

Since 1911  
Vickery Place Neighborhood

# Support A Conservation District

November 2005 Update

*Vickery Place is changing. Change can be positive as long as we preserve the history and charm that make up the fabric of our neighborhood.*

We all enjoy the “neighborhood feel” of our area; the canopy of trees lining the streets, quaint homes with front porches, green space, sidewalks for kids to ride their bikes or neighbors to walk their dog, boutique shops and restaurants within walking distance, and even the neighborhood bar where everyone knows your name.

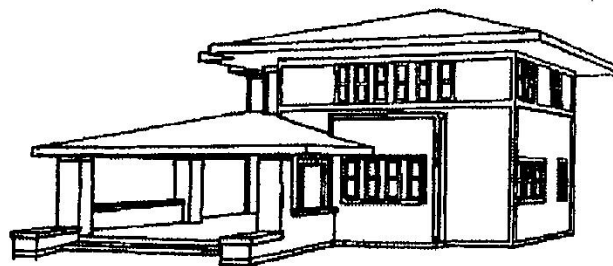
But, as witnessed in surrounding neighborhoods and now Vickery Place, speculative or incremental building has triggered a transformation of our neighborhood, changing the distinctive atmosphere and stylistic stamp of Vickery Place.

Please join us for this important meeting. Come learn more and be a part of the Vickery Place Conservation District process. This is the second in a series of eight town hall meetings, conducted by the City of Dallas Planning Department. Through these meetings we, as a neighborhood, will develop our conservation ordinance, tailoring it to our needs. It can be as rigorous as specifying certain elements such as building materials, or it can simply define height and setbacks of new construction—**WE DECIDE.**



## Vickery Place Conservation Town Hall Meeting

**Tuesday,  
November 15  
7 pm  
Vickery  
Towers**



Look for future flyers and the VPNA newsletter for dates of upcoming meetings, or check out the website [www.vpna.org](http://www.vpna.org) for more information. Together we can decide the look of future development in Vickery Place.

~ Vickery Place Conservation Committee  
[info@vpna.org](mailto:info@vpna.org)



Below are some of the building standards that are commonly regulated through a Conservation District. The current standards per Dallas City Building Code are in *italics*:

**Architectural Style** – *currently there is no standard.* Craftsman (bungalow), Prairie Style, Tudor, Colonial Revival, Spanish Eclectic and Minimal Tradition are predominant in Vickery Place.

**Height of structure** – *30 ft. max.* Measurement taken from the top of the grade to the mid-point of slope of roof (between the peak and the eave).

**Front Setback** - *25 ft. min.* Distance from the sidewalk (or easement) to the front of the structure (wall or column).

**Side Setback** – *5 ft. min.* Distance from the property line to the wall of the house (excludes fireplace or roof eave)

**Garage location and size** – *currently there is no standard.* Most common in Vickery Place are detached, in the rear of the property.

**Lot coverage** - *45% max.* Footprint of the structure (air conditioned under roof); how much of the lot can be covered.

**Floor Area Ratio (FAR)** - *currently there is no standard.* Square footage of structure in relationship to lot size.

**Windows** – *currently there is no standard.* Placement, location and materials. Most common in Vickery Place are symmetrical, wood, double hung windows.

**Driveways** – *currently there is no standard.* Most common in Vickery Place are driveways along side of house.

**Impervious Surface** – *currently there is no standard.* Portion of lot covered by structures, concrete or other impermeable materials which can contribute to improper drainage.

**Building materials** – *currently there is no standard.* Type/color/size of brick, wood or stone.

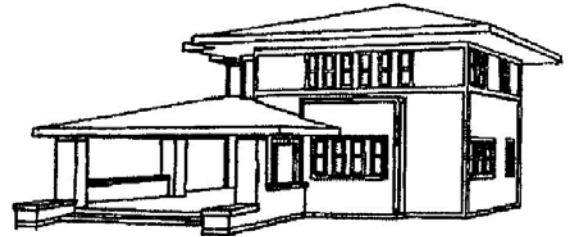
**These building standards will be discussed at the 2<sup>nd</sup> Community Meeting on Tuesday, November 15<sup>th</sup>.** Please plan to attend this meeting to learn more about what is allowed under the current building code and standards you would like to see regulated. Together we can decide the look of future development in Vickery Place.



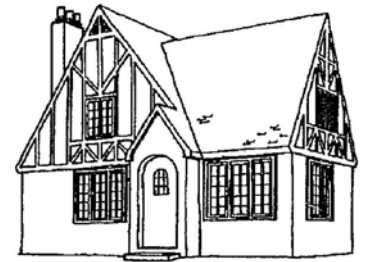
Craftsman



Minimal Traditional



Prairie



Tudor



Colonial Revival



Spanish Eclectic