

EXHIBIT 28

copy - only 1 letter - 4 copies



HISTORIC PRESERVATION LEAGUE, INC.

P.O. Box 9765 Dallas, Texas 75214

June 21st, 1973

BOARD OF TRUSTEES

- M. Wayland Brown, R.A.
- Anne Courtin
- Evelyn Dunsavage
- Harryette Ehrhardt
- Joseph R. Goynes III
- Larry Offett
- Dorothy H. Savage
- Virginia Talkington
- Donna Vastine

ADVISORY BOARD

- George Aldredge, M.D.
- A.L. Artie Barnett
- Hon. Bill Braecklein
- Herschel Brown
- Mrs. Max Clappitt
- Mrs. W.A. Criswell
- Mrs. Robert Cullum
- Hon. Dave Finney
- Herbert Gambrell
- John Plath Green, Atty.
- Ebby Halliday
- Mrs. J.L. Higginbotham
- Hon. Jim Mattox
- Stanley Marcus
- Jacob Morrison, Atty.
- Enslie D. Oglesby, R.A.
- Merrill Rueppel
- Mrs. Lewis Russell
- Wallace Savage, Atty.
- Mrs. Charles Sharp
- Hon. Alan Steelman
- Peter Stewart
- Louis Tobian
- Don Wright

Womens Auxiliary to the Dallas County Medical Society
 c/o Mrs. Michael Kurilecz: House Chairman
 5907 Lupton
 Dallas, Texas. 75225

Dear Mrs. Kurilecz:

We are delighted with the news that the Womens Auxiliary to the Dallas County Medical Society is acquiring the Aldredge house! It has been identified by Dr. Blake Alexander, nationally known architectural historian at the University of Texas, as one of the three most outstanding houses on the street.

Although under the present zoning a museum and meeting use is not allowed, we feel confident it will be under the new Planned Development District we are recommending. The City Plan Commission recommended a duplex and single family zoning for the street. Ordinarily, this would not permit your use. However, we are writing each Councilman urging them to adopt the single family residential with the provision that 5500 Swiss Avenue be taken over by the Auxiliary as a museum and meeting place. Anything the City Council desires can be incorporated into a planned development district.

We feel this is desirable for several reasons. First, every historic district needs one house that can be opened to the public regularly and have a decent program to make it a more meaningful experience. Secondly, this is the ideal house as it is one of the three most architecturally outstanding and is therefore of crucial importance to Swiss Avenue. Thirdly, it is only through the most fortuitous circumstances that a club of the caliber of the Auxiliary is willing to provide the upkeep of this residence as a public service.

The only other possibility is to adopt the proposal suggested by the City Plan Department which allows for special use permits on Swiss Avenue. We feel this is much less desirable for two reasons. First, We are not certain the Aldredge house can qualify for a special use permit. They would be given in case of vacant lots, primary structural decay, and financial hardship. Secondly, even if the letter of the ordinance were stretched to include your desirable use, it would then set a precedent, making it difficult to turn down other less desirable uses.



Many organizations have attempted to purchase or lease houses on the street in the past few months. They have included a French Culture Club, a halfway house for heroin users, a chapter of Alcoholics Anonymous, and a fraternity house. All these could be considered as special uses under the ordinance. Once a precedent is set, it would be difficult to deny future requests. One can easily see that a single family zoning with a special provision for the Auxiliary as a museum and meeting place would be much more to our advantage in preserving and developing the neighborhood. Finally, we of the Historic Preservation League have a commitment to the single family zoning plan because the overwhelming number of residents favor single family.

We hope, therefore, that a mutually agreeable arrangement for the zoning of both single family with the special provision for the Auxiliary museum will meet with your approval and your support.

Sincerely,

Anne Courtin, President

P.S. All this, of course, is based on the assumption that the parking situation will be resolved.

C.C. Jim Schroeder
Weiming Lu
Neil Anderson
Stan Knight
Board Members of the Auxiliary