallas' public history sites (Dealey Plaza, Aldredge House, Freedman's Cemetery, Juanita Craft Civil Rights House et al) contribute significantly to the cultural amenity base of Dallas.

The end result - Dallas has now attained the status of a global city.

vi.

The Aldredge House (1917) by the architect Hal Thompson is a stunning example of eclectic French architecture with Beaux Arts elements.

The house - the single most important house museum in Dallas - is one of just eight homes of this era in pristine, unaltered condition with period furnishings and public access in the entire United States. It is the only house of its kind west of the Mississippi. As such, The Aldredge

House constitutes a major cultural asset not only for the citizens of Dallas but for the country as a whole.

The ongoing preservation and corresponding public use of this historically significant house museum is just as critical to the cultural asset base of Dallas as are entire districts like the Swiss Avenue Historical District ("SAHD") or the many repurposed historical properties referred to earlier in this affidavit. In the same way that the SAHD anchored the renaissance of Lakewood and old East Dallas, The Aldredge House anchors the SAHD as it is the only publicly accessible historic house. The house enriches the SAHD by providing the public an opportunity to access a representative Swiss Avenue home to fully experience the architecture and provenance of the SAHD given that all of the other residences in the district are private. ,

It would be absurd to withdraw The Aldredge House from public access and "de-accession" (transfer from public status to private use) this house museum just as Dallas has consolidated its position as a global city through its aggressive enhancement of its cultural resource base that was one of the keys to its attaining elite status as a global city. In essence, transferring the house to private ownership goes against the strategic and long-term interests of the city and serves to degrade the cultural vibrancy of Dallas.

vii.

The Juanita Craft Civil Rights House preservation initiative seeks to emulate the role and function of the Aldredge House in many ways though in a different context. The Juanita Craft Foundation convened a "Craft House Planning Roundtable" this past June 2015 whose proceedings are attached as a supporting document. Craft roundtable participants were experts in house museums drawn from the United States and Europe.

The irony of a forced de-accessioning of The Aldredge House is the fact that this house museum has already successfully established the set of factors that most house museums

struggle to attain (and seldom attain) as discussed in the attached report. First, there is the architectural significance and excellent condition of the unaltered structure. Second, the national significance of the house. Third, the house museum incorporates period furnishings - extremely rare to this degree of authenticity. Fourth, Aldredge House retains its original siting in an historic district that hasn't been degraded with tear-downs and non-conforming replacement structures. Fifth, stable ownership by a professionally administered and coherently funded non-profit entity.

In closing, it would be a travesty to withdraw such a precious and magnificent cultural asset from public availability, and would do an overall disservice to the increasing cultural vibrancy of Dallas.