# Vickery Place Neighborhood NEWS

GREENVILLE-BELMONT-HENDERSON-CENTRAL-GOODWIN

P.O.BOX 720192 DALLAS, TEXAS 75372 VOICEMAIL:(214)967-5134 WWW.VPNA.ORG

## MAY GENERAL MEETING

Date: Thursday, May 12
Time: 7:00 PM
Place: Best Cellars

### NEIGHBORHOOD SOCIAL

The May meeting of VPNA will be a get-together at ***Best Cellars*** wine shop, located at **3502 Knox (at Cole), 7pm to 9pm**—shop closes at 9.

Various wines will be sampled, and appetizers will be served up compliments of **Cuba Libra Restaurant** (on Henderson). No business at this meeting; just relaxing fun and a chance to get to know your Vickery Place neighbors.

Best Cellars wine boutique opened its Dallas location in September 2002 and specializes in fine wines from around the world. Be sure to stop in for a taste of the good life, VP style.

## CONSERVATION UPDATE

*~ by Beth Bentley*

The process of becoming a Conservation District typically takes 12 – 18 months from the initial authorizing of a feasibility study (to determine eligibility) until adoption by the City Council. Petitions for the City to conduct a CD feasibility study within Vickery Place were canvassed throughout the neighborhood in 2002-2003 with 75% of homeowners in the proposed area (subject to expansion by City staff) in support of the study. Signatures and a completed application for a Conservation District were filed with the City Planning Department in March 2004.

**June General Meeting:**

**Update on Vickery Place Conservation, Teardown issues, and the newly proposed Overlay Zoning Tool.**

Due to the growing number of neighborhoods vying to become a Conservation District (in part to remedy the teardown/rapid insensitive infill phenomena) and shortage of City staff devoted to conservation, there is a back-log of neighborhoods ready to begin the CD process. Currently Hillside and Kessler Park neighborhoods are in the "town hall meeting" phase of developing their CD ordinance. Vickery Place is slated to initiate their feasibility study after Hillside is complete, which looks to be Fall 2005. (Continued on page 3).

***Bulky Trash/Basura Abultado***

**Don't Set Out Trash Before:**
Thursday, MAY 5

**Pick Up Week:**
MAY 9th - 13th


Volume 24, Issue 5
May 2005

## NEIGHBORS VET CANDIDATES AT COUNCIL FORUM

*~Bruce Thomas*

All seven candidates appeared for the traditional council candidate forum held as the feature event of the VPNA April meeting at Vickery Towers. Vying to replace term-limited incumbents John Loza (District 2) and Veletta Lill (District 14) were:

*District 2 Candidates*
Monica Barros-Greene
Pauline Medrano
Se-Gwen Tyler

*District 14 Candidates*
Kathy Ingle
Candy Marcum
P.D. Sterling
Angela Hunt

Vickery Place Vice President Bruce Thomas moderated the forum. Outgoing Councilman John Loza also attended.

After listening to all the candidates knowledgeably debate issues, management styles, and qualifications for nearly two hours, it was clear why *The Dallas Morning News* stated that every council district should be so lucky to have this many well-qualified candidates standing for election. By the time you read this, the May 7 election will be history, and we will know the outcome.

Many predict a runoff, particularly in District 14, where it appears doubtful that any one candidate will obtain over 50% of the vote in such a strong field. And because you will not receive another VPNA newsletter before the runoff (if any), you should be aware that in the event of a runoff, early voting will run from May 18 to May 31, and the final election day will be Saturday, June 4. Typically, voting locations are consolidated during runoffs, so be sure to consult the newspaper (or check www.dalcoelections.org) to determine whether your voting location has changed for any runoff. As always, you may vote at any early voting location, but you must vote at your designated precinct voting location if you wait until the final election day. You may always vote with a driver's license or other appropriate identification; you never need your voter registration card.

Remember, in a sparsely attended runoff election, every vote can make a difference, making turnout from Vickery Place all the more important. In this, and every election, show our elected representatives that *Vickery Place Votes!* (FYI: The next Mayoral election and General City Council election will be May 5, 2007.)

We are very grateful to all candidates not only for participating in the forum, but also for participating as a candidate. We look forward to working with the winners on the many important problems facing the City and VPNA in the upcoming months. To the others, who fought the good fight but did not prevail on this day, we offer the immortal words of President Theodore Roosevelt:

> *Far better it is to dare mighty things, to win glorious triumphs even though checkered by failure, than to rank with those spirits who neither enjoy nor suffer much because they live in the gray twilight that knows neither victory nor defeat.*

Thank you all!

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**CRIME STATS FOR MARCH 2005:**

| CRIME | DATE | STREET |
|---|---|---|
| OTHER ASLT | 03/12/05 | 23XX N HENDERSON |
| BURGLARY | 03/11/05 | 22XX MADERA |
| THEFT | 03/07/05 | 28XX N HENDERSON |
| THEFT | 03/07/05 | 53XX WILLIS |
| TEL HARASS | 03/06/05 | 26XX N HENDERSON |
| BURGLARY | 03/02/05 | 28XX HENDERSON |
| THEFT | 02/24/05 | 22XX MADERA |
| BURGLARY | 03/29/05 | 50XX MILLER |

| CRIME | DATE | STREET |
|---|---|---|
| THEFT | 03/26/05 | 53XX VICKERY |
| THEFT | 03/19/05 | 28XX N HENDERSON |
| BURGLARY | 03/14/05 | 54XX RICHARD |
| THEFT | 03/14/05 | 54XX BONITA |
| THEFT | 03/14/05 | 29XX N HENDERSON |
| VANDAL | 03/13/05 | 25XX MADERA |
| OTHER ASLT | 03/12/05 | 23XX N HENDERSON |

**CONSERVATION UPDATE** (continued from page 1):

In the meantime, here are some building standards to review and become acquainted with before it is our time to be considered for a Conservation District (current regulations per Dallas City code in italics):

Height of structure – *30 ft. max.* as measured to the mid-point of the ridge and the eave.
Architectural Style – Craftsman/Bungalow, Prairie School, Colonial Revival, Tutor, Mediterranean and Minimal Traditional are predominant in Vickery Place.
Lot coverage - Footprint of the structure, how much lot can be covered. *45% max.*
Setbacks – Distance from the street and adjacent lot lines. *25ft. min. front, 5 ft. min. rear and side.*
Floor Area Ration (FAR) - Size of structure in relationship to the lot size. No existing regulation.
Building materials – Type/color/size of brick, wood, stone, other.
Garage location and size – Rear entry, front entry attached to house, front entry detached in rear
Windows – Location/placement, casing materials, stained glass, glass bricks
Impervious surface - Area of the lot that is covered by structures, concrete or other impervious materials (can contribute to proper drainage)
Fencing – Height, materials. *Side & rear 9 ft. max, front 4 ft. max.*
Tree requirements - Size, type, number and placement of required trees
Driveways – Location/placement, ribbon, circular, surface materials
*Fencing information is found in 51A-4.602; all other information found in 51A-4.410 of Dallas Development Code.

Your influence and opinion for the yet-to-be developed ordinance can only happen when you participate. Attend VPNA General Meetings regularly and city-hosted public hearings/meetings as they are announced. Watch for Conservation updates through the VPNA monthly newsletter and the VPNA web-site, www.vpna.org. If you would like more information or would like to get involved with our Conservation District effort, please email Beth at info@vpna.org.

*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.*

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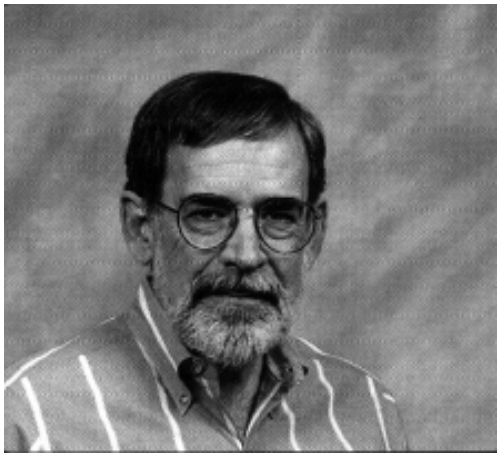
## VICKERY PLACE SAYS GOODBYE TO A GOOD NEIGHBOR



Conrad Duane Burge
1940 – 2005

Longtime resident, Conrad Burge, died Thursday night, April 21 at Veterans Hospital after a long illness complicated by a recent diagnosis of Acute Myeloid Leukemia.

You may remember Conrad sitting at the "sign-in table" greeting people as they arrived at the neighborhood association meetings, or delivering your Vickery Place Neighborhood Newsletter. You may remember him walking his beloved dog, Angelica, along McMillan Street, or you may have been one of Conrad's nearby neighbors on Bonita.

Conrad is survived by his mother and a sister, both living in Pennsylvania. He was an active member of the Episcopal Church of St. Thomas the Apostle in Dallas.

## DERBY DAY HORSE RACE PIE

Pastry for a 9 inch one-crust pie
2/3 cups sugar
1/3 cup butter/margarine, melted
1 cup corn syrup
2 tablespoons bourbon
1/2 teaspoon salt
3 eggs
1 cup pecan halves or broken pieces
1 cup semisweet chocolate chips

Heat oven to 375 degrees. Prepare pastry. Beat sugar, margarine, corn syrup, bourbon, salt and eggs with hand beater. Stir in pecans and chocolate chips. Pour into pastry-lined pie plate. Bake till set, 40-50 minutes. Refrigerate till chilled, at least 2 hours. Immediately refrigerate any leftovers. For an added treat: Serve each slice with a dollop of whipped topping and a pecan half that's been coated with chocolate on one end.

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### BAUER

Cynthia Wielgosz and Dean Elliott have lost their loyal friend, Bauer. Born on Valentine's Day in 1994, Cynthia says he was her love. He lost his fight to cancer on April 10, 2005. Left now with sweet memories and the knowledge that he had a good life, we know he will be missed.

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## M STREETS HOME TOUR

Greenland Hills announces its 5th Annual M Streets Home Tour on May 21 & 22. Boasting the highest number of Tudor-style homes in the Southwest, the neighborhood is filled with residences built in the 1920s and 1930s. The tour takes the opportunity to highlight aspects that define the M Streets, such as intricate stained glass, high gables, turned-stone columns, dramatic archways, and elaborate stonework.

Proceeds from the tour benefit Stonewall Jackson Elementary School along with the Greenland Hills CrimeWatch and Neighborhood Association. The tour is open to the public on Saturday, May 21, and Sunday, May 22, from Noon until 5 p.m. Tickets are $10 (children under 5 are free) and available in advance at Kroger (Mockingbird Lane at Greenville Ave.), www.mstreets.org, and at the featured homes on tour days.

For more information, visit the neighborhood website www.mstreets.org or call 214-215-3812.

Event Dates: Saturday May 21, 2005 through Sunday May 22, 2005
Time: 12:00 PM - 5:00 PM

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**Saturday, May 21, 7:00pm**
**Majestic Theater**

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or purchase tickets at the door

## A LETTER FROM THE EDITORS

Dear Neighbors,

If any of you have an announcement that you would like to share in the newsletter, please let us know. Hearing from you is the best source we have for knowing what is going on in your life and in our neighborhood.

Perhaps your school, church or organization is hosting a carnival or event that you would like for the residents of Vickery Place to know about. Perhaps you have sadly lost a loving pet, have a neighbor who is ill or you are happily welcoming a new member to your family.

Whatever the news, we rely on hearing from you. Email info@vpna.org to the attention of Beth or Shelia. If you do not have email, call Shelia at 214-827-4568 and leave a message and a phone number.

Beth and Shelia
Co-editors of VPNA News

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Come in to our new KNOX-HENDERSON Sherwin-Williams store for great savings on paints, stains and accessories!

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## "IS THERE A BUILDER'S SIGN IN THE YARD NEXT DOOR?"

Did you awaken this morning to the humming of a bird or the humming of a buzz saw? Relaxing on your porch in the late afternoon are you lulled by the tat tat tat of a woodpecker or that of a nail gun?

Noise level in a neighborhood is one of the issues addressed by the City. Hours that construction can occur in a residential area or adjacent to a residential area are restricted to certain hours during the day and certain days of the week. These restrictions are stated in Dallas City Code Section 30 – 2.

***Sec. 30-2.*** *(8) The erection, including excavation, demolition, alteration, or repair of any building in or adjacent to a residential area other than between the hours of 7:00 a.m. and 8:00 p.m., Monday through Saturday, except in the case of urgent necessity in the interest of public safety, for which a permit must be obtained from the director of public works and transportation of the city.*

Ida G. Soria, Sr. Plans Examiner for the City of Dallas says that every customer receives building construction site management requirements, which specifically state the hours that construction work may be performed.

Dallas City Code 30 – 5 states the penalties for not obeying the ordinance.

*Sec. 30-5. PENALTIES.*

*(a) Criminal penalties. An offense under this chapter is punishable by a criminal fine not to exceed $2,000. A person commits a separate offense each day or portion of a day during which a violation is committed, permitted, or continued. A culpable mental state is not required for the commission of an offense under this chapter.*

*(b) Civil penalties. In addition to imposing the criminal penalty prescribed in Subsection (a), the city may, in accordance with Chapter 54 of the Texas Local Government Code, bring a civil action against a person violating a provision of this chapter. The civil action may include, but is not limited to, a suit to recover a civil penalty pursuant to Section 54.017 of the Texas Local Government Code not to exceed $1,000 for each day or portion of a day during which the violation is committed, continued, or permitted. (Ord. 24835)*

In addition to abiding by the work code, contractors are also required by the City to post those hours on the construction site.

There is a proposal to be heard by the City Council that may change the current hours to encompass a shorter workday. If that proposal passes we will update you in the newsletter. In the meantime, if construction work is being done on your block or street and the workers are not adhering to the hours or if the hours are not posted, contact 311 or email info@vpna.org and we will help you get in touch with the right department.
*~ Shelia Huffman*

## FOLLOW-UP TO DRAINAGE ARTICLE (MARCH 2005)

As of April 12, 2005, the City of Dallas will now require the engineer of the record to provide the following certification, sealed and signed for all resident in-fill construction activities:

The proposed grading of the subject property as shown on this grading plan has been designed by the undersigned and/or under my direct supervision. I hereby certify that these proposed grades will not create an adverse impact on drainage of the site or the surrounding area. I further certify that after implementation of these plans, this site will not create any on-site and/or off-site drainage problems. I also certify that there will be no lot-to-lot drainage, without proper accommodation, after implementation of these grading plans.

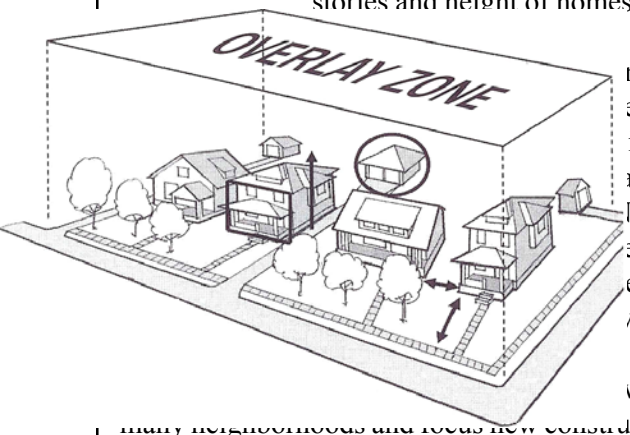
To obtain a building permit the above statement must also be accompanied by two copies of the drainage and/or grading plans, sealed and signed by the engineer of the record.

## NEW RESIDENTIAL OVERLAY ZONING TOOL

On Tuesday April 4th, at the Forward Dallas Teardown Strategy meeting (part of the Comprehensive Plan), Theresa O'Donnell Director of Development Services, introduced the Planning Department's newly proposed "Neighborhood Stabilization Overlay Zoning" tool. This new tool would offer short and long-term solutions to stabilize and add some predictability to new development in our neighborhoods. This tool has not yet gone thru the proper channels to gain final approval from the City, so many "details" have yet to be determined—here is the big picture if you will. It is basically a two step process:

1.) One Year Stabilization Period/Prevailing Standards:
   a. The new tool would require a petition from homeowners in favor of pursuing a "Stabilization Overlay Zone" (51% signatures was the discussed figure, but this could change), an application fee and proposed boundaries to be submitted to and approved by the Planning Department.
   b. If approved, the proposed area would have a 1 year "stabilization" period (this may be extended) where a builder must first submit an aerial photo or a rendering of the lot to be developed to the City and plans must conform to the "prevailing standards"—those standards predominant to the built environment surrounding the proposed lot, such as side & front setbacks, number of stories and height of homes.

The optimal "overlay zone" plan would specify limits on facade changes, building height, garage placement, and front and side setbacks, as illustrated in the diagram. *Illustration by Adrian Scott Fine, courtesy of the National Trust for Historic Preservation, amended by Sue Roebuck,* Preservation Dallas.




n overlay ordinance:
eriod, neighbors in proposed area would meet and choose from a menu of including in their overlay. This could include height of homes, number of and location, front and/or side setbacks, and impervious surface in the front IOT include architectural styles or design, materials, fences, density, lot ea ratio); nor does it address demolition.
en submitted to the City for approval; proposed area would become a erlay Zone.

w construction. It does however offer a "quick fix" to add stability to many neighborhoods and focus new construction toward assimilation into the context of the built environment. The overlay tool may also be used as a stepping-stone in becoming a Conservation or Historic District, however a second set of signatures from homeowners would be required.

The proposed zoning tool is currently being reviewed by ZOAC (Zoning Ordinance Advisory Committee). From there, it goes before the Planning Commission for approval, and then City Council for final approval, before going into implementation. If you would like to have your comments and concerns heard regarding the proposed overlay tool or the teardown issue in general, please fax ZOAC committee and City Planning Commission at (214) 670-4210. For names, phone numbers, fax numbers of City Council Reps go to http://www.dallascityhall.org/dallas/eng/html/dallas_city_council.html.

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## TEXAS GARDENING IN MAY

Plant:

- Lawn grasses; plugs, seed, sod or by hydromulching.
- Plant warm season annual color like lantanas, zinnias, cosmos etc. Your local nursery has an incredible selection of flowers in all colors.
- Cannas, gladiolus, caladiums and other summer bulbs. Also mums and other fall perennials.
- Hot-weather vegetables including southern peas, okra and melons.

Fertilize:

- All annual flowers and potted plants every 2 weeks with an organic fertilizer like seaweed and fish emulsion; available at your local organic nursery.

Prune:

- Climbing roses after they've bloomed
- Spring-blooming shrubs and vines after they have bloomed
- Pinch off the growing tips of mums every week so they will bloom in the fall

Water:

- All planting areas and lawn deeply but infrequently during dry spells. Don't be afraid of sticking your fingers into the soil to judge its dryness.

Pest Control:

- Try to abstain from spraying every bug you see, since you may not know if it's a beneficial bug.
- If a pest is destroying and potentially killing a plant and you feel you must spray, do it discriminately. Read the label of the products you use. Know what you're putting out into our environment.

**Organics in the News!**

***Soil Microbes Curb Weeds and Cut Chemical Needs***

Research shows that certain organic practices can help increase numbers of beneficial microorganisms in the soil, giving it the ability to suppress weeds and reducing the need for herbicides. Practices such as growing cover crops and **adding compost, manure, or organic mulch to the soil** increase populations of microbes that **naturally work against weed proliferation**.

The weed-suppressive soils that result can be developed in most regions and shouldn't be greatly affected by climate or topography. Researchers have shown this in areas as different as the Pacific Northwest and Texas. Now they're developing easier soil tests for detecting the presence of beneficial, weed-suppressing microbes.
*Robert J. Kremer, USDA-ARS Cropping Systems and Water Quality Research Unit, Columbia, Missouri*

Email me with gardening or pest questions. I'll print them, with responses in the newsletter. Now, go outside and get your hands dirty!

*~Sandi Holmes-Schwedler*
*sandimholmes@yahoo.com*

VICKERY PLACE

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