



JANUARY - FEBRUARY 2008

ARLINGTON HEIGHTS

NEIGHBORHOOD NEWS & VIEWS

NEWSLETTER OF THE ARLINGTON HEIGHTS NEIGHBORHOOD ASSOCIATION • WWW.ARLINGTONHEIGHTSNA.COM

H. B. CHAMBERLIN HEIGHTS PIONEER

by Juliet George

The west side of Fort Worth was nothing but wide open prairie until the 1880s when the railroad boom transformed the area into a major livestock shipping center. Speculators, including Fort Worth attorney Robert McCart and Chicago financier Tom Hurley, took note and began buying up large tracts of acreage on the west side of Fort Worth, even though *The New York Times* disparaged it as a "waste of land."

Denver real estate developer H. B. Chamberlin and his brother Alfred saw opportunity in the vast Texas landscape. After building an empire by developing Denver's suburbs, including the Capitol Hill area, the ambitious brothers bought 2,000 acres on Fort Worth's west side in 1890, envisioning a streetcar line and a boulevard to transport visitors to their opulent, new suburb. A lake and park were planned, along with an electric plant and waterworks.

They named their new suburb Chamberlin Arlington Heights and began promoting it nationally, drawing investors and prosperous locals to their American Investment and Land Company. By this time in his career, Humphrey Barker Chamberlin had already enjoyed success in several other fields.

Born in Manchester, England in 1847, H.B. Chamberlin was seven when he moved with his parents to the States. Starting modestly, he proved to be an autodidact, a Renaissance man, an extravagant philanthropist, and a risk-taker. He served as a telegrapher in the Civil War, learned the druggist's trade and opened his own drugstores, married a Mayflower descendant and started a family of three children, edited a Sunday school Bible-verse handbook, and directed a YMCA in Brooklyn. He moved to Denver in 1880 for health and hunting, clerked in a business, partnered with a fellow Briton in a boot and shoe company, invested in mines and real estate, attempted to start a railroad to the Grand Canyon, commissioned twin mansions, donating one to his church for a parsonage, advanced in Masonic ranks, helped start an independent Chautauqua society, led the Denver Chamber of Commerce, and amassed a fortune in the interim. He was fascinated with microscopes and stereopticons and became a devoted amateur astronomer. His best-known public gift still stands and functions, the Chamberlin Observatory at the University of Denver.

In Fort Worth, H.B. and Alfred surveyed their new subdivision which ran from Crestline Road on the north, Hillcrest Street on the east, Locke Avenue on the south and Lake Como on the west, and filed maps of it at the Tarrant County Courthouse.



Denver real estate developer H. B. Chamberlin and his brother Alfred bought 2,000 acres on Fort Worth's west side in 1890, envisioning a streetcar line and a boulevard to transport visitors to their opulent, new suburb.

(Photo courtesy of the University of Denver)

The Chamberlins hired Marshall Sanguinet, the top local architect, to bring their ideas to life. By 1892, twenty houses designed by Sanguinet and British architects Arthur Albert and Howard Messer were built in Chamberlin Arlington Heights according to the Tarrant County Historic Resources Survey. Four of these still stand at 4729 Collinwood Ave., 4900 Bryce Ave., 4911 Bryce Ave., and 5220 Locke Ave. A fifth by an unknown architect is at 4936 Crestline Rd.

Lake Como, named after the famous Italian resort, was created by building a dam on the southwest side of the subdivision. A boat-house and pavilion provided recreation and entertainment opportunities to visitors. A single trolley line with two vehicular lanes ran the length of Arlington Heights Boulevard (re-named Camp Bowie Boulevard in 1919) from the city to the popular destination of Lake Como. An electric powerhouse was built at the lake to provide electricity for the streetcars.

What better way to introduce travelers and revelers to the up-and-coming enclave than with an Old World resort hotel? Ye Arlington

(continued on Page 8)



Letter from the President

by Christina Patoski

Several years ago, I was having a conversation with a developer as we walked behind the 7th St. movie theater. I was stunned when he proudly proclaimed, "you won't recognize this area in ten years". I thought it was quite a bold statement on his part, but with all the recent teardowns in that part of the city and with more to come, I'm beginning to believe him.

Count me a hopeless sentimentalist, but I have a hard time letting go of things, including the landscape I grew up with. I have loved and lived in Fort Worth for more than fifty years. I've watched it grow and change and mutate. In particular, I've observed parts of Camp Bowie Boulevard in Ridglea be built and re-built multiple times. Long gone are many of the touchstones of my youth: the fabulous resort Western Hill Hotel and heliport, Leslie's Fried Chicken Shack, Goff's Hamburgers, Howard Johnson's, Ashburn's Ice Cream, the swanky Fair Department Store, and the vintage Texaco gas station. Even the house that my father designed and built in 1952 is gone, replaced with a home three times its size.

I'm the first to admit that not every building should be saved, but I posit that some of them could be "worked with." This is America, so it usually gets down to economics. Unfortunately the way things are set up in this country, there's more incentive to tear down and redevelop than to restore and rehabilitate our older buildings as they do in Europe. I wish this paradigm could be tweaked in favor of more preservation, restoration, and adaptive reuse.

While I hold tightly to the past, I am also an ardent fan of contemporary architecture. No one is prouder than I am to live in a city with masterpiece buildings designed by Louis Kahn, I.M. Pei, Philip Johnson, Paul Rudolph, and Tadao Ando. I look forward to the new post office designed by Robert Venturi and Denise Scott Brown and the upcoming museum projects by Legorreta + Legorreta and Renzo Piano. But, I am equally proud of the modest bungalows and storefronts designed by self-taught builders and contractors scattered throughout our neighborhood.

Change is a big locomotive heading our way and there's no stopping it. But, let's not be nonchalant about what's being torn down in the name of progress. Once it's gone, it's gone. Before it's too late, we need to reconsider what's worth keeping in the long run to maintain the character that makes Fort Worth such a special place and a world-class city.

AHNA EXECUTIVE COMMITTEE

President

Christina Patoski
christinapatoski@earthlink.net
817.738.0330

Vice President

Deborah Roszek
healthdynamics@earthlink.net
817.737.7520

Secretary

Loretta Rochelle
loretta_sprague@xtoenergy.com
817.377.3001

Treasurer

Renee Tidwell
tidwell1@charter.net
817.377.4775

Parliamentarian

Fred Burckhart
edithburck@aol.com
817.738.4674

Directors:

Mike Beaupre
mikebeaupre@yahoo.com
817.732.3655

Fred Collins
troutspotter@sbcglobal.net
817.738.7886

Beth Kaufmann
bkaufmann@gdwgroup.net
817.377.4006

Meda Kessler
medakessler@charter.net
817.569.1633

AHNA COMMITTEES

Traffic

Mike Beaupre
mikebeaupre@yahoo.com
817.732.3655

Zoning/Board of Adjustment

Dave Marshall
dave@marshallartsdesigns.com
817.738.6518

Gas Leases

Beth Kaufmann
bkaufmann@gdwgroup.net
817.377.4006

Historic Preservation

Juliet George
julietwells@sbcglobal.net
817.732.4675

New Neighbor Welcome Bags

Lee Gilmer
817.738.0937

Please address all correspondence to:

PO Box 470692
Fort Worth, Texas 76147

**Police non-emergency number:
817.335.4222**

**Neighborhood Patrol Officer David Miller:
817.996.5506
d.miller@fortworthgov.org**

**Code Compliance Officer Terri Keating:
817.392.5092
terri.keating@fortworthgov.org**

**City Councilman Carter Burdette:
817.392.8807
carter.burdette@fortworthgov.org**

NEWSLETTER SUBMISSIONS

Do you have some news you would like to see listed in our newsletter? Please submit it to: PO Box 470692, Fort Worth 76147 or christinapatoski@earthlink.net. Please include your name, address, phone, and e-mail address. Deadline for submissions is the 1st of each month. The editors have the right to refuse any submission they deem inappropriate to the newsletter. We may also edit for content and length. Views and opinions expressed in the newsletter are not necessarily those of AHNA or of its members.

ADVERTISING RATES

Current circulation is 400 households bi-monthly.
Business card: \$25, 1/4 page: \$50,
1/2 page: \$100, Full page: \$200
Call 817/738-0330

MUSEUM OF SCIENCE AND HISTORY WILL SHOW PLANS IN JANUARY

After two years of planning, construction for the new \$65 million Museum of Science and History has officially begun. Charlie Walter, Chief Operating Officer at the museum, will be the featured speaker at the Monday January 21 AHNA general membership meeting. Come and see the design for the new building by internationally acclaimed Mexican architects, Legorreta + Legorreta which includes a new planetarium, an upgraded Omni IMAX Theater and will encompass the cattle raisers story in a new learning center. Kidspace, ExploraZone, Lone Star Dinosaurs and Museum School will also be featured in the new museum which is one of the most popular cultural attractions in North Texas. The museum is set to re-open in 2009.

QUENTIN MCGOWN'S HISTORIC PHOTOS OF FORT WORTH FEATURED IN FEBRUARY

Local historian and attorney Quentin McGown has done it again with his new book "Historic Photos of Fort Worth", now available through Turner Publishing (hard cover \$39.95). He will be the featured speaker at the AHNA membership meeting on Monday February 18 at 6:30 pm. His presentation will illustrate life, government, education and events throughout Fort Worth's history using historic photographs, from the Texas Spring Palace to Armour and Swift, the Carnegie Library, the original Casa Manana and the Frontier Centennial. He has graciously agreed to sell and sign books at the end of the evening.

NATIVE PLANTS IN MARCH

Gardeners, take note: the featured speaker for the AHNA membership meeting on Monday March 17 will be Sharon Chastain who coordinates the development and utilization of the incredible Outdoor Learning Environment at Alice Carlson Applied Learning Center near TCU. She is passionate about native plants, creating wildlife habitat and helping people understand and preserve the natural world.

The boundaries of Arlington Heights Neighborhood Association are the triangle of Camp Bowie Boulevard on the north, Montgomery Street on the east, and Interstate Highway 30 on the south and the west.

& Become a member

receive your newsletter six times a year!

Please check: New member Renewing member
 Household \$15 Business \$25

Name _____

Address _____

Phone _____

Email _____

What are your concerns/interests? _____

Would you like to join a committee? _____

Please mail annual dues (\$15 for household, \$25 for business):

AHNA, PO Box 470692, Fort Worth, TX 76147-0692

JANUARY - FEBRUARY 2008 Membership Form



AHNA Meeting Schedule

Monday January 21, 2008
 Monday February 18, 2008
 Monday March 17, 2008

6:30pm-7:30pm
 Every 3rd Monday

Arlington Heights United Methodist Church
 4200 Camp Bowie Blvd. (enter on Hillcrest)

AHNA FINANCIAL REPORT

BALANCE AS OF 1/01/07\$6,412.39

ACCOUNTS RECEIVABLE
 Advertising\$2,200.00
 Business memberships\$200.00
 Individual memberships\$5,410.00
 Donation Oil/Gas Attorney\$1,729.00
 Garage Sale\$50.00
 Donation Police Memorial\$181.00
 Donation/Newsletter\$35.00
 Donation/Bury Electric Lines on Western Ave.\$2,000.00
 Donation/National Night Out\$250.00
 Donation/Montgomery St. Master Plan\$100.00
 Donation/Light poles on Western Ave.....\$3,000.00

TOTAL ACCOUNTS RECEIVABLE\$15,155.00

ACCOUNTS PAYABLE
 Bank charge\$9.00
 Office\$349.90
 Postage\$13.80
 Newsletter\$3,341.89
 Web\$30.00
 Memberships\$60.04
 Oil/Gas Expenses\$1,743.97
 National Night Out\$250.00
 Trees Western Blvd\$2,071.44
 Police Memorial\$681.00
 Meeting Expenses\$1,367.44
 Zoning Cases\$638.58
 Miscellaneous\$190.95

TOTAL ACCOUNTS PAYABLE\$10,748.01

BALANCE AS OF 12/31/07\$10,819.38

GAS LEASING UPDATE

What a saga the Barnett Shale land rush has turned out to be. Every week another group of neighborhoods gets a record-breaking royalty amount. New leasing companies pop up. Gas leases and pad sites are flipped and traded. The big guys are buying up the little guys. What is typically handled in a gentlemanly manner has turned into what one industry insider describes as "a free for all." It's turned into quite a ride.

It's taking a great deal of time and effort to get up to speed on all the factors involved in urban gas drilling and to follow the action. There are always more things to be learned. In June 2007, AHNA initiated a special Gas Lease Committee to respond to the lease letters which most of its members had begun to receive. Based on the experience of other neighborhoods, the AHNA Gas Lease Committee saw the value of affiliating with other contiguous neighborhoods, like Crestline Area Neighborhood Association, West Byers Neighborhood Association and North Hi Mount. The neighborhood groups decided to form a joint committee and hired attorney Parnell McGlinchey, a solo practitioner with oil and gas experience who lives in Arlington Heights, to help them. The group sponsored several informational meetings for neighbors during the summer.


Initially, there was confusion about conflicting offers that neighbors were receiving from various land companies, all of whom were ultimately selling their leases to Chesapeake Energy. The joint committee decided it was in the best interest of the neighborhoods to ask Chesapeake if they would negotiate directly with the neighborhoods without the land men in the middle. In early August, members of the AHNA gas committee met with three Chesapeake officials who agreed to address neighborhood concerns in the lease that would be offered to the neighborhoods.

Because the standard leases offered by the land men didn't cover quality of life issues that are important to the neighborhood long term, the Joint Gas Lease Committee began working on a common lease form that neighbors interested in leasing could utilize. A proposed lease was drafted and presented to Chesapeake officials. Rather than negotiate on that proposed lease, Chesapeake's leasing agents began sending out new lease offers to our neighbors with better economic terms but no quality of life terms. The negotiations with Chesapeake have not progressed since then.

On January 10, an informational meeting at Stripling Middle School featured Councilman Carter Burdette who has encouraged us from the beginning to take our time when considering the gas leases. About 200 people attended, only one of whom had signed a lease. After listening to the questions from the audience at the meeting, and being aware that the neighborhoods that have received more favorable lease terms had two or more energy companies competing for leases in the neighborhood, the joint committee met to develop a plan of action. Of interest is the recent experience of the Arlington neighbors who negotiated a lease through a closed bid process. The committee is considering various avenues to create competition so that the leases offered will satisfy neighbors' expectations.

The joint committee has concluded that quality of life issues are as important as the economic terms in a gas lease. Some of those issues, such as the location of pad sites, pipelines, and truck traffic, may have direct impact on property values. The more the committee learns about the realities involved in drilling in the middle of an urban area, the more it wants to be sure to have provisions in the neighborhood gas lease to protect our neighborhoods. The gas leases that have been mailed do not address these quality of life issues, such as

John R. Morris
Attorney at Law



The College
of the
State Bar of Texas
Professionalism Through Education

FREE CONSULTATION!

608 8th Avenue
Fort Worth, Texas 76104

817.348.8499
817.348.8510 fax



Pet Sitter
Arlington Heights

singleton13@charter.net
817-377-2311 Cell: 682-556-2311

Leaving town? Have to work late? ✓
Need the puppy walked at noon? ✓
Water plants, collect mail, etc. as needed. ✓



ALBEE BROS
A DESIGN BUILD COMPANY

Your Neighborhood Contractor
4612 McCart, Fort Worth, Texas 76115
817.923.7815

RON SMITH Insurance

65th BIRTHDAY COMING UP THIS YEAR?
This complimentary workshop is for you!

Call Ron at (817) 887-6195 for date & time.
Thomas Place Recreation Center

Health Insurance for Seniors, Individuals & Small Employers
Email: ron@ronsmithins.com MORE THAN 40 YEARS HEALTH CARE EXPERIENCE

noise or truck traffic, the issues of mortgage subordination, transportation costs, or who receives the royalties from our alleys and public streets. The only way to address these in a legally binding contract is through a negotiated lease which means we've got to stick together for a little while longer.

Many of you are growing weary of hearing the same old refrain of "hang in there, we're working on it." Unfortunately, it's a fact. Another common question is "how much longer?" It's safe to say it will be months, not weeks, but hopefully not too many more months. As Councilman Burdette and attorney/speaker Bob West noted at the January 10th meeting, other neighborhoods' lease negotiations have stretched to a year or more. We have learned from their activities and hope to shorten that window. The joint committee is aware that waiting too long to finalize our negotiations could potentially have negative repercussions.

There is immense strength in numbers. Before making a decision about signing anything, we encourage those who have not yet signed a lease to wait to see the protections offered in the lease being prepared by the joint committee. Once the lease is available, you can use it to lease, negotiate your own deal, hire your own attorney, or simply decline to lease altogether. Despite what some of the land men tell you, you won't be left behind if you don't respond immediately. The gas isn't going anywhere, and there is no need to rush to sign a lease.

Disclaimer: This information is provided to you as an informational courtesy. Arlington Heights Neighborhood Association does not lease nor provide advice about leasing private property for gas exploration and drilling, nor do they endorse or are associated with any gas exploration or drilling companies.

RETIREMENT MAY BE FAR OFF, BUT THE APRIL 15 DEADLINE FOR IRA CONTRIBUTIONS ISN'T.

You only have so many years to prepare for retirement. That's why contributing to your IRA is so important. Fortunately, you still have time to maximize your 2007 IRA contribution before the April 15 deadline.

By contributing now, your retirement savings will have more opportunity to grow. Even if you already have an IRA elsewhere, it's easy to transfer to an Edward Jones IRA and begin receiving the face-to-face advice you deserve.

To learn more about the advantages of an Edward Jones IRA, call or visit today.



Tammie Backus
Financial Advisor

5128 Camp Bowie
Fort Worth, TX 76107
817-377-2963

www.edwardjones.com

Member SIPC

Edward Jones
MAKING SENSE OF INVESTING

JOHNSTON LEGAL GROUP PC

MICHAEL W. JOHNSTON

BOARD CERTIFIED CIVIL TRIAL LAW
BOARD CERTIFIED CONSUMER AND COMMERCIAL LAW
TEXAS BOARD OF LEGAL SPECIALIZATION

MARILYN SHELL

BOARD CERTIFIED ESTATE PLANNING & PROBATE
BOARD CERTIFIED FAMILY LAW
TEXAS BOARD OF LEGAL SPECIALIZATION
CERTIFIED PUBLIC ACCOUNTANT

_____ DENISE COLLINS

_____ JOHN PILAND

_____ NATHAN SCHATTMAN

_____ REBECCA SOOTER

JOHNSTON LEGAL GROUP PC
DISPUTE MANAGEMENT CENTER
4200 AIRPORT FREEWAY
FORT WORTH, TEXAS 76117

(817) 820-0825

WWW.TXINSLAW.COM

Don't Replace... Refinish!

Bathtubs

Tile

Showers

Countertops

817-881-6944

www.miraclemethod.com



Miracle Method
SURFACE RESTORATION

F. Y. I.: NEIGHBORHOOD BRIEFS

Great big thank yous to the folks who made the generous donations to our November Thanksgiving dinner and the December holiday party: **Central Market, Panera's, Arlington Heights Citizens on Patrol, Meda Kessler, Andrew Swartzfager, Charles Fox, Montgomery St. Antique Mall, and Historic Camp Bowie Mercantile.** Your thoughtful contributions helped to make both of these annual events special...Construction is set to begin soon on the much-anticipated **Winslow's Wine Cafe** on Camp Bowie at Clover Lane, according to owner Joe Berry. Opening in early spring, the cafe is located in the space where The Look by Kile had been. The menu will include wood-fired gourmet pizzas, appetizers, salads, soups, and 25 wines by the glass. Winslow's will be open for dinner only. Complimentary valet parking and outdoor dining will be available. Mike Barnes is the architect with Danny Lee designing the interiors...Further west on the boulevard, Wesley Place, housed in the **brick bungalow at 1805 Hillcrest** and Camp Bowie, is slowly being dismantled to be moved to Alvarado. Arlington Heights United Methodist Church bought the building in 2002 to use for additional church classroom space and for Boy Scout Troop #43. According to church officials, the costs required to make necessary renovations to the building were prohibitive. A parking lot for the church is planned at this location...Moving down the boulevard, **The Look by Kile** has relocated from Clover Lane to the 4800 block of Camp Bowie...Even further west down the boulevard at Merrick and Camp Bowie, the Auto Perfections Carwash (formerly Blossom's for all you old night crawlers) has been demolished to make way for a three-story office building that will serve as the new **corporate headquarters for Clifton Capital Partners**, a local financial planning firm. Designed by architect Mike Barnes, the building will include 10,000 square feet... Have you always wanted to know about **how city zoning works**, or what's involved in **planning city infrastructure and streets**, transportation, and traffic? Saturday February 9 is an all day workshop covering these topics sponsored by the City of Fort Worth

and the League of Neighborhoods. The event costs \$5, including lunch, and will be held at the Fort Worth Convention Center. You must register by January 23 by e-mailing neighborhoods@fortworthgov.org or go to www.fwlna.org...At year's end, another **\$3,000 donation** was made to the Western Avenue beautification project. This will be applied to replacing the light poles with ones similar to the historic ones on Camp Bowie. AHNA member Joel McElhane continues to oversee the project...The annual **Cowtown Marathon** is set for Saturday February 23. This will be the 30th year for the race. Cowtown 2008 will offer a Marathon, Half-Marathon, Ultra Marathon, 10K, Adult 5K and Kids 5k run. All races start and end downtown in Sundance Square. Register by at www.cowtownmarathon.org or call 817.735.2033...Speaking of Cowtown, Saturday March 29 has been scheduled for **Cowtown Community Cleanup**, the annual citywide cleanup effort. It's fun and it's a great way to spend five hours. That's why thousands of volunteers participate every year. The City of Fort Worth which sponsors the event supplies free trash bags, gloves and t-shirts when you register your group. Call 817.392.8596 for more information...Training sessions for new **Citizen Forester volunteers** will begin Wednesday January 30 from 9 a.m. - 4 p.m. and continue for the following five Wednesdays. If you love trees and want to help maintain the public trees of Fort Worth, this is for you. Participants receive 36 hours of classroom instruction and hands on field training. In exchange for their training, Citizen Foresters provide a minimum of 25 hours of community service towards projects that involve trees on public property. Citizen Foresters plant trees, conduct tree inventories, maintain the tree inventory for the neighborhood tree planting programs, prune trees growing in street medians, inspect parade routes for low tree limbs, among others. Call Melanie Migura at 817.871.5739 or go to www.ctufc.org for more information about this wonderful program which is sponsored by the non-profit Cross Timbers Urban Forestry Council.

FREE In-Home Consultation and Estimate!



Shutters • Wood Blinds
 Drapery Treatments • Cellular Shades
 Soft Shades • Woven Woods and more!

"Expert Fit"
 Measuring and Installation

Each Franchise Independently Owned and Operated.
 ©2007 Budget Blinds, Inc. All Rights Reserved.
 Budget Blinds is a registered trademark of Budget Blinds, Inc. and a Home Franchise Concepts Brand.

**Financing Now Available
 Call For Details.**

(817)927-0521
 www.budgetblinds.com

Budget Blinds
 a style for every point of view™

Bring your smile to us!



Family and Cosmetic Dentistry

• *New Patients Welcome* •

O. Z. Helmer, Jr., D.D.S., F.A.G.D.

- Complimentary Initial Exam (excluding X-rays) when mentioning this ad
- Laughing Gas Offered • Sports Guards • Bleaching
- Dental Implants, Crowns, Root Canals
- Providing quality dental health care since 1970

817-924-1111
 4431 Oak Park Lane
 ozhelmer@sbcglobal.net
 7:40 am - 5:00 pm Monday through Thursday

AHNA ZONING COMMITTEE

by Makenzie Carpenter

It is the mission of the Arlington Heights Neighborhood Association's Zoning Committee to provide a "zoning voice" for the Arlington Heights neighborhood residents and businesses. Based on voluntary participation, the committee consists of thirteen residents appointed by the AHNA Executive Committee who review and act on matters of planning, platting, and zoning by using the City of Fort Worth's Comprehensive Land Use Plan to guide them.

Working in conjunction with neighborhood homeowners, developers, businesses, and community facilities, the Zoning Committee maintains the lines of communication with Fort Worth city officials on zoning issues to ensure orderly growth, improve quality of life, preserve transition buffers along the AHNA borders, and uphold the history and charm of our neighborhood.

In this capacity, the committee serves as a facilitator for various parties involved in zoning issues and acts to educate and improve the knowledge base of our community with regard to zoning ordinances and compliance. As community liaisons, the group works proactively within the City's Comprehensive Land Use Plan to ensure that all future zoning and development is comparable and compatible with the neighborhood in scale, function, appearance and architectural character.

Each month the committee reviews new and existing cases that are scheduled to be heard at the Fort Worth Zoning Commission and the Board of Adjustment. Typically, the committee meets with zoning applicants and developers and listens to affected neighbors in order to assess and evaluate the various cases. Consensus building among neighbors, applicants and developers is one of the goals of the committee. Committed to sustaining well-maintained, older homes as well as promoting the construction of new homes and businesses, the committee works tirelessly to ensure that all potential construction activities complement the neighborhood's existing architectural character.

The committee provides information to neighbors who have an interest in re-zoning their blocks to single-family zoning. More than 600 households have successfully re-zoned in the past 1 1/2 years. Contact Kelly Jo Nial at 817.763.0349 or kjnial@earthlink.net if you would like to know what your house is currently zoned or if you would like information about the re-zoning process.

The Zoning Committee meets the first Wednesday of every month. Meetings begin at 5:30 p.m. at Christ Chapel Church's Auxiliary Building H on the 3700 block of Birchman Avenue. For more information, please contact Zoning Committee Chair Dave Marshall at 817.738.6815 or dave@marshallartsdesigns.com.

FOR SALE: Elegant, unique, early 1900s Victorian architecture on a huge oversized lot in Fort Worth's upscale Arlington Heights subdivision. This masterpiece features three stories and is already zoned for commercial use. It is perfect for a Law Firm, Bed & Breakfast, Doctor's Office, Real Estate Firm, Architectural Firm, Day Spa or similar use at 5128 Birchman Ave. or return to its former residential use.

The building itself has a spacious 1st floor with a reception area, 2 offices, 2 large conference rooms, a kitchen and two 1/2 baths and a separate central heat/air unit.

The 2nd floor could be used as an apartment area, waiting room, or additional offices and also features a full kitchen and one 1/2 bath and a separate central heat/air unit.

The 3rd floor/former attic area is partially remodeled with its own air conditioning unit and could be used as living space, storage area, or similar use. Located one block from I-30, close to Camp Bowie's restaurants and shopping and 5 minutes from downtown. It is a one of a kind left in Arlington Heights and it is in a prime location for business or personal use and enjoyment. If you need further space or parking, 5122 Birchman, next door, can be sold as a package with 5128.



Contact R. Sheeran

817/763-9800

or

rachel.sheeran@gmail.com

EARLY HISTORY (continued from Page 1)

Inn was built in 1892, designed by Messer, Sanguinet and Messer in the Shingle style.

"Mr. H.W. Tallant yesterday placed an order for additional 600 electric dynamo[s]. Mile[s] of water pipe for the Chamberlin investment company was received yesterday. Three thousand trees have been transplanted from the valley to Arlington Heights this year. For several days forty men and twenty-three teams have been at work excavating for the Arlington, the new hotel mentioned last week."

*Fort Worth Gazette
February 21, 1892*

High society parties and balls were held regularly at the grand hotel located at the corner of Park Avenue (now Merrick) and Crestline. According to the *Fort Worth Record*, "five hundred dollars derived from a dance at 'Ye Arlington Inn' was the nucleus of the fund" for the Fort Worth Public Library and Art Gallery which today is known as the Modern Art Museum of Fort Worth.

Lesser events and sojourns were reported in local personals columns. From the September 5, 1893 *Gazette*, readers learned that "Alex H. Brown of St. Louis is at Ye Arlington," "George J. Bird of San Angelo is a guest of Ye Arlington," and "H.C. Schaefer of Grand Rapids is stopping at Ye Arlington Inn."

The Silver Panic of 1893 proved to be the demise of Chamberlin's complex network of investments. Losses immediately far exceeded profits for

his Fort Worth projects. Chamberlin's biographers noted that the failure of his investment company harmed banks and creditors in many places.

A headline in the February 1, 1894 edition of *The New York Times* proclaimed, "MR. PAISLEY CHARGES FRAUD; H.B. CHAMBERLIN, PROMOTER, ARRESTED IN CONSEQUENCE." Joseph Paisley, a New York shoe dealer, invested \$5,000 in Chamberlin's Fort Worth Park Place Land Company after reading an "alluring" brochure about the electric rail service and "great boulevard" planned for the new addition. Following Chamberlin's financial collapse in 1893, Paisley travelled to Fort Worth where H. B. Tallant told him that the land no longer belonged to the Chamberlin company but to Robert McCart and William Capps.

Paisley filed suit and Chamberlin was arrested in his office in New York's Drexel Building. He could not provide bail on the day of his arrest. According to *The New York Times*, "as he did not want to go to the Ludlow Street Jail, he arranged to remain in a hotel in the custody of the deputy, and furnished bail the next day and was released."

Ten days later, *The Times* reported that Paisley withdrew his lawsuit after meeting with Chamberlin. Paisley wrote a letter of apology, indicating he was satisfied with the developer's explanations, "I look upon you again as I have for years, as a man of high character and unimpeachable integrity."



MAGNOLIA AVE. SALON

**HAIR CUTTING
AND COLORING
FOR MEN AND
WOMEN**

Weekly
BEST SALON 2007

817.923.1230

711 W. MAGNOLIA AVE.
FT. WORTH, TX 76104

PAUL MITCHELL
FOCUS SALON

WWW.MAGNOLIAAVENUESALON.COM
WWW.MYSPACE.COM/
MAGNOLIAAVENUESALON

www.drmedford.com

New Year! New Look!
ZOOM whitening

Saturday ZOOM
appointments available

Dr. David Medford

Family Dentistry
Cosmetic
Orthodontic

2517 8th Avenue
817-923-9877

Ye Arlington Inn lasted just one year longer. Even though the inn's proprietors, McLean and Mudge, managed to hang on through the Silver Panic, the building burned to the ground late in 1894 and was never rebuilt.

"One of the most daring experiments ever made in hotel building was the erection of Ye Arlington Inn in Arlington Heights, Fort Worth, Texas, about five years ago. At that time, Fort Worth was notoriously deficient in hotel accommodations, and the now defunct Chamberlin Investment Company of Denver, Col., conceived the idea of turning a waste of land five miles distant from Fort Worth into a residence district...For the purpose of attracting prospective buyers of lots, the company built a beautiful hotel in the Queen Anne style, with a brick foundation and frame superstructure. The cost of the building was \$300,000. The furniture and equipment were luxurious in the highest degree and rates were in accordance. A street railway was built to give better connection with the city, and for a time the hotel flourished. As soon, however, as the novelty wore off, the property became a burden of taxation."

The New York Times
March 28, 1897

Chamberlin moved back to London to a cottage on the Thames in the suburb of Surbiton, a community later immortalized in the British comedy "The Good Neighbors". He represented an American life insurance company and quickly affiliated himself with organizations at high levels. Accepted into the corresponding circle of Quatuor Coronati, the prestigious Masonic research lodge, he also gained a fellowship in the Royal Astronomical Society and worked with the



Ye Arlington Inn was built in 1892 at the corner of Park Avenue (now Merrick) and Crestline Road. It was considered "one of the most daring experiments ever made in hotel building," according to "The New York Times."

(Photo courtesy of Jack White)

pharmaceutical magnate Henry Wellcome to found the American Society in London. On May 16, 1897, the 50-year-old Chamberlin fell from his bicycle on the road between Surbiton and Egham. Initial reports indicate he was killed on the road, but later accounts attributed his death to syncope and a weak heart.

A member of the Royal Astronomical Society concluded Chamberlin's obituary in the June 1897 issue of *The Observatory*, "After the strain and stress of an unusually full life he passed painlessly away quite early on a springtime morning in the quiet of an English country lane."

THOMAS PLACE COMMUNITY CENTER

4237 Lafayette @ Thomas Place
817.735.1751

\$15/year gets you unlimited use of the FITNESS CENTER
with newly added equipment
\$5/year for children and persons over 60 years of age

Bingo Bash and Cookie Exchange
Thursday, January 24th at 6:30 p.m.

Flag Football Tournament
Saturday, February 2nd at 10 a.m. - 2 p.m.

Sign up for:
Yoga, Mommy & Me, Cheerleading

FALL HOURS

Monday - 9:30am - 8:30pm
Tues. & Wed. - 11 am - 7pm
Thursday - 9:30am - 8:30pm
Friday - 3pm - 6pm
Saturday - 10am - 2pm
Sunday - Closed

ARLINGTON HEIGHTS IS A GREAT PLACE TO LIVE!

Thinking of purchasing or selling in Arlington Heights?

It's one of the most desirable areas in Fort Worth. Call for a **HouseExam** to provide confidence and peace of mind in your transaction.

Nobody knows these houses better — we live here!

HouseEXAM
Inspection and Consulting

(817) 797-2461 • www.houseexamdfw.com

WILLIAMS TREW



REAL ESTATE SERVICES

**SERVING YOU IN THE FINEST
FORT WORTH TRADITION.**

4809 CAMP BOWIE
FT. WORTH, TX 76107
PH. 817.732.8400
FAX. 817.732.8509

2821 S. HULEN
FT. WORTH, TX 76109
PH. 817.632.9500
FAX. 817.632.9510

WWW.WILLIAMSTREW.COM

Arlington Heights Christian Church



4629 Bryce Ave at Camp Bowie Blvd
817.738.4789

We are a church in your neighborhood
dedicated to serving our neighborhood,
our community and our members.

Sunday Services

9:30 AM Sunday School
10:50 AM Worship Service

Parent's Day Out

Tuesday and Thursday 9:00 AM to 2:00 PM

First Saturday Christian Women's Fellowship
Second Wednesday Union Gospel Mission Volunteers
Third Sunday Sandwiches to Presbyterian Night Shelter

A Place to Call Home



ARLINGTON HEIGHTS NEIGHBORHOOD ASSOCIATION

P.O. BOX 470692
FORT WORTH, TEXAS
76147

A.H.N.A.