

SEPTEMBER - OCTOBER 2006

# ARLINGTON HEIGHTS

NEIGHBORHOOD NEWS & VIEWS

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

## TEARDOWNS: HOW TO STOP THEM

by Christina Patoski

Is there anything more distressing than waking up to the sounds of a bulldozer taking down your next door neighbor's home? Unfortunately, some of our neighbors in Arlington Heights have experienced this, though not as often as it's happening to our neighbors on the north side of Camp Bowie Boulevard where whole blocks have been wiped out and redeveloped into oversized town homes and McMansions. Luckily, the predominant trend on our side of the boulevard is to fix up rather than tear down, even though two beautiful 1920s bungalows in our neighborhood were recently demolished and replaced with duplexes that look more like Mira Vista than the surrounding cottages and Tudors.



What makes Arlington Heights such a desirable neighborhood with skyrocketing property values? Not new 5,000-square foot homes with six-car garages. What gives our neighborhood value is that most of the homes are in scale with each other; they "talk to each other". Arlington Heights was never a cookie cutter subdivision, even when it was first settled in the late teens and early 1920s. Each home with its own particular style and character contributes to the greater whole. The individual homes are a big asset, but the entire collection of long-established homes make for an even bigger plus.

What can be done to insure that our homes don't become targets for speculative developers who look at our neighborhood as an opportunity to make a buck, rather than as a place to call home? How can we make sure that more homes aren't torn down to be replaced with oversized and out of character town homes? The first line of defense is to make sure that our properties are zoned A-Single Family.

Even though our neighborhood is predominantly settled as single-family residences, most of Arlington Heights was zoned B-Two Family in 1940 when zoning was first established within Fort Worth city limits. For example, a number of single-family homes, such as those in the 3600 and 3700 blocks of Crestline, Tulsa Way and Watonga, sit on property that's zoned C-Multiple Family, which allows for even greater density than duplexes.

Real estate entrepreneurs are actively looking in established central city neighborhoods like ours for undervalued single-family homes which are zoned B-Two Family or C-Multiple Family. Rather than renovating these

**Builder R. H. Thompson built Valentine House at 1816 Thomas Place in 1922 for Ira T. Valentine, an attorney with Slay, Simon, Smith and Morris, and his wife Ella. The cost was \$5,295. This property is one of only six residences in Arlington Heights with a local historic designation which protects it from being torn down, and also offers tax abatements for restoration.**

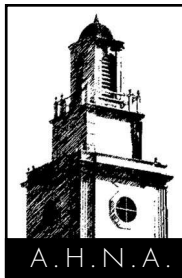
properties, they demolish and redevelop them into speculative maximum density duplexes or town homes which they flip for a profit or turn into rental property. Meanwhile, the existing properties around them are devalued by the new out of scale and out of character property in the middle of the block.

How do you find out how your home is zoned? Don't rely on the listing that comes with your annual property tax statement from the Tarrant Appraisal District or by what is listed on tad.org. That listing tells you only how your property is being used, not how it's listed on the City's zoning books. For the definitive answer, go to [fortworthgov.org](http://fortworthgov.org) and double click on "Find Zoning of a Property Address" or call the Planning Department at 817/392-8000.

Recently, about 300 property owners in the central part of Arlington Heights successfully petitioned the city to re-zone their blocks from B-Two Family to A-Single Family. A-Single Family zoning stops the lots from being subdivided into smaller lots, guarantees that no new duplexes will be built, and also takes away some of the financial incentive for developers to tear down, but it doesn't stop it completely. "In the city of Fort Worth, the only legal method that definitively stops demolition of a property is the local historic designation," explains Julie Lawless, Historic Preservation Officer for the City of Fort Worth.

One of the most distressing things about the demolition of residential properties is how quickly it can be done in Fort Worth. A property

(continued on Page 11)



# Letter from the President

by Christina Patoski

I'm in love with our neighborhood. There's so much variety in the houses and I love the era that they collectively evoke. The sidewalks and tall trees are wonderful. People walk their dogs and push their kids in strollers. I often describe it to my out-of-town friends as "Beaver Cleaver Land." But, what's really got me excited lately is the number of talented people who live here. Our neighborhood is inhabited by all manner of folks: doctors, lawyers, architects, professors, museum curators, nurses, botanists, stewardesses, engineers, veterinarians, photographers, urban planners, nutritionists, real estate agents, ecologists, accountants, arborists, software designers, woodworkers, and even an apiarian and an horologist. Our neighbors are Fulbright scholars, Guggenheim fellows and local legends, like Firefighter of the Year Laura Jenkins and restaurateur/chef Lanny Lancarte. Acclaimed artists Vernon Fisher, Julie Bozzi, Dennis Blagg, Michael Pavlovsky, Ron Cheek, and Linda Beaupre are our neighbors. There's also the Symphony's Associate Conductor Jeff Pollack who lives a few houses away from swingin' saxophonist Johnny Reno. Star-Telegram luminaries, such as food and travel author June Naylor, editor and writer Meda Kessler, and artist Jim Atherton have chosen our bungalow neighborhood as their own. Shannon McOwen, Central Market's general manager, lives here, along with yoga teachers, graphic designers, ballet masters, physical therapists, and a practicing actuary! I just discovered that the Tarrant County Auditor lives a block from me and a few blocks over is Gage Yager, Executive Director of Habitat for Humanity. Some of the city's most colorful retirees, including decorator/antique dealer Brice Evans and George Phiripides of George's Deli fame, are long-time Arlington Heights residents. Even the absentee landlords are impressive as I discovered when I made a blind call to a homeowner who now lives in Maine. I quickly learned that I was talking with a retired Brigadier General who had served as the Director of Selective Service and several other distinguished government posts. There are many more illustrious neighbors that I'm not aware of, I'm sure. They are proof that it's not just the houses and the trees and the sidewalks that make this neighborhood such a special place; it's the incredibly diverse and interesting people who choose to make their homes here.

## AHNA EXECUTIVE COMMITTEE

### President

Christina Patoski  
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### Vice President

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## AHNA COMMITTEES

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### Historic Preservation

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817.738-0330

### New Neighbor Welcome Bags

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vdbmb@email.msn.com  
817.732-6710

### Flood

Jon Vidaurri  
jon.vidaurri@staubach.com  
817.334.8103

Please address all correspondence to:  
PO Box 470692  
Fort Worth, Texas 76147

The boundaries of AHNA are the triangle of Camp Bowie Boulevard on the north, Montgomery Street on the east, and Interstate 30 on the south and west.

Police non-emergency number: 817.335.4222  
Neighborhood Patrol Officer David Miller: 817.996.5506  
Code Compliance Officer Phillip Van Horn: 817.944-6943  
City Councilman Carter Burdette: 817.392-8807

### 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. The views and opinions expressed in the newsletter are not necessarily those of AHNA or of its members.

## ADVERTISING RATES

Current circulation is 300 households bi-monthly.  
Business card: \$25, 1/4 page: \$50,  
1/2 page: \$100, Full page: \$200  
Call 817.738-0330

# BETSY PRICE ON PROPERTY TAXES

Few subject raise more ire than high property taxes. Since we'll be getting our 2007 tax bills in October, we invited Tarrant County Tax Assessor/Collector Betsy Price to be our featured speaker at the next AHNA membership meeting on Monday September 18 at 6:30pm. We've been writing checks to her since 2001 when she first took office, so let's see what she has to say about what can be done to get tax relief and how other municipalities deal with it. Her office has won three awards for Best Practices with the Texas Association of Counties. She is currently President-Elect of the Tax Assessor Collector Association. At the end of the meeting, we'll raffle off a \$50 gift certificate to Lanny's Alta Cocina.

## OCTOBER MEETING

Concerned about creeping commercialism or new residential development? The way that our city grows is mapped out in the city's Comprehensive Plan, the official guide for making decisions about growth and development. The Comp Plan, which is referenced in all zoning and variance cases, is revised annually and it's time to update it for next year.

Staff members from the City of Fort Worth's Planning Department will attend our meeting on Monday October 16. They'll bring maps that show our neighborhood's land use and zoning and will discuss growth and development. They want to hear from us, so bring your concerns about future neighborhood development, especially those of you who live in single-family homes that are zoned C-Multifamily which includes quite a number of blocks in our neighborhood. This is an important opportunity for your voice to be heard and make a difference.

## MAYOR MONCRIEF TO SPEAK IN NOVEMBER

We are delighted to announce that Mayor Mike Moncrief has agreed to be the featured speaker at the AHNA membership meeting on Monday November 20. A graduate of Arlington Heights High School, Mayor Moncrief has lived on Fort Worth's Westside for most of his life. He will share his perspectives of what lies ahead for our part of the city. He is both an inspiring speaker and a great friend to Fort Worth neighborhoods.

The November meeting is also our annual AHNA Thanksgiving potluck dinner, so come hungry. We've invited our favorite City Hall personalities, as well as members of Crestline Neighborhood Association and Monticello Neighborhood Association, to join us. Don't miss this exciting event!

## & Become a member

receive your newsletter six times a year!

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

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

E-mail \_\_\_\_\_

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  
 SEPTEMBER - OCTOBER 2006 Membership Form



## AHNA Meeting Schedule

Monday September 18, 2006

Monday October 16, 2006

Monday November 20, 2006

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 1/1/06.....\$3,339.49

### Accounts Receivable

Advertising..... \$1,345.00  
 Business Memberships.....\$75.00  
 Individual Memberships.....\$2,010.00  
 Garage Sale.....\$280.00  
 Old AHNA account.....\$353.43  
 Donation/Western Ave. trees.....\$3,000.00  
 Donation/National Night Out.....\$250.00  
**Total Accounts Receivable.....\$7,313.43**

### Accounts Payable

Bank Charges.....\$54.03  
 Office .....\$316.97  
 Postage.....\$638.97  
 Newsletter.....\$893.08  
 Web.....\$29.95  
 DVDs of City Council & Zoning.....\$120.00  
 Garage Sale.....\$50.00  
 Memberships.....\$35.00  
 Refund.....\$25.00  
 National Night Out.....\$250.00  
 Donations.....\$250.00  
 Miscellaneous.....\$356.77  
**Total Accounts Payable.....\$3,019.77**

Balance as of 9/1/06.....\$7,633.15

# THANKSGIVING

The annual AHNA Thanksgiving potluck dinner is Monday November 20 at 6:30 pm at Arlington Heights United Methodist Church, 4200 Camp Bowie (enter on Hillcrest). Mayor Mike Moncrief will be our featured speaker. We've invited our favorite City Hall personalities, as well as members of Crestline Neighborhood Association and Monticello Neighborhood Association, to join us.

The Association provides the turkey, stuffing, gravy, bread, rolls and beverages. AHNA members are invited to bring salads, vegetable, casseroles and desserts. Floral arrangements will be raffled off at the end of festivities. Bring your children—we'll have activities for them. Call 817/737-7520 to let us know what you're planning to bring or if you would like to volunteer to set up the food and welcome guests.

# LANNY'S GIVEAWAY

Attend the Arlington Heights Neighborhood Association meeting on Monday September 18 and win a \$50 gift certificate to Lanny's Alta Cocina Mexican, 3405 W. 7th St. Lanny is an Arlington Heights resident and his reputation as an innovative chef continues to grow. Lanny's back yard was recently photographed for the July 2007 issue of *Southern Living* magazine.

# CAMP BOWIE COUNCIL

Camp Bowie Boulevard is one of the city's most beloved boulevards and the lifeblood of Arlington Heights. Since 2003, representatives from AHNA and Crestline Neighborhood Association have been meeting informally to discuss strategies of what can be done to keep the landmark boulevard a vital neighborhood retail center and enhance its historic character. Following two formal visioning sessions with selected retailers and commercial property owners in 2004 and 2005, it was determined that the 2.2 miles of the boulevard between Montgomery St. and Interstate 30 needed a master plan with development standards.

The Camp Bowie Council (CBC) was officially organized in 2005 to engage a design firm and to find funding sources for the project. The group, which meets monthly, is coordinating their efforts with City Planning staff, Historic Camp Bowie, Inc. and Councilman Carter Burdette. AHNA representatives are Richard Chowning, David Miley, Christina Patoski and Jon Vidaurri. Crestline's representatives include Marty Craddock, Cleve Lancaster, Judy Marsicano, Conrad Schmid, Mary Wilson and Marsha Wright.

Fifty-eight national firms were contacted about the boulevard project. Selection of the final firm will be completed in early 2007.

# NEIGHBORHOOD PET PEEVES

*Here's the annual list of friendly reminders of what ticks your neighbors off.*

## **Overgrown alleys**

It's up to us to keep the alleys mowed and cleared since the city quit maintaining them back in 1990. High grass is a fire hazard, encourages crime, pests, allergies, and deters backyard access in cases of emergency. Get together with your neighbors and make a plan to keep your alley cleared.

There are 3,000 blocks of unpaved alleys in the city of Fort Worth. City Council funded a Pilot Alley Maintenance and Abandonment Program in 2004-5 with the primary goal of eliminating criminal activities in the alleys. 216 blocks of unpaved alleys were selected for a five-year cleaning program based on crime and code violation records. The 2006-2007 Budget will include a package to fund the cleaning of 300 more alleys. Arlington Heights alleys have not yet qualified for this program.

City Council also set aside funds to turn ten alleys over to the adjoining property owners, however 100% of the adjoining property owners must agree to abandon the alley and it cannot be used to access to property. Once officially abandoned, the Right of Way is incorporated into the adjoining property.

## **Falling trees**

This summer's drought has stressed old growth trees to the extent that some of them have literally keeled over, sometimes into other people's yards. Who takes care of the damage? If the tree was growing in your yard, then you are responsible for the maintenance of it and its branches and any damages they create. This includes branches that rub against your neighbor's roof. If the offending tree is in the alley, then it's the responsibility of the City of Fort Worth. For tree removal call Joyce Thomas at 817/871-5738. However, don't expect overnight response—one neighbor recently waited almost a month before the city cleared out a felled alley tree from her back yard. If the electric lines are involved, call the number on your electric bill.

## **Washing cars at home**

Detergent is the top toxin found in our neighborhood streams, lakes and rivers. You contribute to the problem by washing your car in your driveway or on the street. Water that drains into the street ends up going down the storm sewer and flows straight into our area rivers and lakes without being cleaned or treated. Detergent kills fish and other aquatic animals. Use a commercial car wash which is required to filter runoff water, or wash your car on the grass or on gravel which naturally filters out the detergent.

## **Trash carts**

Code Compliance is writing tickets for trash carts that are placed at the curb before 7pm on the night before your pickup day and for carts that are still at the curb past midnight on the day of pickup. Carts should also be stored so they can't be seen from the street in front of your house. Collection crews will not empty carts that are over-stuffed. Placing garbage bags outside or on top of the garbage cart is also a violation of city code, except for certain holidays. Another common no-no is placing bulky items on the curb outside of your designated pickup week. If you need special assistance to get your cart to the curb, call 817/392-3279 to arrange for crews to schedule a weekly custom garbage pickup for you.

## **Dogs**

Some folks act like they don't see their dogs pooping on the sidewalk or in the neighbor's yard, but you can be ticketed for not cleaning up after your pet. Carry a plastic bag with you when you walk your dog and use it like glove to pick up

after your dog. There's also a leash law on the books, designed to prevent unnecessary canine confrontations. If one of your neighbors continually violates this law, call our Neighborhood Patrol Officer David Miller on his cell phone at 817/996-5506.

## **Wandering cats**

If your neighbor's cat(s) regularly use your yard for a potty or bird stalking, call our Neighborhood Patrol Officer David Miller at 817/996-5506. You are required by law to confine your cats, as well as dogs, to your own property.

## **Feral cats**

We've got several herds of feral cats in the neighborhood. AHNA members voted this year to earmark \$150 from our bank account to capture, neuter and return neighborhood feral cats. Call 817/738-0330 for more information. Also, University of North Texas Feral Cat Rescue Group has a program called TNR (trap/neuter/return). Call them at 972/671-0429 or e-mail them at feral-friends.org.

## **Speeding vehicles**

The maximum speed on our neighborhood streets is 30 miles an hour, unless posted otherwise. During school hours, it's 20 miles an hour in school zones. If you observe speeders, write down license plate numbers, as well as the make and model of the vehicle and report it to the police non-emergency number at 817/335-4222 or 817/392-SAFE.

## **Truck traffic through the neighborhood**

Commercial motor vehicles, truck-tractors, trailers, semi-trailers, or any combination cannot be driven through our neighborhood without a local destination or point of origin. No overnight truck parking is allowed anywhere in our neighborhood. Trucks can use our neighborhood streets as long as they have a bill of lading to prove where they are going, and they must take the shortest route there and back—no side street cut throughs. Commercial motor vehicles and trucks are allowed on Camp Bowie and Montgomery which are designated commercial delivery routes. When in doubt, call the police non-emergency number 817/335-4222 and ask them to come out and investigate.

## **Parked cars blocking the sidewalk**

As much as our sidewalks get used, don't forget about pedestrian traffic. Police write tickets for parking your car across the sidewalk, even if it's in a driveway.

## **Abandoned cars on the street**

You can get a ticket for a junked vehicle which the city considers to be a motor vehicle that has remained inoperable for more than 45 consecutive days. If your car is more than eight years old and is unattended on the street for more than 48 hours, it's considered an abandoned car and can be ticketed.

## **Solicitors**

Soliciting in the neighborhood is illegal without a city permit. If you see anyone, including school kids, going door to door, call the police non-emergency number at 817/335-4222, and let the police check for the permit. It's also illegal to leave advertising fliers on residential doors and vehicles without the owner's permission. Solicitors are allowed to knock on the door and give the handbill to the owner.

## **Noise**

There's a noise ordinance on the city's books, so Fort Worth Police want you to call them on the non-emergency number 817/335-4222 anytime there's noise of any kind, including your neighbor's psycho-barking canine, that's loud enough to disturb you.

# 2007 AHNA EXECUTIVE COMMITTEE CANDIDATES

*The candidates below have been nominated for the 2007 AHNA Executive Committee by the Nominating Committee. Elections will be held during the regularly scheduled membership meeting on Monday October 18 at Arlington Heights United Methodist Church.*

**CHRISTINA PATOSKI (President)** has lived in Arlington Heights for thirty years. She has been an active member of AHNA since its founding in 1999, serving on the Executive Committee, Zoning Committee, Camp Bowie Ad Hoc Committee, and as the 2006 President. She is the editor of the AHNA bi-monthly newsletter and represents AHNA on the Camp Bowie Council. Christina graduated from the University of Minnesota with a degree in journalism and worked at KXAS-TV as a news writer, editor and producer. She works as a freelance journalist, photographer and videographer for magazines, newspapers and corporate clients. Historic preservation is one of her top of priorities for Arlington Heights.

**DEBORAH ROSZEK (Vice-President)** has been on the AHNA Executive Committee for two years, currently serving as the Vice-President. Deborah received a B.S. in nutrition science from Penn State, as well as an M.S. in biomedical science from UNTHSC. She was the manager of Nutritional Services at JPS Hospital, and has worked as a nutritionist at the American Heart Association National Center. She works in private practice as a clinical nutritionist and is the owner of Health Dynamics, lecturing and teaching workshops on nutrition and health issues. She is on the Advisory Board of Thomas Place Community Center and also volunteers at the Botanical Research Institute of Texas (BRIT), Team Fort Worth, and the AHA. A promoter of all things organic, she is also a member of the Bell Choir at University Christian Church.

**CINDY TALLEY (Secretary)** joined the AHNA Executive Committee in 2006 and is a member of Citizens on Patrol. She grew up in Bucks County, Pennsylvania where she received an associate's degree from Bucks County Community College and studied business management and administration at Temple University. She is certified as a personal fitness trainer, worked as a dental assistant, jewelry designer and a personal assistant. Currently, she works at Texas Pacific Group in downtown Fort Worth as the legal assistant to David Spuria, General Counsel. She volunteers in the Emergency Room at Harris Methodist Fort Worth Hospital and adopts stray and needy dogs.

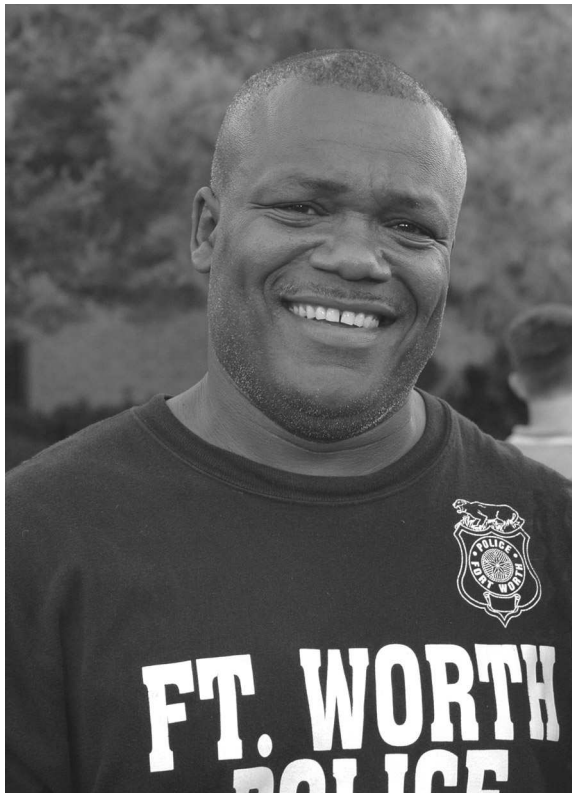
**RENEE TIDWELL (Treasurer)** received her BBA in accounting from UTA and has worked as a licensed CPA for Price Waterhouse and the Dallas Fort Worth Airport Board, where she was the Assistant Director of Internal Audit. Currently, she is serving as the County Auditor of Tarrant County. She is a member of the AICPA and the Texas Society of CPAs where she has served several terms on the Executive Board and as president of the Fort Worth chapter. She joined the AHNA Executive Board in August 2006 as Treasurer. Renee loves older homes and with her husband is restoring a couple in the Arlington Heights area.

**MIKE BEAUPRE (Director At Large)** served as the AHNA Secretary in 2006 and is the chair of the association's Traffic Committee, as well as a member of the Citizens on Patrol. After four years of teaching at Stripling Middle School, he moved to McLean Middle School where he continues to teach eighth-graders U.S. History and coach Cross Country. Before becoming a teacher, Mike worked for Harcourt College Publishers and Thomson Learning where he held various technology and management positions. Mike lives with his wife and twin daughters in the distinctive sandstone Withers House built in 1941. He is a member of the Museum of Science and History, Amon Carter Museum, Kimbell Art Museum, Modern Art Museum, and Botanic Gardens and is an active member of St. John's Episcopal in Ryan Place.

**FRED COLLINS (Director at Large)** recently returned to Fort Worth with his wife after living in the mountains of Colorado for four years. A graduate of Louisiana Tech with a BS in marketing, Fred is semi-retired from a career that included managing and building sales organizations for different companies, including 15 years with Xerox Corporation. For the past 15 years, he operated his own personnel development training business. While in Colorado, he was a founding member of the philanthropic Community Foundation and active in forming a grass roots community organization that encouraged community involvement with county government. He is the AHNA Zoning Committee Chair, a member of Citizens on Patrol and a hardcore fly fisherman.

**LEE GILMER (Director at Large)** is a founding member of AHNA and has served two terms on the Executive Committee. She received a degree in pediatric nursing from Washington University in St. Louis and worked at Driscoll Children's Hospital in Corpus Christi. Lee was active in the PTA and served as President of Beta Sigma Phi sorority's City Council in Victoria where she lived with her husband and two children. The Gilmer family moved to Joshua, Texas in 1977. Lee helped set up the pediatric unit at Huguley Hospital and worked for fifteen years at Fort Worth Children's Hospital, later Cook Children's Medical Center. She loves to garden and shop for antiques and is near completion on the renovation of her 1920s bungalow.

**MEDA KESSLER (Director at Large)** moved to Texas 23 years ago and has lived in Arlington Heights for the last fifteen, moving here to be close to the museums and her job at the Fort Worth Star Telegram. A graduate of the University of Missouri, she was the founding Art Director of FW Weekly, and a Senior Design Director at the Star-Telegram where her byline was often found in the Home section. Currently, she is the Editorial Director of Indulge, the Star-Telegram's monthly luxury section. She lives in the historic Valentine House which was built in 1921, one of the oldest historic homes in the neighborhood. She enjoys biking, windsurfing, gardening cooking, restoring her home, and catering to her rescued dogs and cats.



*Our esteemed Neighborhood Patrol Officer David Miller masterminded another fantastically successful National Night Out on August 1. Cash donations from Cash America, Jan Simus Events/Imagine The Possibilities, K. Flores Antiques, Embellishments, Fast Frames, Dianne Rose Interiors, Tammy Taylor Nails, Dolores - Salon One, and J&G's Oasis Beverage Center made it all happen.*

## RETAIL ROUNDUP

by Meda Kessler

More shops continue to open in West Fort Worth, making it easier for us to "shop locally."

**Spoiled Pink**, 4824 Camp Bowie Blvd., 817-737-7465

Former fashion model Amy Churchill now offers an eclectic line of clothes and accessories, along with custom jewelry from Maureen Donohue, children's clothing, oilcloth bags and pillows from Fort Worth's Farmhouse, and customized decorative crosses from South Texas artist Maritita Clegg.

**Yarns Evenique**, 4111 Camp Bowie Blvd., 817-732-3099

A great selection of knitting items (beautiful yarns and bags); classes for those who want to learn how to create beautiful and useful garments and accessories.

**Texas Couture**, 3601 Watonga @ Montgomery, 817-570-9121

[www.texascouture.com](http://www.texascouture.com)

Texas Couture (formerly of University Park Village) has relocated to the Cultural District. A longtime favorite for funky Western wear, it's now conveniently located across from the Cowgirl Museum.

Coming soon:

**Bella Boutique**, 5031 Camp Bowie Blvd., 817-377-1345

Bella Retreat Spa & Salon has added a boutique featuring shoes, boots, contemporary fashions, and accessories selected by the talented Miz Liz Lattimore who runs the great shoe boutique within Chiffoniers.

**Cupcake Cottage**, 5015 Camp Bowie Blvd.,

[www.thecupcakecottage.com](http://www.thecupcakecottage.com)

Each cupcake is baked fresh daily from scratch and individually iced and wrapped. Choose from a variety of flavors.



*Firefighter Kyle Omberg gives a budding firefighter the chance to steer Quicksilver at National Night Out. There was plenty for kids to do, including jumping on the Affordable Air Jumps and Inflatables and dancing to Mobile DJ Gil R. Loza of Mega-Mix Sound Systems. Tables and chairs were courtesy of Arlington Heights United Methodist Church.*



*Citizen on Patrol hostess Wanda Etheredge shows off this year's National Night Out cookie cake, donated by Cookies by Design (formerly Cookie Bouquet) on Camp Bowie. The fabulous food was donated by Bella Italia West, Kincaids, Uncle Julios, Pizza Hut, Papa John's Pizza, Lucile's, Curley's Custard, Blue Bonnet Bakery, with fresh cut flowers from Flowers on the Square/Camp Bowie and Sally's Flower Shoppe and Gifts.*

## TEAM FORT WORTH

by Deborah Roszek

TEAM Fort Worth is a mentoring program for at-risk middle school students in our city. Middle school is a critical time in the education process, especially in terms of dropouts. I was in the first group of mentors in 2003 and found it very rewarding to help a sixth grade girl once a week at her school. We worked together on reading, homework and love of learning. I volunteered because I was familiar with the research that showed that school performance increased with the number of adults in a child's life.

During this past school year, TEAM Fort Worth exceeded FWISD's promotion rate by 5%. For every 100 students, 93 in TEAM Fort Worth moved to the next grade, whereas only 88 in FWISD moved ahead. Volunteering takes an hour two to four times a month and helps another student move forward in school and become more confident in meeting life's challenges. Call Marsha Wright at 817/871-2948 to find out more about this worthwhile program.

# FYI: NEIGHBORHOOD BRIEFS

Neighborhood Patrol Officer David Miller surprised AHNA with a very generous **\$3,000 donation check** given to him by an anonymous neighbor for trees and landscaping on the Western Avenue median, between Pershing and I-30. A very big thank you goes out to the wonderful person who came up with the idea and wrote the check. The money has been earmarked and AHNA member Joel McElhany, Senior Landscape Architect with the City of Fort Worth, is leading the charge to get the work done. It looks like the biggest expense will be getting water to the trees...Twenty more **AHNA street toppers** are being installed on street signs throughout the neighborhood. Look for one on each corner along Clover Lane. Thank you to Gwen, Max, & Ray Cox and Edith and Fred Burckhardt for their personal donation for the street topper at Watonga and Tulsa Way...**Museum of Science & History Director Van Romans** and members of his staff and board met with nearby residential property owners in August for the first of a series of listening sessions. The museum staff and museum school will be moving into the temporary buildings that are in the parking lot to the south of the museum. Groundbreaking for the new \$60 million museum, designed by internationally-renowned architects **Legorreta + Legorreta** of Mexico City, will take place in late 2007. No architect has been selected yet for the new **National Archives Museum** to be built directly to the north of the Omni Theater...**Christ Chapel Bible Church** held its first church services in their new 1,500 seat sanctuary on August 20. Architect Scott Martsolf incorporated antique doors from Geneva Switzerland, stained glass commissioned from Dennis Roberts and state-of-the-art mixed media staging for a 40-piece orchestra at the 11 AM services. The church expects to complete their landscaping by October...**Thomas Place Community Center's** new playground equip-

ment has been a big hit during the summer. And, so is the new landscaping, selected and installed by AHNA member Meda Kessler. Thanks, Meda, it looks great!...The fifth annual **Clean Air Bike Rally** is set for 8 a.m. Saturday October 28 - rain or shine. The free event is designed to promote alternative modes of transportation to help reduce air pollution. The 12.5 mile ride begins and ends at the Shelter House on West 7th Street in Trinity Park. Parking is limited so please carpool, take transit or ride your bike to the event. The ride is limited to the first 300 registered riders. Online registration continues through September 22. To register and view the scenic route, go to [http://www.fortworthgov.org/dem/2006\\_bikerally.htm](http://www.fortworthgov.org/dem/2006_bikerally.htm). You cannot register on the day of the ride... Almost 300 homes in the neighborhood have successfully re-zoned their properties from **B-Two Family to A5-Single Family** and more blocks are working on their petitions. The re-zoning insures that the properties will not be subdivided and that no new duplexes will be built. Call 817.738-0330 for more information....The record heat inspired a number of our neighbors to take advantage of **TXU's free Energy Audit Program**. At no charge to the customer, TXU sends out a crew to do the audit and do the work to plug up air leaks in windows, doors and whatever else they find. Even though it sounds too good to be true, it's true. We've got a lot of very satisfied customers in the neighborhood. Call Sophia Stoller at 214.812-4600 to schedule an audit. It's guaranteed to save you money on your electric bill... The annual **AHNA garage sale** is set for Saturday April 14 at the parking lot at Arlington Heights United Methodist Church. You don't have to be a member to set up a booth and you keep 100% of your profits. Call 817.737-7520 for information on space rental.



# 2006 SURVEY OF NEIGHBORS

In order to be a better neighborhood association, we want to know what you like about the neighborhood and what would you change? Please fill out both sides of the survey and hand deliver it to us at a monthly meeting, fill out the electronic survey on our website at [arlingtonheightsna.com](http://arlingtonheightsna.com) or send it back to us via snail mail to Arlington Heights Neighborhood Association, PO Box 470692, Fort Worth, TX 76147. We want to hear from everyone who lives here—you don't need to be a member of the neighborhood association to fill out a survey.

*Check your preferences below. 1 = "not important at all" and 5 = "most important"*

Quality public schools  1  2  3  4  5

Low crime  1  2  3  4  5

Mature trees  1  2  3  4  5

Green space/parks  1  2  3  4  5

Mosaic tile street signs  1  2  3  4  5

Sidewalk maintenance  1  2  3  4  5

Street maintenance  1  2  3  4  5

Flood control  1  2  3  4  5

Short term rentals  1  2  3  4  5

Style of homes  1  2  3  4  5

Age of homes  1  2  3  4  5

Height of homes  1  2  3  4  5

Historic character of homes  1  2  3  4  5

Size of homes  1  2  3  4  5

New duplexes/townhomes  1  2  3  4  5

Restoration of homes  1  2  3  4  5

Stop teardowns  1  2  3  4  5

Adequate Street Parking  1  2  3  4  5

Stop speeders  1  2  3  4  5

Speed humps  1  2  3  4  5

Stop signs  1  2  3  4  5

Enforcing noise ordinance  1  2  3  4  5

Controlling dogs  1  2  3  4  5

Controlling cats  1  2  3  4  5

Proper garbage cart storage  1  2  3  4  5

Banning solicitors  1  2  3  4  5

Maintenance of alleys  1  2  3  4  5

Ticketing cars that block sidewalk  1  2  3  4  5

Bus service  1  2  3  4  5

Proximity to museums  1  2  3  4  5

Proximity to Camp Bowie Boulevard  1  2  3  4  5

(more on next page)

## 2006 SURVEY OF NEIGHBORS - PART 2

**What I like about Camp Bowie:**

Historic buildings            
    1    2    3    4    5

Brick streets                  
    1    2    3    4    5

National chains              
    1    2    3    4    5

Boutique shops              
    1    2    3    4    5

Restaurants                  
    1    2    3    4    5

Bars                            
    1    2    3    4    5

Gas stations                  
    1    2    3    4    5

Drugstores                   
    1    2    3    4    5

Grocery Stores              
    1    2    3    4    5

Banks                          
    1    2    3    4    5

Head-in parking              
    1    2    3    4    5

Walkability                   
    1    2    3    4    5

Scale of the street           
    1    2    3    4    5

Height of the buildings       
    1    2    3    4    5

***How often you do these activities  
 1 = never and 5 = everyday***

Shop Camp Bowie            
    1    2    3    4    5

Go to Thomas Place  
 Community Center           
    1    2    3    4    5

Go to a museum              
    1    2    3    4    5

Walk/jog/bike               
    1    2    3    4    5

Ride the bus                  
    1    2    3    4    5

List your top priorities in the neighborhood and elaborate:

## TEARDOWNS (continued from Page 1)

owner can decide to take down a house one morning, drive down to City Hall and walk out with a demolition permit in a matter of hours, then take down the house immediately. The only thing that can stop the demolition is if the property has a local historic designation on it. Before a demolition permit is issued, the city's Planning Department checks the deed of the property to see if it has a local historic designation on it. "That designation brings the weight of the law behind it," says Lawless. But, some property owners take down houses without getting a demolition permit, even though it's illegal. If a property that has been designated as historic is taken down without a permit, that property owner may not develop on the property for three years, according to Lawless.

In Fort Worth, neighborhoods can apply to be a City of Fort Worth Historic and Cultural Landmarks District, such as Fairmount Southside Historic District. There is also the option to designate an individual home as a City of Fort Worth Historic and Cultural Landmark. Only six homes in Arlington Heights have individual historic designations (like the one pictured on Page 1), but Lawless says hundreds of homes in our neighborhood would easily qualify. "Applying for a individual historic designation for a home is very easy, costs absolutely nothing, takes about three months to accomplish, and even brings tax breaks with it," encourages Lawless who has designated her own Oakhurst home. "Many people assume that historically designated homes have to be really grand, or special, or designed by an important architect, but that's not the case at all." Most houses in Arlington Heights that are 45 years or older would qualify for the historic designation, according to Lawless. In fact, the intact collection of 1920s bungalows, cottages and Tudors in our neighborhood is a major criteria for qualifying for the designation. Call Julie Lawless at 817/392-8012 to get a full list of the qualifications and instructions on how to apply.

Even though it's been proven that homes with historic designations sell more quickly and for a higher price, some people hesitate in pursuing getting their home designated out of the mistaken fear that they'll lose their right to alter their homes in the future. "We're not here to be the 'pretty police'," explains Lawless. "All we care about is that the property retains its character. We don't care about the playground equipment in your backyard, or what kind of screen door you've got on your back door, or adding another room to the back of your house. For individual designations, the only thing that we review is what's seen from the public right of way." Other homeowners worry about design restrictions. Lawless continues, "We don't want to tell you what color to paint your house, or what kind of plants to landscape with. We don't argue about what kind of shingles are on the roof, we just want to make sure that there's a roof."

In addition to the individual designation, two or more contiguous homes can apply to become an historic district. Each district writes their own guidelines which can be as strict or as loose as the homeowners collectively desire. For example, a historic district doesn't necessarily dictate design standards at all, but can simply limit the height, mass or footprints of the houses within the district.

Currently, Fort Worth has six local residential historic districts with two more in the pipeline, each with their own individual set of guidelines. One pending historic district is made up of four homes with a short list of requirements that are covered in two brief paragraphs. Lawless stresses that the guidelines are customized to suit the needs of each individual district. "They can be as permissive or as exacting as the homeowners want them to be," she says. "As long as they do the job of retaining the existing character of the district."

The local historic designation is different from the National Register designation, like the Stockyards Historic District. The National Register of Historic Places designation discourages teardowns, whereas Fort Worth's local designation legally insures no teardowns. That is why many local neighborhoods consider the local designation over the national one.

Another advantage is that locally designated homes and neighborhoods under rehabilitation in Fort Worth are also eligible to receive a substantial tax incentive. The Historic Site Tax Exemption brings a ten-year property tax freeze on properties that are being rehabilitated and the freeze stays with the property even if it's sold within that ten year period. According to Lawless, improvements that qualify include new

***"It's been proven that homes with historic designations sell more quickly and for a higher price."***

roofs, central air and heat, new floors, and other interior improvements. You can even count improvements that were made up to five years prior to applying for the exemption. To find out more details about the Historic Site Tax Exemption, contact Julie Lawless at 817/392-8012.

Historic designations aren't the only tool to fight teardowns. To find out how other communities are fighting this national trend go to [www.nationaltrust.org/teardowns](http://www.nationaltrust.org/teardowns) and [www.planetizen.com](http://www.planetizen.com).

*The views in this article are necessarily of those of Arlington Heights Neighborhood Association or its members.*

## THOMAS PLACE COMMUNITY CENTER

**4237 Lafayette @ Thomas Place  
817.735.1751**

### OPERATING HOURS FALL 2006

Monday: 11:30 am - 8:30 pm

Tuesday: 11:00 am - 7:30 pm

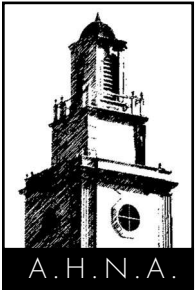
Wednesday: 11:00 am - 7:30 pm

Thursday: 9:30 am - 8:30 pm

Friday: 2:00 pm - 6:00 pm

Saturday: 8:00 am - 12:00 pm

Sunday: Closed



**ARLINGTON HEIGHTS  
NEIGHBORHOOD ASSOCIATION**

P.O. BOX 470692  
FORT WORTH, TEXAS  
76147