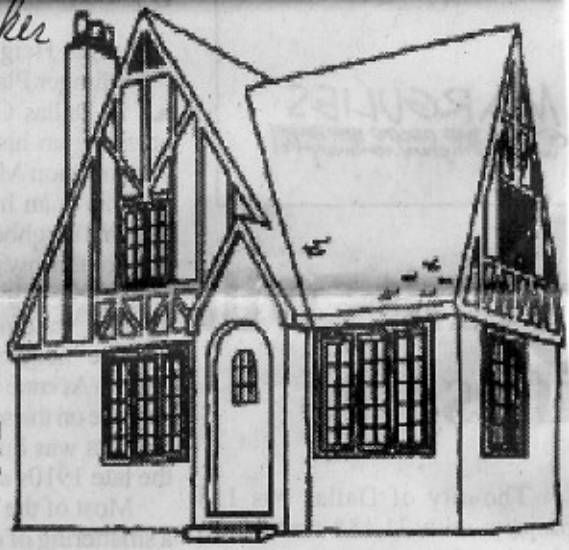


The White Locker
3/9/06



PRAIRIE STYLE

TUDOR STYLE

Vickery Place seeks conservation status

by ANTHONY JONES

Residents in the Vickery Place neighborhood are attempting to obtain a conservation district designation for about 500 properties in an area bounded by Goodwin Street, Greenville Avenue and Richard Street

Through a series of four community meetings that began in September 2005-- which were usually standing room only-- the property owners in the area have discussed which particular elements of their neighborhood they wish to conserve.

An overwhelming majority of residents are in favor of the changes with many posting signs in their front yards. A final community meeting is scheduled at Vickery Towers Monday March 13 at 7pm. Conservation Districts typically change basic zoning standards to reflect the current conditions of the neighborhood's environment.

Standards such as height, setbacks, lot coverage and fencing are adjusted from what is allowed generally throughout the city. The request for the new designation in Dallas City Council Districts 2 and 14 comes before the City Plan Commission April 6. Residents are asking the City of Dallas to conduct a conservation district feasibility study of Vickery Place.

Vickery Place is surrounded by other conservation districts -- to the north, the M Streets Conservation District; to the east, the Belmont Addition Conservation District; and to the northeast is the M Streets East Conservation District.

The Vickery Place neighborhood shares many similarities with

its neighbors with special district designation. Homes in Vickery Place were built primarily in the early 1920s, 1930s and 1940s.

Area residents said Vickery Place is changing, but explained that change can be positive "as long as we preserve the history and charm of our neighborhood."

The neighborhood is composed of multiple early 20th Century architectural styles such as Craftsman Prairie and Tudor. Being that architectural styles are not addressed in the Dallas City Code, conservation districts were established to address cultural and architectural aspects of neighborhoods. The zoning is being sought to keep intact features of the architectural styles. In the early 1900s Vickery Place was mostly cotton fields, and was considered North Dallas, with Goodwin Avenue the northern city limit. With the introduction of street cars in 1888, people began to move outward from the city.

Railways, streetcars, and model T's were the means of transportation for residents of Vickery Place. The Houston and Texas Central Railroad-- now Central Expressway-- formed the western boundary of the platted neighborhood. Platted in the year 1911, Vickery Place was developed by the Works-Coleman Land Company. The Land Company was directed by R. Vickery, J.E. Coleman, Osce Goodwin, George W. Works, and J. Houston Miller, with many streets now bearing their names.

The featured home on 5605 Vickery was built for George W. Works and his wife, Lillian. A few years later, he built a duplicate house at 5435 Vickery, with minor

modifications.

Through a series of four community meetings, which were usually standing room only, the property owners in the area have discussed which particular elements of their neighborhood they wish to conserve. The Vickery Place area is currently zoned for single-family use (R-7.5(A)).

Surrounding zoning to the north is Conservation District (CD#9); to the south is single family (R-7.5(A)); to the east CD#11 and CD#12; and to the west single-family (R-7.5(A)).