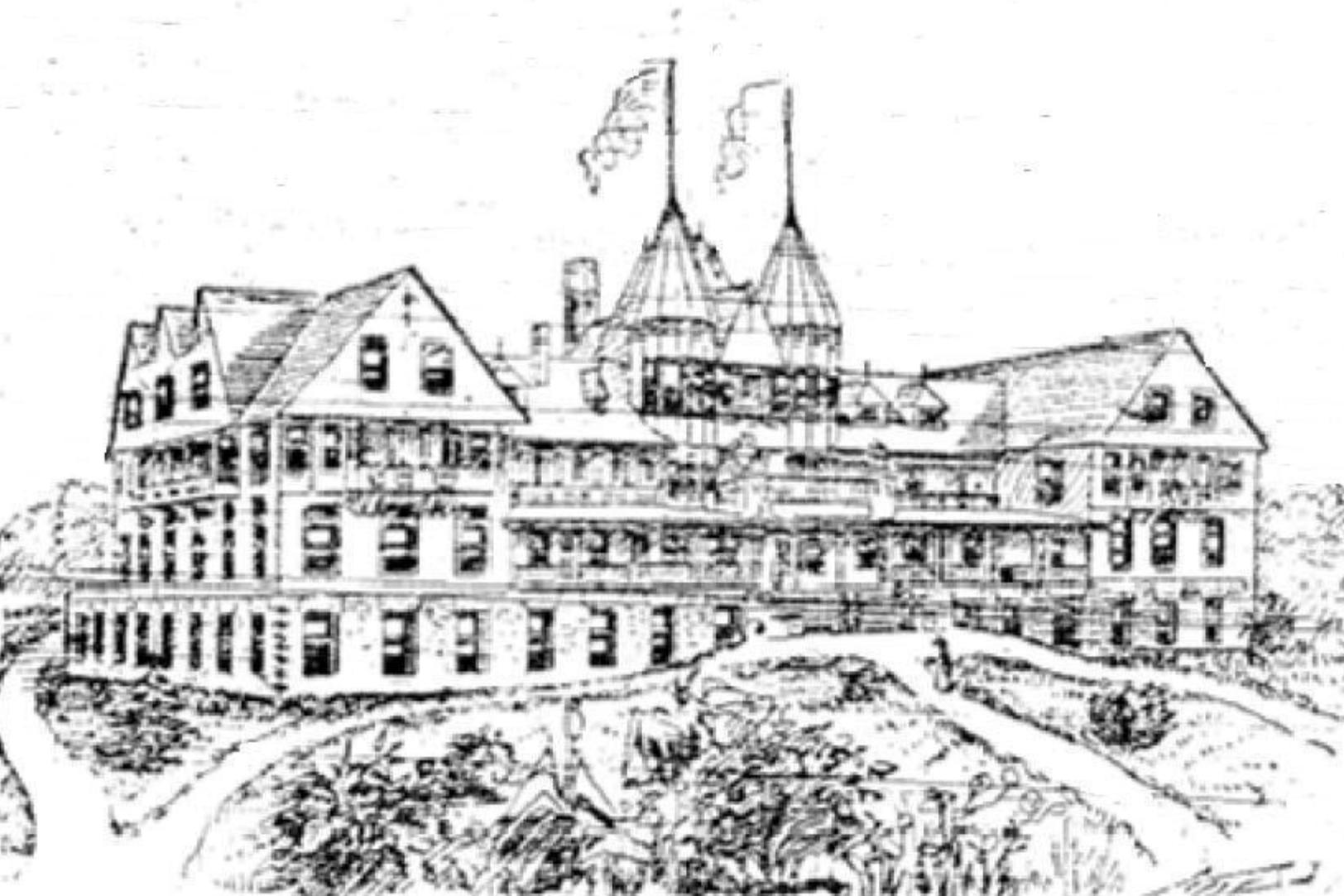


# **FORT WORTH'S HUGE DEAL**



Unwinding Westside's Twisted Legend

**JIM ATKINSON & JUDY WOOD**

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## Preface

Upon arriving in Fort Worth forty-some years ago, new friends fêted me with stories about Texas. Surprisingly—or regrettably—only about one-third were certain that the Battle of the Alamo had occurred at San Antonio in 1836. A majority placed that momentous event somewhat vaguely in either Houston or Brackettville sometime between 1776 and 1865.

Life in Arlington Heights renewed this experience as I heard its story from long-term Westsiders. The impetus for researching this book—of converting legend into history—arose from two more things: sidewalks and a property tax bill. Walks around the Heights kept revealing "brands" in the concrete, those imprints that proclaimed the work of numerous contractors, most long gone. Many bore dates, and the more Judy and I saw, the more correlation we noticed between sidewalk marks and the design of houses they served. The first brand with motivational impact came from a boldly imprinted Carl Graves "horseshoe" dated 1922, visually shouting, "This is an old and historic neighborhood."

Tax bills and a deed labeled our property as "Chamberlain [*sic*] Arlington Heights." Judy and I wondered: "Who's Chamberlain?" Neither of us knew, yet the sheer size of Arlington Heights declared that Chamberlain must have been more than some bygone farm owner.

Initially, little information came easily about this man beyond a few published versions of what we came to call the Arlington Heights Legend. Those accounts boiled down to: *Arlington Heights was begun by H.B. Chamberlain, a globe-trotting Denver developer who platted the area, built a hotel, a streetcar line and power plant, began the development of Lake Como and went bankrupt.* From there the account jumped to Lake Como Pavilion, then on to Ben E. Keith's securing the land from a bankrupt developer for an army camp, which after World War I reverted back to the City, fully outfitted with electric, sewer and water lines—and Arlington Heights blossomed.

But the legend that we heard and read seemed full of inconsistencies in a tangled timeline. This Chamberlain seemed too far into the past to have been Keith's bankrupt developer of 1917. The Lake Como Pavilion of countless stories had both come and gone well after his initial development. Contrary to various implications, this land was not Fort Worth's to give to the army, or to receive again later. Nothing we encounter explained how a nineteenth-century Denver developer had been able to acquire such a vast amount of suburban land. Too few names of other vital contributors carried forward from the past into reality.

The search for Chamberlain led to other personalities who had worked with him, sold to him, bought from him, built for him—and led to

others whose century of successes and failures created the Arlington Heights we know.

Every elderly community has some history, yet few in this region can compete with that of Fort Worth's Westside. Arlington Heights, the bulk of that land, was planned to be different from the start. Most housing growth in the late 1800s simply extended city services by crawling outward from its center. Not so for Arlington Heights. Its leap across barren space set out to provide an even more comfortable existence, free of the host city. At the time, travel at three miles-per-hour by foot or horse represented an hour's distance, like today's commute to exurbs. Arlington Heights intended to be a rural yet far-from-primitive community for city people.

History inevitably generates legend, which in turn simplifies history. Legend arises from those stories that "everybody knows," the stories many writers and storytellers feel free to repeat without research or source. For most of us, this is all we want. For others, getting closer to the source not only dispels myth but enlivens fact.

Dictionary definitions tend to overlap the words *legend* as an "unverified story believed to be historical" and *myth* as a "popular belief, fiction or half-truth." While the Arlington Heights story does contain some aspects of myth, we reserve the term *legend* for those elements that are ever-so-frequently retold without seeming to require reference or credit.

Although the legend of Arlington Heights began with developer Humphrey B. Chamberlain, history corrects his name to Chamberlin and also makes it obvious that much occurred before him. The same is true for others who followed him yet were ignored by frequent time lapses and compression. Our research reveals deal-makers, builders, pioneers, soldiers, workers, minorities and others who been forgotten, slighted or overlooked. We arrange those people, their accomplishments or failures, into a line of cause and effect, with events leading to other events before the final quarter century.

## **Approach**

History is a trip through time. Just as archaeologists use bone fragments and pottery shards to reconstruct the past, we turn to remaining buildings and some known facts to reconstruct a neighborhood. This approach, of course, lures us into the uncertain minefields of reasoning, but searching the past is always an uncertain adventure.

Some conjecture about living conditions before and after the turn of the century derives from personal experience. My life before World War II on a farm near a rural community bore many parallels to early Arlington Heights, except that we had radios and enclosed automobiles. We still plowed, cultivated and harvested by horse, mule and wagon. The

iceman came every other day carrying the block with tongs, slung over his leather cape. The kerosene man regularly filled a drum in the garage, providing our fuel for cooking and night work at the barn. The coal man would shovel two tons down his chute into our basement coal room for a hand-fed furnace—just like the one Marshall Sanguinet had installed in 1893. Many neighbors still had pot-bellied stoves in their living rooms. Rural residents spoke to wall-mounted telephones after ringing the magneto. No one thought twice about the ever-present bloom of bituminous smoke.

My father, a civil engineer, was building dams, roads and bridges before the advent of ready mix concrete and modern earthmovers. During the 1930s, I watched WPA (Works Progress Administration) workers building roads with horse-drawn slips and graders, and spread gravel shoveled from wagons—not unlike Chamberlin's descriptions of building Arlington Heights.

## Methodology

There is much information available about the historic houses of Arlington Heights. The *Tarrant County Historic Research Surveys* of the 1980s did a terrific job of that and is one of the few recent publications that kept fact above legend. However, it seemed that many other stories about Fort Worth's westward expansion, the Canadian pilots and the U.S. Army's Camp Bowie continued to compound themselves regardless of unexplained gaps and deviations.

Every effort has been made to secure information from publications of the time, always seeking an initial source for each legendary element. For this reason, accounts from living persons were avoided. Archival newspapers revealed much clarification while raising many frustrations—and possible errors—in reading them on microfilm. Several entire editions from critical periods were missing. Name discrepancies (for people and for streets) carried well through the 1920s. When lacking an authenticated spelling, we used the preponderant variation, or indicated it as shown.

Locating street addresses in early Arlington Heights was especially perplexing. Because Arlington Heights, unlike Polytechnic, never incorporated, Fort Worth telephone and city directories treated its addresses like a rural area; that is, simply as "Arl. Hts.," or as a streetcar stop, or as "RFD 5," for its Rural Free Delivery postal route. The best address ever given would be, for example, "ne cor 5th ave. & 8th (street)." Whenever possible, the modern, post-annexation, street name or address is shown in brackets. All this detail may be an irritating interruption to some readers but is included as a benefit for preservationists, local historians and those who might enjoy visualizing the old neighborhood again.

The Texas Writers' Project (referenced here as organized on microfiche) provided a wonderful source for local history. This project of the WPA continued from about 1936 into 1941, employing or training typists to transcribe select historic articles from newspapers and other sources such as the *Fort Worth City Guide*. Verbal histories were also included in their transcriptions; however, a number of these bear no dates and, often, no named source.

To establish how Arlington Heights was formed, property transfers were traced back and forth between grantor (seller) listings and grantees (buyers). Some critical properties are identified by their block number or letter, but kept to a minimum. Lot numbers were too much detail to include.

City Directories for each era were invaluable for tracking the locations, occupations and movement of key individuals. Directories of the past also provided annual updates of corporations and their officers, often with editorial commentary about their activities and overall economics. After 1925, when Arlington Heights streets were included in the street crisscross by addresses, directories clearly revealed the arrival of new businesses and the increase of housing by street. Sanborn Fire Insurance Maps, beginning about 1890, added to this by outlining the shape, and often by describing the function and construction of commercial facilities.

When Arlington Heights secured a quasi-independent school board within the Tarrant County Rural School System, much of its early history became obscure, especially concerning the Como schools. For the purposes of this book, schools—like churches and businesses—are important strictly as milestones or as indicators of population growth and shifts.

In its early years Arlington Heights had so few landmarks or even trees that every photo looked much the same, except Lake Como or Arlington Inn. The Dow Collection from the Dow Galleries, the Summit Bank collection, and the University of Texas at Arlington Special Collections were especially illuminating.

Perhaps the most elusive pieces of fact concerned the where's and when's of early bridges. As important as the bridges were, much more should have been written about them. There were numerous newspaper articles about bridges being planned and even contracts being let, but surprisingly little information that clearly identified exact locations, types of construction, and openings until into the 1930s. Perhaps this was one of those things of the time that "everybody knew."

A special thanks to Leon Mitchell, archivist for the Fort Worth Independent School District, for providing knowledge about the early schools and their boards that overflowed our scope. The late Bill Leary,

author of *Flyers of Barron Field* and a native of Arlington Heights through the 1940s, offered considerable advice, photos, information and encouragement. Judie Surratt, Deputy City Secretary of the City of Alamo Heights, shared local histories and leads to the early development of that city, providing ties to the Chamberlin connection. Photographs and documents about J. Stanley Handford flowed from historians in Batesville, Arkansas, and from family members. We thank Nancy Britton of the Independence County Historical Society; Twyla Gill Wright, Curator, and April White of the Old Independence Regional Museum; Reverend Limuel Parks; and Sylvia Schooler Johnson.

Finally, the sole eyewitness: my uncle Robert Davidson, who had been one of the Canadian pilots at Fort Worth Air Field in World War I. My boyhood was filled with his stories, and later, in researching for a previous book (*The Soldier's Chronology*. New York: Garland, 1993), I interviewed him again. That he became a university history professor after the war made him all the more credible. It was his story that led to our questioning some legendary accounts of Fort Worth's "Canadian Air Fields."

Jim Atkinson



## ONE

### The Huge Deal

"A HUGE DEAL. The Largest Transaction in Real Estate Ever Recorded in Texas," headlined a front-page column of the *Fort Worth Gazette* on July 28, 1889. From this Barnum-like announcement would come the life and the legend of Arlington Heights, Fort Worth's never-incorporated western suburb.

Actually, the Deal began its evolution almost a decade before. It emerged directed by men in Fort Worth, Denver and London connected by ever-growing railroad systems, steamships and events of the times. Arlington Heights stands as the story of a real estate deal too big and too ambitious for its era—a deal of a magnitude that remains exceptional to this day. Even more intriguing is the degree to which repetitive economic adversity of international scope hampered its development, its developers, its residents and its merchants for nearly a century.

Every community with a history—like Arlington Heights—seems destined to generate a legend. This one dwindled soon after its origin, and was resurrected by the U.S. Army's Camp Bowie of 1917. It appears to have become entrenched by the time newspaper features celebrated Arlington Heights' fiftieth anniversary in 1940.

For many of us, history spans only two or three generations of hand-me-down stories. Legends take over where fact and memory fail. Most do arise from some reality, and then shape themselves to fit their errors and omissions. Such is the case with Arlington Heights, for its legend perpetuates inaccuracy and forgets scores of people who created its very character.

Time compression substantially scrambled this traditional history. The most common, simplified stories about early Arlington Heights, its "Pioneers," Lake Como and army Camp Bowie wind through the tale like a continuous strand of yarn—but the yarn is chewed up, severed and tangled. A span of more than a century winds up more like a ball of yarn the cat mangled. In this telling we examine events to straighten out the timeline, replace missing stretches, and recognize the people who made Arlington Heights and the Westside happen.

#### The Legend Begins

Composites of the legend's several versions mention the man behind the

Deal, and their brief summaries of his accomplishments generally agree, although each account contains a slightly different twist. In one example: *H. B. Chamberlain [sic], a successful developer of Denver's suburbs purchased and platted the land that became Arlington Heights around 1890. He built Lake Como, the Lake Como Pavilion, Ye Arlington Inn and a streetcar line from downtown to connect them. He sold twenty parcels of the development to the original 'Pioneers' but then went bankrupt in the Panic of 1893.*<sup>1</sup> Although highly abbreviated, all of this is essentially true except the part about the "twenty parcels" and the Lake Como Pavilion, two of the story's several wobbly foundations.

A more specific variation states: *Arlington Heights had been a speculator's dream, portions of it purchased by persons in the far corners of the earth from a globe-trotting promoter. The promoter was H. B. Chamberlain [sic], a wealthy Denver suburban real-estate man, who bought 2,000 acres from Tom Hurley, a Chicago financier who built the town's first tall building, the eight-story Hurley Building.*<sup>2</sup> After a reasonably true first sentence, this version slips away from fact, especially when concerning Tom Hurley.

Another version shifts Tom Hurley to the middleman. According to the *Fort Worth Press*, October 30, 1940: *Robert McCart bought 1,000 acres for \$10 to \$15 an acre, selling his holdings to Tom Hurley, a Chicago financier. Hurley sold his holdings to H. B. Chamberlain [sic] who acquired 2,000 acres in a series of trades.* Tarrant County Deed Records virtually reverse this segment of the tale.

An account from the *Tarrant County Historic Resources Survey* comes closer to fact: "Initial investment occurred between 1887-89, when Robert S. McCart, Sr., a Fort Worth attorney, purchased 1,000 acres of West Side land in several transactions. Tom Hurley, a Chicago financier, was another early speculator. Their investments paid off when the Denver real estate developers Alfred W. and H. B. Chamberlin purchased 2,000 acres. H. B. Chamberlin, who had made his fortune developing Denver's suburbs, named the high prairie 'Chamberlin Arlington Heights.'" <sup>3</sup> This accurately identifies McCart as a primary source, spells Chamberlin's name correctly and positions Hurley into his truly later and minor role. But more of Hurley's story remains to be told.

Amplification of Robert McCart's interest rises from an interview given by his son, Robert McCart Jr., in 1965. According to the news report:

Before 1887 there were wide expanses of territory west of Fort Worth—most of which are now developed—which were dominated by a few farms and ranches and plenty of woodland areas. The late Robert McCart, Sr., lawyer-father of Robert McCart Jr., owned one of these ranches. He had a

500-acre horse ranch which he bought for about \$10 to \$15 per acre. He also had options on about 500 additional acres. Between 1887 and 1889 H. B. Chamberlain, a wealthy Denver financier who owned the American Land and Investment Company, bought up, through a series of transactions, 2,000 acres of the Arlington Heights area now occupied by River Crest Country Club. Chamberlain's company bought 900 of the acres from McCart on June 14, 1889 for \$112,500.<sup>4</sup>

This strongly implies that McCart exercised his option on those 500 additional acres but kept 100 for himself. It also says rather clearly that he sold his land for about ten times his purchase price, but does not include Hurley as a middleman. Even this account barely touches the total story. Whether McCart was actually paid for his land remains unclear. Robert McCart and other key players will each appear repeatedly.

### **Chamberlin's Acquisition**

Stated sizes of Chamberlin's development vary considerably from 1889 through 1921, yet the figures are not always sequential. What happened when, and when it was talked about, gets muddied through time. The popular story fixated on three numbers: 900 acres (possibly in reference to Robert McCart's property on the far west side, the first parcel to be platted); 1,450 acres (possibly referring to a much later land loan to the army for Camp Bowie); and 2,000 acres (possibly one single early acquisition). But why stop the story here? This was hardly the end—or beginning—of it.

On July 28, 1889, the *Fort Worth Gazette* reported: "H. B. Chamberlin bought 2,000 acres, renamed it Arlington Heights and River Crest." This frequently cited expanse is reasonably close to the portion of today's Arlington Heights lying north of Interstate Highway 30. The *Tarrant County Historic Resources Survey* provided a specific boundary for the initial parcel: "In 1890 the area was platted, i.e., it was surveyed and maps of the subdivision were filed with a county recorder. The original subdivision seems to have been bordered by Lake Como on the west, Crestline Road on the north, Locke Avenue on the south, and Hillcrest Street to the east."<sup>5</sup> Although giving us a general definition, the *Survey* account excluded the River Crest parcel mentioned by the *Gazette*.

But only one year after the Deal was revealed, the *Engelhardt Series: American Cities* reported: "The Chamberlin Investment Company . . . has purchased 3,064 acres of suburbs, situated about two miles west of Fort Worth, has platted 900 acres of it and has placed the tract on the market as Arlington Heights . . . with Mr. H. W. Tallant, formerly of Denver, in

charge. Water will be distributed . . . by a system of mains . . . sufficient to irrigate the trees planted, some 8,000 already set out."<sup>6</sup> At 640 acres to the square-mile section, these 3,064 acres accounted for an area two and one-half miles across and two miles deep, covering more land than Fort Worth City at the time.

Captain Buckley B. Paddock—renowned editor of the *Fort Worth Daily Gazette*—portrayed the development as even larger in his multi-volume history: "Following Chamberlin's success in Denver, Seattle, Salt Lake and other northwestern states, his investment company purchased between 4,000 and 5,000 acres of land west of the city, constructed a magnificent boulevard and a street railway, built a beautiful hotel, waterworks and all other conveniences."<sup>7</sup>

There are good reasons for these wide-ranging reports of size. Platted in four separate filings, the final acquisition occupied more than twenty surveys, with several of irregular shape. Chamberlin's final plat looked like five tall rectangular boxes on stair steps descending from Trinity Park to Lake Como, bound together by a diagonal boulevard down the middle. Chamberlin's Arlington Heights in modern time is eleven and one-half square miles.<sup>8</sup> This calculates to 7,360 acres, an area slightly greater than three miles by three miles, essentially an expanse from the confluence of the Trinity River west to Ridglea, and from the West Fork south to the Clear Fork, excluding Monticello and Westover Hills.

One obstacle to exactness is the means by which the land was acquired. Land acquisition had been going on for almost five years before the *Gazette* announcement, and the dealing never dwindled. Agents of the acquisition—H. C. (Tobe) Johnson, Robert McCart, Henry W. Tallant, Thomas B. Burbridge, various members of the Hurley family, several Chamberlins, and a few others—were buying land not only for Chamberlin Investment Company but also for other agents and for themselves, continually trading properties with others and dealing in additional, unrelated surveys.<sup>9</sup> Chamberlin's four final plats came close to encompassing the modern-day subdivisions of Arlington Heights, Como, Factory Place, Hi Mount, the part renamed Hillcrest, the part now called Crestline, the area south of today's Interstate 30 often called "Arlington Heights Two," parts of Monticello and River Crest, and edges of sections today known as Westover Hills and Ridglea.

Given the relatively immense size of Chamberlin's acquisition, we wonder why development remained so concentrated on the far western edge—ignoring the River Crest area, which lay much closer to town and possessed equally impressive views.

## Thomas and Other Hurleys

Tom Hurley, legend's alleged middleman of Chamberlin's acquisition, seems to have played a bigger role in the popular story than in reality. Tom was a minor contributor to Arlington Heights, yet provided a more substantial, however brief, contribution to Fort Worth. Called a "Chicago financier" in some accounts, Thomas J. Hurley was one of a surprising number of Hurleys already prominent in Fort Worth at the time, and for several years to come.

How or why Tom Hurley ever appeared as a *Chicago financier* remains a mystery. Far from tied to Chicago, Hurley was even more of a *globe-trotting promoter* than Humphrey Chamberlin. Said the *Fort Worth Daily Gazette* on January 26, 1884, in their report about the North Texas and Louisiana Railway officers election: "Mr. Thomas J. Hurley of London, England . . . [who was elected] second vice-president . . . [and is] the London director and financial agent, is the president of the New Mexico and Arizona Telegraph company, and represents large capitalists on the other side of the water." By 1889 Hurley was "of Fort Worth," and "a prominent Texan," and "well known in Boston." On September 12, 1889, the *Gazette* ran "An Interesting Interview" picked up from the *Baltimore Manufacturers' Record*: "Mr. Hurley is one of the foremost men in the great and growing Southwest . . . A residence of some years in South and Central America and an intimate knowledge of the history and the laws and institutions and business methods of most of the nations south of us . . . He has lived in London, in Paris, in Frankfort, representing American interests."

Michael C. Hurley, a railroad builder, was born on October 12, 1851, in County Clare, Ireland, and arrived in America at age two. His family went directly to Iowa. In 1872 at age twenty-one, after a few track work jobs, Michael talked his way into his first rail construction contract at Sedalia, Missouri. He became a railroad contractor for the original Texas and Pacific rail line into Fort Worth in 1893.<sup>10</sup> By 1905, Michael was president of the National Livestock Bank and the Fort Worth Stockyards, as well as several companies: United States Construction; Interstate Coal and Development; and Schuster Coal. Until his death in 1918—with Marshall Sanguinet, William Capps and Sam Cantey as pallbearers—Michael and his wife Elizabeth lived at 814 South Jennings Street with sons Paul and Charles.

Paul Hurley was secretary-treasurer of several of Michael's enterprises and attempted to carry on the family business after his father's death. In 1910, with Carl Waples and J. S. Handford, an Arlington Heights developer, he raised \$125,000 in stock subscriptions for the Fort Worth-Mineral Wells Interurban light rail.<sup>11</sup> Charles O. Hurley, Michael's other son,

was a physician at Saint Joseph's Infirmary.

W. R. Hurley had paved Main and Houston Streets with rock back in 1873. Cornelius W. Hurley by that time was an established Fort Worth real estate dealer.

George L. Hurley participated in the other "Big Financial Deal" reported by the *Fort Worth Gazette* on November 11, 1888, with reference to "when Messrs. E. E. Chase, G. L. Hurley and others, last spring, placed nearly \$400,000 in valuable real estate in escrow to the order of Mr. Thomas J. Hurley." That deal of "last spring," however, was George's—not Thomas's—purchase of 320 acres in the Schoonover Survey [Monticello area],<sup>12</sup> and 838 acres in the I. Schoonover Survey [River Crest area] from Robert McCart.<sup>13</sup> The area east of River Crest was indeed briefly called the Hurley Addition until Chamberlin acquired it toward the end, rather than the beginning, of his development. Tom became publicly involved in these transfers as secretary of the Fort Worth Board of Trade; therefore, he was simply the logical receiver of such an escrow, regardless of his surname.

In addition, George L. Hurley built the 1889 Texas Spring Palace, designed by architects Armstrong and Messer.<sup>14</sup> He also began the Fort Worth and Albuquerque rail line; served as a director of the Texas Brewing Company with (Carl) Zane-Cetti; and served as a director of the Merchants National Bank with Morgan Jones, another railroad builder.

Thomas J. Hurley seemed to be everywhere in 1888. With Clara Josephine, Cynthia Louise, S. G., and Anna Regenia Hurley, Tom bought part of block 83 in the city; also, with Annie M. Hurley, he bought 209 acres in the I. Schoonover Survey from Fort Worth Loan and Construction,<sup>15</sup> apparently some kind of transfer within the family business. The firm listed Thomas J. Hurley as president, George L. Hurley as vice president and treasurer, and Willis Post as secretary. While secretary of the Fort Worth Board of Trade, Tom worked with Captain B. B. Paddock, its president, and was also secretary of the Interstate Deep-Water Convention. He traveled America on speaking tours to promote the Gulf-to-Rockies "deep-water scheme" and also promoted the City of Fort Worth. A banquet led by Martin Casey and A. W. Caswell honored Hurley's return from Boston: "It was T. J. Hurley, who as Secretary of the Board of Trade started the ball in motion . . . an avalanche over Texas and the Rocky Mountain country to give the state one or more deep water ports." Robert McCart's endorsement speech followed.<sup>16</sup> Tom Hurley's Chicago connections—if any existed—apparently created little local interest.

In 1889 work was underway on the Hurley Building, Fort Worth's first eight-story "skyscraper."<sup>17</sup> When the building opened in October 1890, its officers were George L., president, and Walter S., vice-president. Thomas J. was listed simply as general manager. Tom remained more prominent

through the Board of Trade, especially after the Denver Chamber of Commerce [awards and recognition] banquet of January 1890—the same year Humphrey Chamberlin became its president. Fort Worth's *Gazette* covered his Denver appearance: "Captain B. B. Paddock and T. J. Hurley were the speakers from abroad [i.e., Fort Worth]. Messrs. Paddock and Hurley represent the deep-water scheme [Gulf-to-Rockies rail system] in which we are all interested."<sup>18</sup>

During those times there seemed nothing injudicious about turning a public role into private profit. Through his position with the Board of Trade, Tom received credit for inducing the Martin Brown Shoe Company to locate in Fort Worth. Soon after came another report: "Mr. Hurley of the Fort Worth Loan and Construction Company [is building] a mammoth fire proof wholesale house for Martin Brown Company, a 6-1/2 story stone and iron building."<sup>19</sup> Designed by local architects Armstrong and Messer, the building incorporated a landscaped roof garden, quite an innovation for a shoe factory.

Nevertheless, the Hurleys were relatively minor players in Chamberlin's endeavor. Their interest in Arlington Heights seemed more related to street railways and rights of way than to housing development. In January 1890 the *Fort Worth Gazette* touted how "Hurley and Co. were bid \$150 per acre for their property near the Chamberlin Addition yesterday, but promptly refused."<sup>20</sup> Two years had passed between Chamberlin's initial development and the legendary sale of Heights lands when, in December 1891, "Thomas J. Hurley sold the Fort Worth Improvement Co. 200 [not 2,000] acres of Arlington Heights for \$69,000."<sup>21</sup>

### **The English Syndicate**

Names of many early Arlington Heights speculators came and went solely within the Tarrant County Deed Records, generally eluding mention in local newspapers, directories or biographical collections. Several were, indeed, residents of Great Britain and some achieved historic prominence. These persons may well relate to the legend's frequent reference to an "English Syndicate," the collective of Chamberlin's English investors who comprised a preponderance of the early property buyers.

Born in England, Humphrey Chamberlin represented English interests and had been buying speculative land since the mid-1880s. The Messer brothers, architect partners with Marshall Sanguinet, were also English and already in Fort Worth before the Deal began. All three became Chamberlin's associates. Masonry contractor William Bryce arrived in Fort Worth from Scotland in 1881 and would be Chamberlin's primary builder.

Fort Worth also possessed a "Scottish Syndicate," active on Northside; however, its designated leader, Andrew T. Byers, was actually

born in Ohio to parents from Pennsylvania.<sup>22</sup> Byers—like Bryce, Sanguinet and the Messer brothers—all eventually lived in Arlington Heights. Alliance Trust Company Limited of Dundee, Scotland, was actually active in mortgage lending and other investments in Arlington Heights, as well as elsewhere in Fort Worth, and had a resident agent in this city as early as 1885. Still, the Brits were hardly alone in American speculation: a Franco-American Syndicate operated in Mineral Wells, Texas.

Southern wealth had largely dissolved after the American Civil War and the Panic of 1873 further impaired Reconstruction. Regardless of nineteenth-century melodramas, Yankees were not the only carpetbaggers. The frequency of general references to English landowners and English land syndicates should certainly be no surprise. English gentry were the Saudis of the nineteenth century. Further, England originated railroad technology, and Englishmen appeared wherever the railroads went.

England—but not all of Great Britain—stood at least a half-century ahead of America, and the world, into the Industrial Revolution. England's even older mercantile system had paved the way for a sudden explosion of middle- and upper-class wealth. Much English acquisition appears far from honorable, too often arising from exploitation of the working class and the promulgation of destructive products such as opium. With Britain's acquisition of India and Afghanistan came fields of poppy demanding a market. As early as the seventeenth century, England had found a mass market in China, established processing plants there and forced their product upon the Chinese. When, in 1840, China's "War on Drugs" threw out the English dealers, England responded with military might to regain its lucrative market. Drug wealth arises again, later, even connected with building Westside mansions.

The Victorian English gentry possessed massive disposable income and began collecting with a vengeance, including other people's antiquities and other people's land. Steamer lines continually cut Atlantic transit times and increased luxury. America became a diversion that added a fresh twist to the young Englishman's traditional "Continental Tour." Transcontinental railroads heavily promoted the adventure of America's western frontier, and Englishmen arrived in droves for the limitless "buffalo," i.e., bison, kills. The English had money and they were spending. They were quite easily the money behind Humphrey Chamberlin's extensive real estate developments.

## Sealing the Deal

Visualizing the near-primal Heights in its sparsely vegetated state raises questions. What could ever have caused its connection to a wealthy

national developer of international reputation? Whatever could have inspired him to devote two years of time and money to its infrastructure—together with impounding a lake and planting 8,000 trees—before ever building a house? What attracted him to a barren lump of land four miles removed from an emergent rail center of only 25,000 people (small, still, by Denver standards) and separated by an unpredictable river?

Perhaps Chamberlin felt he could create an effect that homebuyers could not resist. Even today, now that the prairie has had more than one hundred years to mature, we see rows of exceptional homes rising on unadorned land, needing time and nurture to complete their setting.

More likely, some transaction drew Chamberlin to Fort Worth. Some promise or hope of success motivated him to invest a vast amount money, time and energy toward a planned community on the outskirts of nearly nowhere.

An 1889 *Fort Worth Gazette* reporter crowed on July 28 that he had known about the Deal for three months. What the reporter failed to say—or perhaps had not realized—was that the Deal had begun germinating in 1880. After Chamberlin's transactions, Arlington Heights and the Westside would briefly bud, then lie nearly dormant for a decade, bloom and wither again before blossoming. As if being tested, its maturity would require nearly another century filled with three global depressions, three international wars, three isolating floods, suspicious fires and murders, and a plague causing more deaths there in a single year than in all of much larger Fort Worth City. Yet from this unique and tortuous history eventually arose one of the most economically and architecturally diverse districts of its region.



FORT WORTH DAILY GAZETTE: JULY 28, 1889

## TWO

### The Globe-Trotting Promoter

Legend delights in positioning H. B. Chamberlin as *a globe-trotting promoter*, but provides few specifics. The catch phrase very likely originated in 1940 with newspaper specials commemorating Arlington Heights' fiftieth anniversary, and remained entrenched.<sup>1</sup> Actually, Chamberlin's few recorded global trips were to England and prompted by responsibilities with the International YMCA; however, it seems logical that he would have promoted his own business ventures to English investors while there. Nineteenth-century travel by railroad and steamer was simply too arduous and time-consuming for global trots to become a habit with any but the idle rich. Although Chamberlin was one of America's wealthier men before the Panic of 1893, he was certainly far from idle, either before or after the financial crash.

Fort Worth publications of the 1890s had much to say about Chamberlin's activities at Arlington Heights but little to say about the man himself. He made at least five recorded trips to Fort Worth, and each appears to have been brief. Fort Worth's bureaucracy apparently did not even know him well enough to carry his name forward correctly. In modern times, thousands of property deeds, titles and tax statements still read "Chamberlain (not Chamberlin) Arlington Heights."

The misspelling of the family surname may have been a governmental phenomenon, for it also appeared on early U.S. Census records. Hillcrest Historic District in Arlington Heights recently made the correction. In England, Humphrey's birth was registered as "Humphrey Barker Chamberlin" during the first quarter of 1847 in Chorlton District, Lancashire County.<sup>2</sup> At that time, Chorlton was a civil parish in Manchester ecclesiastical parish. The surname was correct on Humphrey's death record, but his middle name appeared as "Baker"—an error repeated today by Denver realtors on their Web sites promoting University Park and Observatory Park.

Although of brief presence locally more than a century ago, Chamberlin and his associates made a profound and lasting impact upon a major segment of the city. An outstanding and ethical entrepreneur in his era, he deserves to be better known.

Arlington Heights' creator, Humphrey Barker Chamberlin, was born February 7, 1847, in Manchester, England. His parents were Robert, a cabinet maker, and Eliza (née Barker), the daughter of a tavern owner.

After the family moved to Market Rasen, Lincolnshire, Humphrey's brother William Henry (1852) was born. The Chamberlins immigrated to New York City that same year, and then moved on to Oswego, New York. There the father successfully continued his craft. Eliza gave birth to three more sons: Alfred W. (1856), Edwin (1859), and Frederick J. soon after.<sup>3</sup> Of the five boys, all but Edwin would hold positions in the Chamberlin Investment Company, and the foursome would be immersed in far-flung business endeavors. Any one of the Chamberlin brothers could have been the globe-trotting promoter.

As a young man attending State Normal School, Humphrey apprenticed as a telegrapher with the New York, Albany and Buffalo Telegraph Company, which became Western Union. He carried this skill at age sixteen into the Union Army, where he was appointed to the Military Telegraph Corps and served for the last two years of the war. He was discharged in 1866 with commendations as a field telegrapher under five generals: Eckert, Schofield, Howard, Palmer and Terry. Humphrey returned to Oswego and became a clerk for James Bickford and Company, a drug store. He was evidently a quick learner and attracted able mentoring—traits conducive to rapid success. Just one year later, at age twenty-one, he became Bickford's partner. By 1870 Humphrey had opened his own drug store in Fulton, and another in Syracuse, New York. Within a year, he married Alice Packard of Rome, New York. Within two more years, their daughter Elsie D. was born.

Now a father, Humphrey became active with youth through the Young Men's Christian Association (YMCA). This interest drew him into full-time employment with the New York State YMCA and a move to its headquarters in Brooklyn, where he served as general secretary. While there, he edited a *Handbook of Bible Readings* (published in Chicago, 1878). Super-achievement apparently propelled him into a breakdown at age thirty-three. A period of recovery ensued—first at his parents' home in Oswego, where son Robert M. was born, and then in the Colorado mountains under the advice of his physician. He hunted and fished while residing in Clifton Springs. The repose was so beneficial that Alice and the children joined him, and the family settled in Denver in February 1880.

Still in his early thirties, and in returning health, Humphrey accepted the presidency of the Tuggy Boot and Shoe Company in 1881, and with his brother-in-law, Durand C. Packard, also incorporated the Manhattan Gold and Silver Mining Company. His timing was fortuitous. Since Colorado was in a mining boom, a few entrepreneurs made fortunes before Congressional infighting over gold versus silver as a monetary standard destroyed many others.

By the spring of 1882, at age thirty-five, Humphrey had partnered with Packard to sell insurance and real estate. Their firm—Chamberlin and

Packard—entered on a major scale, beginning with the Central Capitol Hill Addition. Later that year, in connection with parties from Denver and Philadelphia, they laid out the South Capitol Hill Subdivision and purchased the Brown, Smith and Porter Addition.

Throughout this period of increasing wealth, Humphrey devoted himself to the Methodist Episcopal Church (Northern Conference) and once again to the YMCA, often as a volunteer at the Railroad Union Mission. About the time his daughter Helen was born, he reconnected with the YMCA board. He also became active in the Chautauqua cultural and educational movement that was sweeping America. Humphrey, Alice and his brother Alfred became officers of the Rocky Mountain Chautauqua Assembly; they also originated and promoted the Colorado Chautauqua at Glen Park.

Chamberlin and Packard divided in 1885. While Packard remained with fire and property insurance, Humphrey concentrated on property developments, and was soon joined by his brother Alfred. Increased funds from their English investors provided the support that put them into the Beaver Brook Water Company at Highlands and the Bourke Ranch of Pueblo, Colorado. Chamberlin was considered the largest owner of unimproved realty in Pueblo. He also had large interests in Trinidad, Colorado, a mining center.

In Texas Chamberlin acquired extensive properties in Fort Worth. Apparently a leader of the English syndicate with large investments and a development at San Antonio, he owned sizeable acreage near Corpus Christi and Aransas Pass.<sup>4</sup>

During January 1889, Humphrey's brother Frederick also joined the firm, which then conducted business under the name of H. B. Chamberlin and Brothers until it evolved into the Chamberlin Investment Company on May 1 of that year. Success was sufficient to promote land offices in Texas, Michigan, Pennsylvania and New York State. In addition Chamberlin represented the vast Denver real estate interests of Messrs Thomas Emery's Sons, of Cincinnati.<sup>5</sup> Humphrey and Alfred organized the Chamberlin Investment Company (CICo) with \$1 million capital, making the Chamberlins national entrepreneurs with global reach.<sup>6</sup>

University Terrace, adjoining University Park, became the site of Denver University and exemplified Chamberlin's college subdivision concept: "It is splendidly situated about three miles south of the city limits, well above the city smoke and dust, and commands a fine view of the whole noble stretch of the Rockies."<sup>7</sup> This, no doubt, became the model of Chamberlin's vision for Arlington Heights.

Chamberlin holdings were amazingly diversified. In addition to real estate, Humphrey held financial interest and officer roles at Colorado's Kibler Stove Company in Irondale; the Pike's Peak Railway and a resort in

Manitou; the Denver Savings Bank; and the Denver, Colorado Canon [*sic*] and Pacific Railroad.

Despite his string of successes since arriving in Denver, Humphrey did commit at least one major management error, and this was with the railroad. The Denver, Colorado Canon and Pacific was forming to build track and haul ore from Grand Junction, Colorado, and at that time (early 1889) Chamberlin was a director. Civil engineer Robert Brewster Stanton was hired to survey a route somewhat along the Colorado River toward Yuma, Arizona, and head westward to terminate the line at Los Angeles. Frank M. Brown was the rail's president, but drowned in the Colorado while personally leading a survey to locate valuable ore and mineral sites along the river. The presidency passed to Chamberlin, and that October—in a welcoming address to a national convention of the Brotherhood of Locomotive Engineers—he referred to himself as "president of a paper railroad."<sup>8</sup> His choice of words was prophetic. On September 6, 1890, Stanton, having completed his survey for the rail route, wrote to Chamberlin "expressing surprise and dismay that the railroad company [secretary Reynolds] had never filed with the commissioner of the General Land Office, Washington, DC . . . so that rights-of-way could be acquired."<sup>9</sup> End result: the railroad was never built.

Astute decisions far outweighed this mishap. In Chamberlin's halcyon year of 1892, an audit by the State of Connecticut Bank Commissioners reported assets of \$2,560,825.71—a figure that made Humphrey a budding Warren Buffet for his day and age. Of the forty-eight listed assets, most were in western states, and nine clearly bore Texas identities: nearly one-third of the total holdings divided almost equally between Fort Worth and San Antonio. Corpus Christi was a minor venture of only \$5,000. One major project of \$124,500 was labeled as "Spokane, Arl. Hts. L. and I. Co."<sup>10</sup> Strangely, none of these accounts bore names of Seattle or Salt Lake, two cities cited by Fort Worth's publisher B. B. Paddock.

Humphrey's leadership roles were also diverse, ranging from president—or chairman—of the Denver Chamber of Commerce (1889-90) to president of the State Microscopical Society, and reaching from America to England. He was active in the American Society of Microscopists; the American Society for the Extension of University Teaching; the Masons of the City of London; and the Royal Astronomical Society, of which he was a Fellow.

A "great believer in a sound scientific training," Humphrey paid college expenses for many students. He was especially fascinated with astronomy and mineralogy, and considered a "keen worker with the microscope." His mineralogical exhibit in 1876 won the highest award at the Centennial Exhibition in Philadelphia.<sup>11</sup>

A fervent supporter of charities, Humphrey donated both time and money to several. He built a "twin residence" beside his own Denver mansion on Sherman Street and donated it to the Trinity Methodist Episcopal Church for a parsonage. He served as the first president of the Denver YMCA, and subscribed \$25,000 to ensure the erection of a \$200,000 building. He pledged almost \$100,000 to the University of Denver, securing its observatory and including a state-of-the-art refracting telescope that would be "the largest between Washington City and San Francisco." The projected total cost was \$840,000. After a century the great refractor is still in use at the historic Chamberlin Observatory, a splendid example of Richardson Romanesque style—positioned on the highest point of University Park, in south Denver, where its revolving dome soars 5,400 feet above sea level.<sup>12</sup>

Meanwhile back in Texas, Fort Worth University was the object of Humphrey's affections, a near-obsession to relocate the campus to his centerpiece site in Arlington Heights. The feelings must have been mutual: FWU "conferred upon him the degree of Ph.D."<sup>13</sup> Shortly before world financial markets crashed in 1893, Humphrey Barker Chamberlin earned a place in the annals of the *Prominent Men of the Great West*.<sup>14</sup>



COURTESY OF UNIVERSITY OF DENVER SPECIAL COLLECTIONS

Humphrey Barker Chamberlin  
1847 - 1897

## THREE

### The Heights Before Chamberlin

If Fort Worth is "Where the West Begins," the Heights of 1890 and earlier was even more so. Fort Worth lay on civilization's side of the Trinity River. Crossing it meant putting all that behind. Only a few miles northwest of the Heights, within the West Fork valley, lay the fledgling village of White Settlement, said to have been so named as the last "white settlement" before entering Indian country. Still, Humphrey Chamberlin managed, somehow, not only to find the Heights but also to find it worth his investment.

Fort Worth's Westside story begins long before Chamberlin. That rolling mound of land to the west, rising between two forks of the Trinity River, was often called "the Heights," "the Weatherford Road," "across the Clear Fork," "out past Van Zandt's pasture" or "the West End." Chamberlin's land became Arlington Heights only after development had well begun and he had named it.

Visualizing the Heights before 1890 requires erasing all images of the present day—no streets and buildings, no utility lines or billboards, no automobiles or trucks, not even familiar trees and flowers. Most difficult to erase from sight and mind are the effects of Interstate 30 with its cuts, fills and pavement slicing through and dividing the original Heights. From the bluff at Fort Worth's western edge, we would see the flood plain about a mile wide, rising toward a bump on the horizon between the northern West Fork and southern Clear Fork of the Trinity River.

In the early years travelers by horse or buggy followed a dirt trail northwest from Tarrant County's Courthouse down to the river and crossed at a shallow ford. After rising out of the riverbed, they would find a couple of dirt, rock and clay roads leading west from downtown. One trail skirted the Heights on the north toward White Settlement and on to Weatherford and Mineral Wells. Another veered southwest around the Heights toward Granbury and Cleburne, Texas, and on to Yuma, Arizona. A third route in the middle, more of a path or trace, led to the few farmhouses on the Heights. A horseback rider could cross this unfenced land any way wished. A driver of wagon, stagecoach or even a buggy had to follow the more passable routes and be able to come to a halt: braking a descending wheeled vehicle with horsepower is far more difficult than stopping it on the ascent.

The smoothest passage would be at the high side, our current Crestline Road. The low elevation, along today's Vickery Boulevard, would be riddled with the deepest gullies. Although wagon traffic would in time erode these gully edges into gradual dips, and Vickery/Stove Foundry Road would become a main road to Granbury, it makes sense that the original teamsters stayed high enough to avoid the ditches. The best available compromise for heading directly west in a wagon may have been Weatherford Road—later to be named Arlington Heights Boulevard, and subsequently renamed Camp Bowie Boulevard. Beyond that, the western stretch of today's Calmont Avenue was once called "The Old Stagecoach Road."

### **Texas Republic and the Civil War**

Major Ripley Arnold entered the new State of Texas in 1849, seeking to locate an army post on the frontier. He carried instructions from General William Worth (who was engaged with the Creek and Seminole tribes in Florida) to contact Texas Ranger M. T. (Middleton Tate) Johnson as a guide. Johnson, born in 1810 and a veteran of the 1846 Battle of Monterrey, may possibly have met Worth during the Mexican-American War.

M. T. Johnson was the founder of Johnson (Ranger) Station near present-day Arlington and just happened to be connected with Archibald Robinson. The Robinson Survey of 160 acres happened to become Camp Worth—today's downtown Fort Worth.<sup>1</sup> When the army rode off, Johnson claimed their structures and turned one into Fort Worth's first hotel. Renowned as a Texas Ranger, an Indian fighter, an early candidate for governor, and a colonel of the Confederate militia during the American Civil War, Johnson also participated in the First Constitutional Convention for Texas' readmission to the Union. He eventually moved to the vicinity of Benbrook, Texas, and the surrounding Johnson County adopted his name. Middleton Tate Johnson died May 12, 1866, and is interred at Arlington, Texas.<sup>2</sup>

Major Ripley Arnold's dragoons, once established, patrolled the Heights' sparsely treed upland, surveying for war parties and wagon trains for miles in every direction. Either the Indians were friendly with folks at the trading post, or the dragoons were effective, for few hostilities were recorded. Early settlers recalled sizeable Indian encampments near the post, noting that they constructed "wigwams west of the fort on Arlington Heights or north of the river on Marine Creek."<sup>3</sup>

After the war came Reconstruction with its Freedmen's Bureau and the U.S. Army, largely of African-American troops, to enforce the rights of recently freed slaves. Although some incidents occurred, the army's

presence in Tarrant County seems neither particularly intense nor long-term. Fort Worth began starting over with only about 500 citizens and few ex-slaves. Many more Freedmen remained in East Texas near the Arkansas border where slave-owners of the Old South had shipped them just far enough west to prevent Union confiscation during the war years. Texas' relatively early re-admission to the Union empowered ex-Confederate officers like Major K. M. Van Zandt and Captain B. B. Paddock to cash in on opportunity. How Van Zandt and others, presumably with nothing but useless Confederate paper, were able to start banks and other businesses could be anybody's guess. More than a few histories suggest that the smart ones buried their gold when the Confederacy called for its exchange, then excavated it after the war and headed west.

Many of the land grants and surveys merging into Arlington Heights were recorded around 1853. Some, like the two Hays Covington Surveys that cut through western Arlington Heights into Ridglea, went back far enough to be entered in Spanish *varas*. Each *vara*—allegedly the arm length of some legendary Spanish nobleman—measured only 33.3 inches square. After Texas won its independence in 1836, and while it was a Republic, the Preemption Act of 1845 gave previous settlers first choice to buy up to 320 acres of vacant public land. Upon Texas' entering the Union in 1849, Tarrant County carved itself from Navarro County, a territory earlier called Robertson Land Grant or Peter's Colonist from Spanish days. The Homestead Act of 1854 offered even squatters the opportunity to acquire 160 acres after three years' residence.<sup>4</sup>

## Lay of the Land

Details about the Trinity River's early bridges, other than the Paddock viaduct crossing to North Fort Worth, are surprisingly vague. Photos exist but seldom identify locations or bear verifiable dates. Old Fort Worth maps tend to end at its city limits near the western bluff. Artists' "bird's-eye views" show low-water crossings and some bridges but in questionable perspective. One early bridge crossed westward to connect the White Settlement Road. A rail bridge crossed the Clear Fork carrying tracks along the river where rails continue today through Trinity Park. Another bridge apparently jogged west from North Street [now Lancaster Avenue]. One photo dated 1885 indicates a bridge spanning the Clear Fork at present-day Seventh Street.<sup>5</sup> This raises the question of why Chamberlin apparently had to build one for his streetcar from town to Arlington Heights.

The *Tarrant County Historic Resources Survey* tells us that "around 1890, serious attempts were first made to develop outlying districts of the city. Two of these enterprises stand out for their scale and ambition:

Arlington Heights, located several miles west of downtown, and North Fort Worth, directly north of the courthouse. Both developments jumped the Trinity River and both involved considerable planning and capital investment, including the construction of electric street railways."<sup>6</sup> Streetcar manufacturers' catalogues of the time reveal that infant industry's creativity: offering not only streetcars but also tracks, electrical dynamos and pre-cut bridges.

Again, we must visualize the river as it appeared at that time, not now. Today's long bridges span more than the river: they span from levee to levee, quite recent additions. Back in the 1880s, trestle bridges on stone abutments at riverbank grade spanned less than 100 feet.

Sometime in the 1930s the Texas Writers' Project recorded this verbal history. "The former road to town wandered along the banks of the river, across the old iron bridge (the supports of which are still standing) [circa 1936] to come out along side of our present Holly Water Plant to Fournier Street [1638 West Seventh Street], thence two blocks north to the approximate east approach to the present Van Zandt Viaduct crossing the Trinity on West Seventh Street."<sup>7</sup> No Penn Street existed in the 1870s. Another old-timer recalled: "[In 1869] Major Van Zandt bought the farm and cottage, then two rooms and a hall, added three rooms on the north side and a separate kitchen ten feet away. The 600-acre farm, called 'Van Zandt's pasture,' extended from Montgomery Street to the River, and from Old Weatherford Road [Crestline Road] north to West Fifth Street."<sup>8</sup>

Crossing the Trinity's Clear Fork valley through Van Zandt's pasture would lead to respectable farm land with some trees, suitable for crops and cattle but entirely too subject to flood for the building of substantial houses. Like many flood plains there were a few sheds and houses built by squatters, tenants, and those who had nowhere else. Most of these occupants, especially the African-Americans, lived farther down stream, directly north of the city. Several houses lined up just above the normal flood level [University Drive] near Van Zandt's old place on the stage route, or at the western edge of John P. Montgomery's Survey of October 22, 1853, for 320 acres located "1 1/2 mile southwest of Fort Worth"—part of today's Trinity Park area.<sup>9</sup> Texas rivers once carried substantially more water than they do now. Even the seasonal Pecos River once supported willows and countless beaver before excessive cattle-ranching drank it dry.

Traveling on horseback or by one-horse buggy imparted continual jostling but far more comfort than the spine jarring of unsprung farm wagons. The U.S. Army had sold thousands of these escort wagons after the American Civil War. A gradual rise in elevation continued westward from the river crossing, and twenty minutes by walking horse reached the rim of the Heights [Owasso Street].

Any cuts, fills and paved roads were still almost a century away. Nothing divided this rising landform but gullies, all the way from a bluff on the north overlooking the West Fork to the Clear Fork wrapping around the south, winding from another river valley four miles westward. Still today, the Heights is definitely not a flat mesa or plateau. Instead, it is more like a washboard of land rolls between drainage draws. As seen by a traveler from the city, this bump keeps rising to the north and west until becoming a bluff overlooking the Trinity's West Fork [Crestline Road]. A rise to the southwest [Ashland Street and Pershing Avenue] diverts water drainage to the southeast down Clover Street and on to the Trinity's Clear Fork. Farther west, one ridge along Sanguinet Street extends from the Heights' northern cliff all the way south to another bluff above the Clear Fork, creating a watershed east and west.

Almost across the Heights, another ridge at Merrick Street divides one more watershed before descending west toward Ridglea into a large valley before rising again. A watershed west from this ridge drains over 700 acres to form four small *arroyos* (dry streambeds) reaching south to the Trinity Clear Fork. These particular drains would, within a few more years, be impounded to create Lake Como and its by-product, Lake Garda.

## **A Raw Frontier**

Pre-Chamberlin visual images of the land are few, imposing a burden on imagination. Features making the area so appealing to the U.S. Army of World War I—sparse vegetation, little mud-creating dirt, and a hard-packed surface with fast water drainage—would have been equally repellant to a farmer or rancher. Dirt farming would have been hard scapple. These 3,000 acres on the Heights (more than five square miles) might have supported 300 cattle, all lean "canners" or cows yielding only small quantities of thin "blue" milk. There would have been no surplus hay crop for the winter. Water supply would have been a continual concern this high above the river. Streambeds might have been damned to catch portions of those twenty-some inches of precious annual rain, which would quickly leak away. Wells could have been backbreaking to dig to a major water table through rock and clay. Vegetable gardening must have been limited and difficult, insufficient to support a farm family without supplements from town. Even so, Robert McCart owned a stretch of land running down today's Merrick Street, very likely from the site of Ye Arlington Inn at Crestline Road, south to Lake Como.

Poverty of the native soil is obvious: well-used alleyways of today dramatically demonstrate those original soil conditions. A little dirt mixed with rock and clay supports barely enough vegetation for a few horses, sheep and cattle, and explains why so few small trees appeared in early

photographs. We can only imagine the tons of dirt and thousands of trees imported through the years to achieve today's landscaping. We should wonder why we find no small, family cemeteries on the Heights. Except for an ancient burial site reportedly found beneath Chamberlin's Ye Arlington Inn, the nearest recorded cemeteries of this era bordered the White Settlement community or Mary's Creek, both in the river plain. (The Lake Como Cemetery was opened in a later era.) Perhaps early occupants found earth on the Heights too difficult to dig, or perhaps no one remained that long.

Verbal history reports little more than a few shepherders and squatters. What few habitations existed were, therefore, most likely the ubiquitous unpainted, board-and-batten "line shacks" with metal or tarpaper roofs, resembling those abandoned in rural Texas communities. Lithographs imply there might have been a few Homestead-style houses, probably built by people with money from sources other than farming. In keeping with rural scenes of the time, each dwelling would have an outhouse: the privy. There would also be a well and maybe a low wooden windmill over a water tank; probably a coop for chickens; a barn, or more likely a pole shed with metal roof for the cow, horses and wagon; and maybe even a tool or storage shed. There might be a few trees but not much grass where cows stand to ruminate.

### Early Occupants

Mack Williams, a writer for the *Fort Worth Star-Telegram*, proposed that Arlington Heights was born in 1849, the year that Wright Conner arrived from Tennessee, secured 640 acres in the W. S. Peters Colony headright, and built a cabin. Soon after, came Cass Edwards, and then the Isaac and Pete Schoonover families. Henry Kinder acquired land now called River Crest, and Isaac Thomas farmed at what became Camp Bowie Boulevard and Thomas Place.<sup>10</sup>

Early settler Howard W. Peak related his memories of the Westside from 1868—the same year of Fort Worth's last Indian raid, at Marine Creek. "Ed S. Terrell was the first to come. Up to the middle 1860s there was but one residence (and it was a double log) west of the Clear Fork where Arlington Heights now is. This was occupied by Uncle Johnny Kinder."<sup>11</sup> Major Van Zandt built his Crestline cottage the following year.

Uncle Johnny Kinder enjoyed, or endured, at least one neighbor on the Heights during the Civil War era. Captain J. C. Terrell described the neighbor as "a poor, aged, one-eyed man, a plasterer from Missouri, named Malloy" who lived in a valley between Arlington Heights and Mrs. Henry Thompson's. Malloy, sensing his impending death, told his children, aged five and seven years, to wait until sun-up, because of the wolves,

before going to Kinder's for help. Uncle Johnny apparently buried Malloy and cared for his children.<sup>12</sup>

Thomas J. Powell, a former mayor of Fort Worth, also recounted his own experiences on the Heights in the 1880s:

There was some cattle around here, but most of the range was taken up with sheep. I herded sheep for years over the land that is Arlington Heights and White Settlement. Nearly all of the range was government land then. The sheepmen squatted there and let their sheep roam at will. Later, under the Homestead Law, a number of them filed for territory in this district. Panthers inhabited the woods along streams and the canyons. Just on top of that hill [River Crest Country Club] a man used to live who killed rattlesnakes and sold their oil. Indians camped all around him. His name was Skinner, I think. From here over to where the Lake [Worth] is was the camping ground of the Tonkawa's. The plains south of the White Settlement were infested with Apaches, Comanches, Cherokees, and Chickasaws. A number of outlaws used to ride around through this country.<sup>13</sup>

Several expanses of Westside land staked out by these early occupants carry their names forward to still-existing survey titles. The J. W. Conner Survey ranges from about Clover Lane east to Barden Street, and from White Settlement Road south to Clarke Avenue, covering today's Hi Mount and Monticello areas. E. S. Terrell's Survey for 320 acres, issued February 4, 1856, lies adjacent to the John Montgomery and J. Schoonover Surveys; all together they encompassed portions of today's Hi Mount and Monticello. Both Kinder Surveys were issued December 1, 1853. The George Kinder Survey for 320 acres ranged from about Hulen Street to Clover Lane, and the John Kinder Survey for 320 acres from about Hulen Street west to Merrick Street; both spanning from about Clarke Avenue south to Calmont Avenue—essentially the core of present-day Arlington Heights.<sup>14</sup>

### **May Robson, Actress**

One undated story from 1880, passed down by Bess Stephenson of the *Fort Worth Star-Telegram*, is astounding: "The first grand piano [in Arlington Heights] was owned by Mrs. Charles Gore (now known as May Robson of radio, screen and stage) who had married an Englishman and moved to Tarrant County in 1880, settling on a 700 acre ranch where River Crest and Arlington Heights are now located and where she had lived for several

years in the first two-story house in that section. Her brother, William Robinson, was manager of the ranch. The piano came from Chicago and had to be hauled from the freight station by oxen."<sup>15</sup>

Biographical portraits of May Robson state that Mary Jeanette Robson was born April 19, 1858, in Australia, spent her youngest years in Melbourne, and was educated in Brussels, Paris and London. She moved to America and married at a young age, and was soon widowed. With three children to support, she worked as an artist (some say painting, others say jewelry design and dressmaking) before beginning her acting career on stage and screen. May took her stage name after a misspelling appeared on a theater program, and went on to perform as a character actress in fifty-three motion pictures, including *A Star Is Born*. Her final role came in *Joan of Paris*, produced in 1942, shortly before her death in Los Angeles that October.

May was twice married and twice widowed. Profiles agree that her second husband was A. H. Brown, and that her first husband's surname was Gore. Some identify him as Edward, or E. H., a British inventor.<sup>16</sup> One notable source, however, corroborates the story that Bess Stephenson passed down. In the biographical dictionary *Famous American Women*, edited by Robert McHenry (later editor-in-chief of the *Encyclopedia Britannica*), the text states: "At sixteen she ran away to marry Charles L. Gore, with whom she settled in Fort Worth, Texas."<sup>17</sup>

Although other profiles say nothing about Fort Worth, a Charles Leveson Gore had filed a warranty deed for 400 acres in the G. Kinder Survey in 1877—a parcel east of Hulen Street between Crestline Road and El Campo Avenue.<sup>18</sup>

## Why Here?

Rattlesnakes, coyotes and a grand piano: the enticements were slim when a member of the Johnson family, a man playing the same role in founding Arlington Heights as M. T. Johnson had played in founding Fort Worth, helped steer Chamberlin to its purchase. The man was Tobe Johnson, a generation younger than M. T. Johnson but not mentioned as a direct descendent in his various biographies; some references from their time, however, imply that they were either related or had connecting interests. Related or not, Tobe's parallel role set in motion the Heights' century of change, downfall and success.

Humphrey Chamberlin made few recorded trips to Fort Worth. His first personal sighting of the Heights was in early 1889, before the Huge Deal's announcement on July 28 that year. Visualizing Fort Worth in the 1880s—and especially this virtually treeless prairie upland on a late-winter day, pierced by an unfettered northern wind—makes one wonder why

Chamberlin's visit occurred, what attracted him to the land, and what inspired him to purchase 3,958 acres in five transactions from five different people (none of them Tom Hurley) before July's end.<sup>19</sup>

True, the Heights offered vistas into treed river valleys and rolling hills in three directions, plus a view of Fort Worth when just eight stories would soon define a skyscraper. Yet even this could not possibly have suggested replicating his Denver projects within "the Switzerland of America." Whatever physical attraction these Heights possessed may have been more akin to the remote solitude that hikers find in Big Bend's Chihuahuan Desert. On the other hand, brimming with promises of Fort Worth's continuing growth and prosperity, this amount of land for the price may have seemed just too good to pass up.



FORT WORTH DAILY GAZETTE: JANUARY 1, 1889

## FOUR

### Pulling It All Together

Did Humphrey Chamberlin seek out Fort Worth, or did Fort Worth seek Chamberlin? It is inconceivable that H. B. Chamberlin simply tossed a dart at his wall map of North America and hit Fort Worth. It seems far more likely that, in more ways than one, the railroad brought him here.

By 1890 Denver stood a decade ahead of Fort Worth in economic development, primarily due to a gold and silver mining boom. Wealth from the western mines had already created "Millionaires' Row" on Denver's Capitol Hill, the site of Chamberlin's home. By this time, Chamberlin had made a fortune from a variety of enterprises and launched the Chamberlin Observatory at the University of Denver. As always, he continually sought new opportunities.

#### Railroad Connections

Fort Worth may not have had Denver's gold and silver, but in 1873 it had a plan. That was the year Captain Buckley B. Paddock acquired the *Fort Worth Democrat* newspaper, in which he published the so-called Tarantula Map created by (Carl) Zane-Cetti, a real estate promoter. Zane-Cetti's map of nine imaginary rail lines passing through Fort Worth apparently found nationwide interest, inspiring investors near and far to turn the concept into reality. Before the year was out, a distant railroad began its capitalization toward forming the Fort Worth and Denver City line.

A few successful locals, joined by new arrivals from the North, prompted their city's reconstruction by completing the Texas and Pacific rail line into town on July 19, 1876. Meeting the deadline captured Texas' land grant bonus—truly a story of its own. This brought more industry and more people to the town of 2,000. More notably it brought the cattle drives, and that brought Hell's Half Acre—yet another story. Hell's Half Acre in turn brought cowboys, prostitutes, gamblers, and outlaws.<sup>1</sup> Enough stagecoach robberies occurred west of the Heights (several at the Mary's Creek crossing, not far from today's Boaz Park) to suggest that bandits might have found the Heights a useful lookout, as had the Native American residents and Major Arnold's dragoons.

The Gulf, Colorado and Santa Fe Railroad entered Fort Worth from Galveston in 1881. Extension of the Texas and Pacific Railroad line continued toward El Paso. The Santa Fe went on to meet the Denver and

New Orleans at Texline. The following year, the Fort Worth and Denver City Railroad (later the Burlington line) reached Henrietta, Texas, from its origins at Hodge Station (also called Hodge Junction), four miles north of downtown Fort Worth.

With the Tarantula Map becoming reality, a new plan arose by 1888: the Gulf-to-Rockies rail system. Many Fort Worth leaders were involved, especially Major K. M. (Khleber Miller) Van Zandt, also a director of the Fort Worth and Denver City. This web of thirty mainline railroads and their spur lines (the "deep-water scheme") was highly promoted by the Denver Chamber of Commerce, and Humphrey Chamberlin was its president-elect.<sup>2</sup>

Chamberlin was not new to railways: he had already foreseen their opportunities and was investing in them before the Tarantula Map materialized. Although he had been more directly involved in founding the Denver, Colorado Canon [*sic*] and Pacific Railroad, he was equally enthusiastic about the Gulf-to-Rockies rail system. Ever since 1870, the Denver Board of Trade and the Denver Chamber of Commerce had been promoting a Gulf-to-Rockies system for a connection to a Texas deep-water port. Chamberlin's contemporary acquisition of land in San Antonio and Aransas Pass, Texas, implies knowledge of the planned rail route; however, the financial crisis of 1893 would end the project at Fort Worth, and rail line construction resuming more than a decade afterward would lean toward Houston.

A major element of the Gulf-to-Rockies system would be the Fort Worth and Denver City Railway, chartered in 1873 but delayed by a financial panic that year. Rail construction progressed from 1881 until completion in March 1888, connecting Denver with Hodge Junction (the site of American Manufacturing Company after 1930).<sup>3</sup> The track finally extended into Fort Worth's downtown station in 1890. The leading sponsor of that railroad's 1873 Texas Charter was Major Van Zandt, joined by twenty local incorporators.<sup>4</sup>

Recently linked to Fort Worth by railroad development, and already widely known as a real estate developer of considerable ability, Chamberlin would surely have known others with similar railroad and real estate interests—surely the Hurleys, McCart and Van Zandt.

### **Rounding Up the Acreage**

Just as the Arlington Heights legend fails to reveal whether Chamberlin targeted Fort Worth or Fort Worth sought Chamberlin, neither does it clearly identify who owned ranch land on the Heights before the transfers began, nor how the Heights initially came to Chamberlin's attention, nor precisely how it came into his possession. Two local men, beginning

almost a decade before the first block was platted, had masterfully laid that groundwork: Robert McCart and another member of the Johnson family.

H. (Henry) C. Tobe Johnson was a leading citizen in his time yet somehow lost a prominent place in local history. Tobe had been dealing Tarrant County land since 1877, acquiring 314 acres in the W. D. Connor and Davenport Surveys [between Montgomery and Hulen Streets], and also more than 4,000 acres outside of Arlington Heights through tax deeds the following year.<sup>5</sup> As a County Commissioner in 1879, he established Tarrant County's first Poor Farm (that era's term for a county facility to house the indigent and unattended elderly).<sup>6</sup> In 1886 while employed as a cattleman with Hill, Jarvis and Daggett, he filled a vacated term as Tarrant County Sheriff. By 1880 he had already teamed up with Robert McCart.

Together, from 1880 through 1889, Johnson and McCart acquired 236 acres of the Thornhill Survey and recorded forty-six property sales in Thornhill, W. D. Connor, Frank Richards, J. P. Montgomery, J. N. Ellis and J. Schoonover surveys; more in the Tucker, Moore-Thornton, Daggett, Brady-Evans and Chambers additions; and three separate blocks in what became Chamberlin Arlington Heights. Between October 1882 and March 1889, Johnson alone acquired, in six transactions, more than 2,300 acres in the Hays Covington and A. J. Bowers surveys [around and west of today's Lake Como]. From July 1886 through July 1889, Johnson and McCart teamed in eleven transactions involving more than 6,000 acres in the J. Schoonover [River Crest/Hi Mount area], N. Holbrook, J. A. Bowers [north and west of Lake Como], John Thornhill, and George Kinder [central Arlington Heights], J. A. Kinder, and J. P. Montgomery surveys [Trinity Park area], plus lots in the city.<sup>7</sup>

### **An Unlikely Partnership**

Tobe Johnson and Robert McCart were strikingly different, yet somehow they teamed up. Johnson, a cattleman from an Indian-fighting, slave-owning family dating from the Texas Republic, had been a lieutenant in Captain J. C. Terrell's Company F of the Seventh Texas (Confederate) Cavalry commanded by Colonel John Peter Smith. Like M. T. Johnson, Tobe's name appears on land surveys as a surveyor's assistant dating back to 1856.<sup>8</sup> That same year a survey in his own name claimed land surrounding Henrietta Creek.

In contrast, McCart was a renaissance man, born in 1844 at Flemingsburg, Kentucky, but reared in Bloomington, Illinois—both Union states. Attending Illinois State Normal University throughout the Civil War, he graduated in law from the University of Michigan and began his

practice back at Bloomington in 1866.<sup>9</sup> During the next decade, the law firm of Hughes and McCart became well known, and McCart became Bloomington City Attorney. In 1877 McCart resigned that position and was succeeded by his law partner; the firm dissolved, and McCart settled full time in Fort Worth.

Although Captain Paddock confirmed McCart's arrival in Fort Worth as 1877,<sup>10</sup> someone named "Bob McCart" appeared in local news as early as 1873 and was noted as an actor and founder of the Thespian Club "for the promotion of art and culture."<sup>11</sup> He also made the news through an unsuccessful petition to prohibit alcohol within Fort Worth's incorporation ordinances.<sup>12</sup>

Already a renowned orator, Robert McCart was principal speaker at the Fort Worth to Yuma stagecoach line's opening ceremony in 1877<sup>13</sup>—an important affair, for the Fort Worth to Yuma line was the longest stage route in America at that time. The next year, he founded Fort Worth's El Paso Literary and Music Society.<sup>14</sup> The 1878-79 Fort Worth City Directory listed "McCart and Middleton (Robert McCart, George W. Middleton) attorneys, and also listed Robert as boarding at the El Paso Hotel. Later in his bachelorhood, he resided on Belknap Street between Elm and Van Zandt Streets [1000 East Belknap, now the airport parking lot] in the home of Frank W. Ball, a law partner who died in 1900. Also in that household lived T. H. Bond, age twenty-six, from England, and J. S. Bond, age nineteen, born in Louisiana of English parents.<sup>15</sup> By 1882, McCart became Fort Worth City Attorney, still residing on Belknap but married to Frances Knepfly of Dallas.<sup>16</sup>

McCart's affinity for horses surfaced in 1883 when the November 20 *Fort Worth Daily Gazette* covered "THE RACES . . . Opening Day of the Inaugural Meeting of the Driving Park Association . . . Biggest Meeting Ever Held in the Southwest . . . Prominent Turfmen and Horses Here from Every Section of the County." The November 21 recap praised the event's officers, listed McCart as president of the day, and described the excitement of the first race, second heat, when [McCart's entry] "Joe Morris, pedigree unknown" was "trotting in splendid form." Robert McCart was on a roll. On December 12 the *Fort Worth Gazette* reported that he and Fannie were elected to membership in the new "Married Folks Dancing Club" (which Captain Paddock helped organize), and Robert was elected vice president. Then, soon after the new year began, stockholders elected McCart president of the Fort Worth Driving Park Association.

What Tobe Johnson and Robert McCart shared were entrepreneurship and the Democratic Party, which McCart chaired for many years. A further bond existed through John Peter Smith, Van Zandt and M. B. Loyd, another banker.<sup>17</sup>

From 1886 through 1889 McCart and Johnson jointly acquired perhaps more than 5,000 acres within surveys eventually comprising Arlington Heights. McCart's law partner F. W. Ball had, himself, provided 480 acres in the George Kinder Survey. In July 1889 Johnson and McCart recorded a transfer of 2,096 acres in the Hays Covington Survey to Chamberlin's associate Thomas B. Burbridge, who that same day deeded it to American Land and Investment Company. Burbridge had acquired about 600 more acres and some city lots in smaller parcels from McCart, Tobe Johnson, Zeno Ross and three other individuals. Even Humphrey Chamberlin secured 600 acres in his own name.<sup>18</sup>

Johnson and McCart later acquired 497 additional acres from Major Van Zandt in the J. M. C. Lynch Survey, plus lots in the Daggett Addition, and also 188 acres in W. D. Conner Survey from Robert Vickery. They then went different ways. McCart became more involved with Van Zandt, as when in 1889 "the Cotton Compress became Fort Worth's second largest fire with \$100,000 damage, all insured"; Van Zandt was president of the firm, and McCart was a stockholder.<sup>19</sup> Additionally in 1889—the year of Chamberlin's "Huge Deal"—McCart became chairman of the Fort Worth and Albuquerque Railroad Committee, with Chamberlin's associate T. B. Burbridge as a director and Van Zandt as president.<sup>20</sup> Also that year, McCart was named a director of Chamberlin's American Land and Investment Company, along with Zeno C. Ross as a director and Fort Worth general counsel.

### **The Williams Sisters**

Even today some realtors and lawyers regard the Heirs to Hays Covington Survey as a title search nightmare. Portions of this huge parcel, containing other surveys within its boundaries, lie as far east as Hillcrest Street, as far south as Humbolt Avenue and as far west as Loop 820. Tobe Johnson made a portentous transaction there in 1889. In that July he secured a Quit Claim Deed from Annie F. and Minnie A. Williams for 428 acres in the Covington Survey; and also another from David Boaz in the S. H. McIntyre Survey [portions of Ridglea and Como].<sup>21</sup> Money from this sale may possibly have funded the journey of these young women that led to their murders.

Herman Webster Mudgett, who renamed himself "Dr. H. H. Holmes," became a Chicago pharmacist, serial killer, and the subject of Erik Larson's *The Devil in the White City*.<sup>22</sup> The following condensation of that episode from Larson's story is augmented with Fort Worth data.

Sisters Minnie R. and Anna "Nannie" Williams were orphaned quite young in Mississippi. Minnie moved to Texas as the ward of a guardian-uncle, noted as a successful businessman. While completing her

education at the Boston Academy of Elocution about 1889—the year of Johnson's land purchase—her guardian-uncle left her between \$50,000 and \$100,000, an estate worth more than thirty times that in today's dollars.

Minnie's guardian was most likely David Boaz, member of a wealthy, landed family. Although born in Kentucky, which was a divided Union state, Boaz had arrived in Fort Worth in time to join the Sul Ross Brigade of the Seventh Texas (Confederate) Cavalry in August 1861. Minnie began receiving a property inheritance from him in July 1882.<sup>23</sup>

Anna became a teacher at the Midlothian (Texas) Academy. Minnie, still in Boston, met Henry Gordon (Holmes/Mudgett) at a social gathering. She was fascinated with him, and he with her inheritance and ownership of land in downtown Fort Worth. Minnie moved to Denver, but continuing correspondence with Henry Howard Holmes ("an alias, he explained, that he had adopted for business reasons") seduced her to Chicago in February 1893. At this time Minnie had only recently sold her Fort Worth lots 6-8 in city block 41 to Ben J. Tillar. Benjamin Johnston Tillar, born in 1857 at Selma, Arkansas, graduated from the University of Michigan School of Law in 1888 and arrived in Fort Worth shortly after 1891. By 1895, he was vice president of the National Live Stock Bank. By 1916, he was vice president of the Greater Fort Worth Realty Company and resided at 1416 Eighth Avenue.<sup>24</sup>

After an unrecorded marriage to Holmes, Minnie invited Annie to Chicago to meet her husband and see the wonders of the Columbian Exposition (the Chicago World's Fair). Minnie resided in their Wrightwood apartment, some distance away from the multi-use building that Holmes had built near the fairgrounds for his pharmacy, as well as for some other shops on the ground floor, with rooms above called the World's Fair Hotel. Hidden in this hotel were a vaulted gas chamber and incinerator for the impressionable young women he carefully selected as guests. This does not begin to detail his complex killing process. Fort Worth's Robert McCart was very likely at the fairgrounds during the time of Holmes' killings. Since August 1891, McCart had been a director of the nationally chartered Southwestern World's Fair Tourist Company.

The first of the Williams sisters to die in the chamber was Anna. Holmes then moved Minnie to the hotel and canceled their apartment lease. After killing Minnie, he torched the hotel and went on tour. One stop surveyed Minnie's property for possibilities of replicating his Chicago carnage house in Fort Worth. According to local deeds, that would have been a parcel of thirteen and one-half acres in the M. Baugh Survey—about three square blocks on the east side of downtown. Minnie had recorded that gift from David Boaz on July 19, 1882.

The record of Holmes' scheme appears in Tarrant County records, but Larson identified the cast of characters. Recorded on August 18, 1893, Minnie R. Williams transferred lots 13 through 16 in city block 41 to Alexander Bond, one of Holmes' many pseudonyms. On January 12, 1894, J. M. Bond (another Holmes' alias) transferred that property to Burton T. Lyman, who was actually Holmes' accomplice Benjamin Pitezal. Finally, a transaction recorded in April 1894 acknowledged the long-missing Minnie Williams as deceased.<sup>25</sup>

Fort Worth retained the Holmes legend for several years. Charles F. Laue, born about the time of this happening, recalled that as a boy aged about ten, "I especially remember one of the rooming houses, which occupied the southwest corner of Second and Commerce Streets. It was known as the 'Holmes Castle.' Later it was renamed La Clede Hotel. It seems that a man named Holmes had murdered several of his wives and was known as 'Blue Beard.' We were given to understand that he had built this rooming house, and had occupied it as one time. We did not know at that time if any of his victims had been found at the house. . . . However we learned later that this was a false rumor."<sup>26</sup>

Holmes was executed May 7, 1896, without having operated his murderous lodging in Fort Worth. Possibly there simply were not enough young, dependent women here, or maybe the proximity of Minnie's town property to a declining Hell's Half Acre failed his expectations, or perhaps the law was closing in too fast. Regardless of the reasons, thanks to Tobe Johnson, Minnie's Hays Covington holdings had been shuffled into Chamberlin's Arlington Heights long before Holmes ever hit town.

## FIVE

### Fort Worth Booms

During the first seven months of 1889, Fort Worth's leaders triggered activities that virtually exploded their town into a city.

On January 15 the *Fort Worth Gazette* posted news of a meeting to conceptualize a Texas Spring Palace in Fort Worth. The article featured a presentation by General R. A. Cameron, reportedly a dual citizen of both Fort Worth and Denver, and referred to him as the "commissioner of immigration of the Fort Worth and Denver" Railroad. Cameron had been elected president of the Deep-Water Convention in Fort Worth the previous year. He would become known as the "father of the Spring Palace."<sup>1</sup> At the organization meeting, General Cameron effused about the Ice Palace in St. Paul and the Corn Palace in Sioux City—and how these grand exhibitions had delivered pride and prosperity to their communities. He launched into a detailed description of the Spring Palace and its promised value to Fort Worth. Support was swift. A public presentation of the plan was scheduled for two days later and made the news in the *New York Times*. Thomas J. Hurley, as the convention's secretary missed these meetings; he was in Philadelphia soliciting bankers' support for the Texas deep-water [railroad port] scheme.

On February 12 the *Gazette* released more news of the Texas Spring Palace, specifically about the first meeting of its board of directors at the office of Robert McCart. Captain B. B. Paddock had been elected president; the operating committees had been formed; and a charter had been filed.

On June 6 the Texas Spring Palace opened. Running through June 27, it drew so many visitors that a second season was declared for May 1890.

On July 25 the *Gazette* announced the founding of a Board of Trade, described its plans to build a stove foundry and industrial complex just outside the city limits, and presented a proposal for a woolen mill.

On July 28 Chamberlin's "Huge Deal" in Westside, including a new campus for Fort Worth University, was revealed.

Boom! Boom! Boom! In less than a single season, Fort Worth's ambitions sky-rocketed from railroad crossings into metropolitan dreams. It seems more than coincidental that Humphrey Chamberlin was involved in each of these connected and connecting endeavors, either personally and directly or through an associate—as was Robert McCart.

## Fort Worth's Board of Trade

Of the twenty-six organizers of Fort Worth's Board of Trade, nearly half would eventually take active roles in Chamberlin's American Land and Investment Company (ALICo) or become financially involved in Arlington Heights. Thomas B. Burbridge was ALICo's agent and a director. Zeno Ross was ALICo's local attorney. William Cameron would establish a lumberyard and mill. A. T. Byers would develop the Hi Mount Addition with Robert McCart, who was already an ALICo director. Marshall R. Sanguinet would design Chamberlin's structures and reside in one. Byers, McCart and attorney Stuart Harrison would also become Heights residents.

Several competitors dabbled in Arlington Heights real estate. Even James Ryan, developer of the Southside's Ryan Place, and B. B. Paddock would own property there.

## The Stove Foundry

Also at the Board of Trade's organization meeting, three businessmen proposed building the Fort Worth Stove Foundry one-fourth mile west of the city limits on the Texas and Pacific Railway line [now Vickery Boulevard between Montgomery Street and Clover Lane]. Captain Paddock stated that he and others would furnish the land, "provided the citizens of Fort Worth will buy 200 lots of 40 by 100 feet for \$100 each."<sup>2</sup>

Cast iron stoves, made in a variety of wood- and coal-burning designs for heating and cooking, were a major business of the time. Prices ranged from as little as \$3 for small laundry heaters, up to about \$25 for multipurpose cook stoves. Chamberlin himself held an interest in stove manufacture: the Kibler Stove Works of Ironton, Colorado. Humphrey, a vice president, and his brother Frederick were directors. From two factories Kibler employed 200 men at wages up to \$5 a day, producing 200 stoves daily and selling them throughout the western states, including Texas.<sup>3</sup>

As a result of the Fort Worth Stove Foundry, the community of Brooklyn Heights grew around today's Montgomery Street and Vickery Boulevard so quickly that it was incorporated the same year. Fred W. Axtell, the Arlington Heights School Board president of 1910, opened his windmill factory there in 1892, soon joined by American Casket Company, Gin Machinery, and Fort Worth Glass and Sand. This nearby cluster of skilled workers provided not only craftsmen for Arlington Heights but also eventual property buyers.

## The Woolen Mill

A third order of business at the Board of Trade founding session was solicitation of additional financial subscribers to the new woolen mill. The charter, capitalized at \$100,000, had already been secured. Some discussion followed about placing the mill near, but within, the city limits. Surprisingly, H. B. Chamberlin was one of the initial subscribers. Not surprisingly, Robert McCart was elected president, and immediately headed east to visit woolen mills and gain expertise in the process.<sup>4</sup>

## Selling the Sizzle

Humphrey Chamberlin had already made one fortune from his varied enterprises in Denver, Colorado, specifically, and elsewhere. Now, a railroad connecting Denver and Fort Worth extended his reach into another new market. Chamberlin clearly understood how to "sell the sizzle, not the steak." Well before any lots went up for sale, the Huge Deal's opening announcement promised it all:

The company will at once develop this land, the first thing to be the erection of a fine viaduct over the Clear Fork at their own expense, over which will run a rapid transit railway, six miles in length. They will build waterworks of their own, an electric light plant and put in a complete sewer system. Running from the city will be two grand boulevards 150 feet wide, starting from the city and running on either side of university place. In addition to the large purchase made the company holds options on \$200,000 worth of property adjoining, which will be closed by purchase in a short time.<sup>5</sup>

In a separate article of that same July 28 issue, the *Fort Worth Gazette* announced that "University Heights" would have a fine new hotel. The reality of that new hotel lay almost exactly three years into the future. Little else ever appeared about Chamberlin's promised second grand boulevard. However, its placement with the to-be-relocated Fort Worth University implies the course of either today's Calmont or perhaps the part of Malvey Avenue that became the western extension of Rosedale Avenue, now I-30. This may explain why so little building ever occurred on the north side of Malvey/Rosedale.

Considering the scale and diversity of Chamberlin's enterprises, we should wonder how he had managed the time to visit Fort Worth and the Heights. But he did—at least five times. The *Fort Worth Gazette* referred to

visits in February, spring and November of 1889; in October of 1890; and in November of 1892.

February 15, 1889: "H. B. Chamberlin, one of the most level-headed men west of the Mississippi river . . . came to the city yesterday." He arrived in Fort Worth, priced city property for several hours, went to Dallas compared the prices, then "took the first train back to Fort Worth and began planting his money . . . He got 276 acres of the Loyd-Smith tract for \$50,000 and put over \$30,000 in town lots."

July 28, 1889: "Some months ago H. B. Chamberlin . . . was in Fort Worth and was driven out to the West Side . . . before he returned to the city he had purchased \$20,000 worth of property."

April 8, 1890: In a letter to the editor, R. A. Cameron (of Fort Worth and Denver) alluded to the "speech of Hon. H. B. Chamberlin before our board of trade" which would be reorganized into a chamber of commerce. Chamberlin, as president of the Denver Chamber of Commerce, did indeed present his "Building A City" speech to the Fort Worth Chamber in November 1889.<sup>6</sup>

October 28, 1890: "H. B. Chamberlin . . . is here in good spirits and fully satisfied with Fort Worth's future. Yesterday he, with Messrs. Tallant and Burbridge, were entertaining Mr. Studebaker, the famous wagon manufacturer of South Bend . . . A number of good sized trades are on the [table] and several have been closed."

November 27, 1892: "Mr. Tallant returned this morning from Denver. He was accompanied by Mr. H. B. Chamberlin, president of the Chamberlin investment company. Mr. Chamberlin has great faith in Texas, and particularly in Fort Worth."

The Fort Worth YMCA was established in 1890, and it is difficult to believe that Humphrey was not involved; however, regrettably, those founding documents are now missing. Coincidentally, a YWCA was founded at Fort Worth University that same year.<sup>7</sup> Fort Worth University acknowledged conferring an honorary PhD upon Chamberlin, most likely in 1892, but printed statements about his attendance at a ceremony do not appear.<sup>8</sup>

## **Work Begins**

Work on the Heights started during the summer of 1889, within weeks of the title transfer. The broad plan was laid out in mid-August by Alfred Chamberlin, Henry Tallant, Thomas Burbridge and landscape engineer Peter O'Brien upon their arrival in Fort Worth. Chamberlin, Tallant and O'Brien arrived from Denver; Burbridge returned from travels in several states to the east.<sup>9</sup>

Like the sequence for modern developments, access had to come first, followed by the infrastructure and promotional attractions. Among the tasks: drilling artesian wells; impounding the confluence of four drainage stream beds to create a small lake (or large pond); building a boathouse for entertainment and ringing the lake with lights; then providing transportation by streetcar—a speedy adventure, as well as a way to get there and a chance to travel through properties offered for sale. Each element of the development supported, and was supported by, a plant pumping water from three artesian wells on the lake's east shore, plus an electrical generating plant built on the city side of the Clear Fork at West Seventh Street.

Sometime during all this, someone needed to dream up a romantic name.

Legend says Humphrey Chamberlin named his lake Como, avowedly for the world-renowned (yet hardly similar) Alpine lake spanning Switzerland and Italy. Indeed, name association to conjure up an image was a selling tool of the time. Chamberlin and Tallant were from Denver, and railroad and travel brochures had been called Colorado's mountains the "Switzerland of America" since 1873.

Another story from the *Fort Worth Gazette* of June 24, 1887, a full two years before Chamberlin's announcement, raises questions about whether he actually named the impounded lake. The *Gazette* repeated a short piece from the *Waco Advance* announcing that a group was coming from there to attend a prohibitionist convention in Fort Worth, adding a postscript: "Dear Gazette: Negotiate for Bob McCart's 'Lake Como,' and John Peter Smith's North Fort Worth, for we are coming on the 30th." This certainly implies that the pond was already known, named and given some status for social gatherings.

There arises an additional source for the Como name. One year before Chamberlin, in 1888, several of Fort Worth's leading German-American citizens had organized the Como Social [or Society] Club.<sup>10</sup> Quickly becoming Fort Worth's leading "singles club," by 1890 they held a festival ball at the Rosedale Pavilion and inaugurated Fort Worth's May Queen with a grand parade.<sup>11</sup> A reporter for the *Gazette* suggested that "The Comos are getting themselves in fine shape . . . and it would not be surprising if they erected themselves a fine pavilion at the Arlington Heights Lake."<sup>12</sup> This tongue-in-cheek prophecy was eventually fulfilled, but the "fine pavilion" arrived only in time for their children.

Lake Como, said to be Fort Worth's first constructed lake, covered slightly more than thirty acres and drew water from four streambeds serviced by more than 700 acres of water shed. Yet even in 1893, the inspector for Sanborn Maps noted that the lake had not filled.<sup>13</sup> Legend's *gaily decorated rowboats* were still years into the future.

The Chamberlin Investment Company (CICo) actually built and actively promoted two lakes, the second named Lake Garda—from the same Swiss-Italian region—located immediately below the Lake Como dam. Garda remained unimpounded and simply a natural by-product of Lake Como. The original Lake Como dam, roadbed and bridge rose only slightly higher than the spillway level, yet even today we see two or three times more dirt on the dam's south side than on the north. The lakes' one outlet to the south, now fully silted, creates a heavily vegetated ravine and natural wildlife preserve before seeking the Trinity's Clear Fork on a path through present-day Ed K. Collett Park. Lake Avenue once surrounded both lakes; yet by the 1920s, maps designated that portion as "impassable."

### **Streetcars and the Water Plant**

Chamberlin's streetcar was almost the first in the area, but not quite. The viaduct to North Fort Worth opened as CICo progressed toward bridging the Clear Fork at Seventh Street and laying track west, "the same year ten and one-half miles of track were laid by the North Side Street Railway Co., providing Fort Worth with its first electric streetcar system."<sup>14</sup>

The original six-mile Arlington Heights line appears to have begun at Union Station, then headed west on Ninth Street, turning north at Penn Street to cross the Seventh Street Bridge. This avoided a major dip and rise west of Royal [Henderson Street] for a gully called the Arch Robinson Branch; however, in subsequent attempts to "straighten" Fort Worth's downtown streets, Ninth was eliminated and the tracks were re-routed. West of the Trinity's Clear Fork, the entire street remained known as both Arlington Heights Boulevard and the Weatherford Road. Tracks paralleled the road until reaching Fifth Avenue [Bryce]. There the rail line turned off directly west to the site of the future Ye Arlington Inn, cut diagonally across Eleventh Street, also called Park Avenue [Merrick Street], to head south on Twelfth Street [Prevost]. This brought the streetcar past the car barns, the water tower, and the later Arlington Heights School, all at the intersection of Twelfth Street and Ninth Avenue [Pershing]. From there it curved back to Park Avenue to serve the intended Fort Worth University and made its turning loop east of the Lake Como water works.

As customary to the time, each street railway company provided its own electric power. According to Sanborn Maps, the power plant for Arlington Heights stood "3/4 mi. W of City Hall." It was shown on the city side of the Clear Fork near the Seventh Street Bridge, and detailed as a rectangular building of three rooms housing a coal-fired boiler with two engines driving two pumps and two dynamos.<sup>15</sup>

Legend generally mentions only the plant at Lake Como and credits this as both the water and electric works. Pre-construction lithographs illustrate that plant as a relatively small building with a stack belching smoke.<sup>16</sup> But this violates both logic and logistics. Why would Tallant—the general manager of the project—establish his primary steam boiler and generators, demanding several wagonloads of coal daily, so far from coal yards near the Texas and Pacific railroad tracks? Although coal smoke remained an accepted fact of life even into the 1940s, why would Tallant intentionally position his primary boiler immediately downwind from the houses? The meticulously accurate Sanborn Map did not notate "coal" as the Como plant's primary fuel or a "boiler" as its power.<sup>17</sup> One Chamberlin newspaper ad from March 1890 stated only that "The Model Power House is completed. It will contain the powerful machinery required for the car line, the water works pump and the dynamo for furnishing electric lights for street and house illumination."<sup>18</sup> No address or location was given; however, this was more likely the facility on the Trinity.

Andrew Morrison's promotion of Fort Worth, published about 1890, stated that "The [Arlington Heights railroad] will be an overhead wire system and will begin with eight cars."<sup>19</sup> Since Richmond, Virginia, is credited with the earliest electric streetcar in 1889, these two lines in Fort Worth would have been among America's first. Overhead lines required a "trolley" system, conveying electricity from the overhead wire, an equally new invention. From this connector came the popular name "trolley."

Contemporary articles did not state explicitly whether the electric power produced direct current (DC) or alternating current (AC). However, because the Westinghouse AC system first appeared at Chicago's Columbian Exposition of 1893, it seems possible that the original Arlington Heights cars—as well as the water pumps and houses—were powered by DC from the riverside plant. If so, this may explain why the streetcar system had to be so extensively upgraded after 1905, very likely providing the streetcars and rail lines frequently seen in remaining photos. As Charles Laue stated in his recollections of the early 1900s, "From Trinity Park to [Lake Como] there were only a few homes . . . later on the streetcar was built to the lake."<sup>20</sup> Laue's "later on" could have referred to the line's reconstruction of 1905.

At the point that Chamberlin was continually promising the investment value of the Heights, the land was totally undeveloped and had no streets or roads to brag about other than the streetcar line and the "grand macadamized" Arlington Heights Boulevard.<sup>21</sup> We can presume that the Trinity valley remained relatively uninhabited except for farms and maybe a few squatters or the typical "shanty town." What

brought people like Sanguinet, Bryce, and Messer out there? It is evident that most of the first arrivals had business connections with Chamberlin.

### Naming the Heights

Initial announcements in 1889 called the development "University Heights" (the name that was overprinted on the plat), and some even termed it "Methodist College Addition," apparently anticipating the construction of Fort Worth University. The name "Hurley Heights" also appeared, although in reference to a much smaller area including some portions of today's River Crest and Hi Mount. By the time promotional advertising began in January 1890, however, the subdivision had become "Arlington Heights." That Humphrey Chamberlin, as a young man from New York, had served as a field telegrapher to five generals with the Union army until 1866 might have influenced his choice of the name.

The "Heights" part is obvious, not only because of the lay of the land but also because Fort Worth had been called "the city of heights" in earlier promotions by B. B. Paddock. (He had also called it "the city of artesian wells.") Old photos and sketches of the area do show a land rise to the west of Fort Worth: thinly vegetated, barely inhabited, and described as "desolate"—nevertheless, a height. Stories arise that, even after development, *early streetcar operators heard wolves howling on their night runs.*<sup>22</sup>

The "Arlington" part is guesswork but bears the logic of honoring American Civil War veterans of both sides. Confederate veterans were prominent in this area; many had been restored to political influence after Reconstruction, about 1870, long before Chamberlin platted the Heights. Twenty-seven states now possess an Arlington, eight within the old Confederacy; one of these is nearby Arlington, Texas, so named in 1876. Three states also include an Arlington Heights: Illinois, Massachusetts and Ohio. Menotomy, Massachusetts, changed its name to Arlington in 1867, at last overcoming the stigma of a Revolutionary War massacre site. There are three Arlingtons in England that started it—probably evolving from an original "Arline's Town." But the point is that "Arlington" expanded as a popular name for American towns only after the Civil War.

The first Arlington in America, a land grant to Lord Fairfax in the year 1608, became Arlington County, Virginia, and was named for Henry Bennet, first Earl of Arlington. George Washington Parke Custis acquired this parcel; after his death in 1857, a piece of that land passed to Mary Custis, who married Robert E. Lee. Federal law enacted during the Civil War required that property taxes be paid in person, a severe inconvenience at the time for either Mistress or General Lee. Federal troops, as a result, began using the Lee's home for a hospital. The grounds

quickly became a cemetery for both Union and Confederate dead, and have been so dedicated since 1920. Robert and Mary Lee's Arlington became a contemporary Valhalla.

### Engineering the Heights

What Chamberlin's Huge Deal offered was a combination of rural pleasures and modern conveniences that was far from easy to achieve. At that time, living beyond the city proper typically meant no services, no piped water or gas, no sewers, probably no electricity, and certainly no telephone lines. Water came from community wells. Indoor bathrooms flushed into septic tanks, and many homes still had an outdoor privy. Arlington Heights would rise above those obstacles and out-do what the city provided to most of its residents.

Here they could have a quality home with the amenities of those mansions they could not afford on Summit Avenue or Penn Street, and on top of that, Ye Arlington Inn would center their social lives. In a sense, Chamberlin created the River Crest concept of homes and club twenty years before its time. Isolation on the Heights offered the benefits that people today seek in suburbs or more distant commuter communities, the exurbs.

Chamberlin's empty three miles to the east—touching Van Zandt's valley, which stretched to the Clear Fork—presented a barrier to the city, but that was all. Even though Chamberlin had purchased and platted all that space, no promised plans were ever mentioned for it. For almost thirty years the expanse would lie virtually vacant.

On June 28, 1890, the *Daily Gazette* described the lay of the land: "Arlington Heights, about a mile and half to west of the city, and separated from it by a beautiful natural park, might well be called the aristocratic section of the city . . . The park mentioned above, as lying between the Heights and the city, covers 137 acres of land, the greater part of which was the gift of one generous citizen. During the next few months a large sum of money will be spent upon it in the way of improvement, and it will then be formally put in the hands of a park commission."

That sweep of land, plus Chamberlin's undeveloped three miles, compounded the challenges of Chamberlin's development, despite the fact that it was confined to a fraction of the space. Someone had to locate, order, arrange delivery and pay for rails and ties, a trolley car, an electrical generator and a steam engine to power it. This was no small task back when communication was by mail or telegraph, when many items had to be built to order and delivered by railroad. Next, someone had to hire workers, locate sub-contractors, and supervise all

of this construction and installation. Electrical engineers and electricians were rarities at a time when electricity remained a mystery to most. Even by 1893—just four years after Arlington Heights' announcement—spectacular demonstrations of electricity and lighting, and the introduction of alternating current, at Chicago's Columbian Exposition were viewed with amazement. When the White House received electricity, President Benjamin Harrison and his wife were afraid to touch the light switches.

That Chamberlin impounded Lake Como, laid a streetcar track of six miles, built an electrical generating plant and water works with a 110-foot high water tower across from the car shops, excavated for water and sewer lines, started selling lots and built Ye Arlington Inn is easy enough to say—but considering this work in detail recognizes a massive undertaking and massive obstacles. Many initial projects began simultaneously; however, each element had already required considerable planning and acquisition of materials. Completion of all this in less than a year, coordinating the work of "100 men and 50 teams," commands noteworthy credit to Henry W. Tallant.

### **Chamberlin's Team**

H. B. Chamberlin's perhaps most outstanding management talent was the selection and direction of his team. Just as Humphrey continually demonstrated proficiencies that he acquired from able mentors, his first-line assistants also exhibited exceptional capabilities. Even in that age of both condemnation and unfettered worship of "capitalists," every contemporary article about Chamberlin and his managers offered clues to their high character and skills. The three most prominent administrators in Fort Worth were Thomas Burbridge, Henry Tallant and William Winthrop.

Thomas B. Burbridge, the "advance man," came to Fort Worth in 1887 and provided the conduit through which McCart and Tobe Johnson channeled their long-term land acquisitions into ALICo. One writer gave him total credit for the Huge Deal: "The scheme of erecting a country hotel and laying out a distant suburb addition to Fort Worth was promoted by him. The deal involved the sum of \$738,000 and is the heaviest individual sale on record in Tarrant County."<sup>23</sup> Originally residing at 911 East Belknap Street, one block from Robert McCart, Burbridge had already purchased land from McCart by July 1889; he then purchased block 176 in Arlington Heights [4900 Donnelly/Curzon avenues] the following year.<sup>24</sup>

Born in 1861 and the youngest of the group, Burbridge was, like McCart, a Kentuckian. "His father, a strong Union man and a brother of General Burbridge, military Governor of Kentucky, had been assassinated by political enemies in 1867."<sup>25</sup> Within two years of arrival in Fort Worth,

Thomas became managing director of the Arlington Heights light company, water company, and street railroad.

Burbridge was also an organizer of the Fort Worth Board of Trade and promoted another railroad with McCart. As the press explained: "A Northwestern Road—Proposition to Build the Albuquerque. A meeting of citizens at the office of Capps and Cantey, of which Robert McCart was chairman and T. B. Burbridge was secretary . . . to hear a report of the Fort Worth and Albuquerque [Railroad] Co. . . . entire stock to be turned over to K. M. Van Zandt [as president of the Fort Worth and Albuquerque] in trust for the builders."<sup>26</sup>

Henry W. Tallant was born in Virginia about 1842, five years before Humphrey Chamberlin, and could have been a Civil War veteran. He had apparently moved west into the post-war Rocky Mountain gold and silver boom: the United States Census of 1880 placed him as a miner in Rico, Ouray County, Colorado. By 1889 he was chief clerk and treasurer of the U.S. Mint.

Tallant came to Fort Worth from Denver and remained as general manager for Chamberlin Investment Company, the Denver holding company. He also gained positions as vice president of ALICo, the primary local operating company; and president of the Fort Worth and Arlington Heights Street Railway. Within a year he became treasurer of the Fort Worth Park Place Land Company and a director of the Fort Worth Chamber of Commerce.

Like Chamberlin, Tallant was active in the Northern Methodist Church. Dismantling of the old Saint Paul's Methodist Church at Seventh and Lamar streets in 1920 unearthed an 1889 copper time capsule that listed Tallant on its building committee.<sup>27</sup> Henry and Sallie Tallant purchased all of block 26, building their two-story showcase home at mid-block [5028 Bryce Avenue] as a model for prospective buyers. A two-story carriage house stood in the block's northeast corner.<sup>28</sup>

William C. Winthrop was the last of the three to join Chamberlin's Fort Worth operation. In 1890 he served as Fort Worth manager of ALICo and as an agent for Lake Como Land and Improvement Company. The next year he became president of the Fort Worth and Arlington Heights Hotel Company, the Arlington Heights Electric Light Company, and the Arlington Heights Water Company. In September 1893 Winthrop became general manager of all Fort Worth operations when Tallant resigned from ALICo and returned to Denver. William and Mary Winthrop owned three residential parcels, generally in south-central Arlington Heights. George R. Collett, an Armour and Company employee from Chicago, allegedly purchased their home in 1902<sup>29</sup> but did not appear in Fort Worth City Directories or Tarrant County Deed Records during this time period.

Three local architects were closely connected with Chamberlin: Marshall Sanguinet and the Messer brothers. Marshall R. Sanguinet, a native of St. Louis, Missouri, completed his architecture studies at Washington University. In 1883, at age twenty-four, he arrived in Fort Worth and established the firm of Haggard and Sanguinet. Albert Arthur Messer arrived in Fort Worth from England about 1888 and first partnered with A. J. Armstrong. When Messer's brother Howard arrived in 1892, the two joined Sanguinet. That the Messer brothers could, within one year, buy eight lots and build large, substantial homes tells us they came with credentials. Their arrival in conjunction with Heights development may have been coincidental, or perhaps they were part of the "English Syndicate." The connection to Chamberlin undoubtedly went beyond drawing architectural plans; as architects, they also supervised construction of their designs. The Waxahachie Courthouse is an outstanding example of their work during this era.<sup>30</sup>

Arthur and Mattie Messer built at 5220 Locke Avenue, a house that still stands, subtly displaying a stylized "M" in the design of two northern gables. Howard Messer built a home farther west on today's El Campo Avenue, but worked primarily out of their Dallas office and returned to England in 1898, about the time Carl Staats (Sanguinet's future partner) arrived from San Antonio. The Sanguinet home at the corner of Collinwood Avenue and Sanguinet Street remains a well-known landmark. Since nothing indicates that any of these architects became bankrupt because of Arlington Heights, we conclude that they were involved but not financially committed.

### **Manual Labor, Start to Finish**

The world memorializes notable achievements, yet seldom honors those people whose hands and talents created their monuments. Communities record the works of their architects, yet seldom acknowledge those whose labors brought their designs to life.

Unfortunately, little is reported about the workers or supervisors who built the original Arlington Heights. The projects were distant and isolated from downtown, as well as from other existing residential areas, rail yards and warehouses. All workers and materials had to be transported by horse-drawn wagons traveling at about two miles per hour, magnifying the difficulty of the tasks. Every item had to be hauled in those wagons from near downtown to the Heights, a trip of nearly two hours each way.

Even during the twentieth century's first decade, only a few streets in Fort Worth's immediate downtown were paved, and those were primarily to keep pedestrians out of mud. The first paved streets were macadam, later bonded with road oil and rolled, a process with

considerable variations. Substantial streets of classic specification had "metal"—laid stone—for a base. Others were simply of bituminous mineral laid on earth or gravel, and pressed into a bond by a steam-driven roller. Many streets in Arlington Heights, other than the Boulevard, remained gravel through the 1930s. Much of the Como neighborhood endured dirt or gravel until 1950. Until motorcars somewhat replaced horses, no urgency prevailed for paved streets: horses and pavement were a hazardous combination, especially in rain or ice.

Ponderous semi-mobile steam shovels existed, but apparently not in Arlington Heights. The "100 men and 50 teams" of Chamberlin notices meant that their primary tool for impounding a lake, digging an excavation, cutting a sewer line, moving dirt or leveling a road bed would have been an all-purpose tool: the road scraper. More commonly called a "slip" by its operators, and relied upon for almost a century, this primitive earthmover remained in use until after World War II, when heavy equipment again became available.

When wagons follow an established trail on a naturally graveled surface like the Heights, their wheels cut ruts, and these emergent roads, especially in and out of gullies, eventually become impassable. The solution was to drag the road smooth again. In nineteenth century England, crofters or farmers living near such a road received a stipend from the government to maintain a specific stretch. Hitching horses or mules to a large rock, log or iron I-beam strung sideways and dragging it was a common practice.

Better than that, a metal road scraper could not only smooth earth but also cut and move it—a highly productive improvement. At the turn of the century, Sears, Roebuck and Company sold their little eighty-pound Model Number Three for \$3.45, and their big 100-pound Model Number One for \$4.65. This slip earthmover is a scoop shovel three to four feet wide, made of at least one-eighth-inch-thick steel that can move five to seven cubic feet of material at a time. The scoop pivots in a metal yoke pulled by, usually, a team of horses or mules. Each side of the yoke has a wooden handle, like a wheelbarrow. The operator walks behind with the bridle reins tied around his back so he can guide the slip with these handles and gain some degree of control over the depth of cut into the ground. The handles also enable him to raise the front blade to stop cutting. When the slip bucket is full—up to about 500 pounds of material—he guides his team to the dump spot and trips a lever on the yoke, causing the bucket to turn under and dump the load.

Slips are the manual forerunners to our modern front-end-loaders and earthmovers that now move multiple tons rather than a quarter-ton. This grueling work for man and animal sustained the WPA's rural road

building into World War II: a reminder that WPA progress remained as labor-intensive by intention as Chamberlin's had been by necessity.

By January 1890, just seven months after the initial announcement of Arlington Heights' development, enough infrastructure had been created to begin planning Ye Arlington Inn and offering lots for sale. Considering that every trench had to be shoveled by hand...every board and every brick hauled four miles by wagon...every streetcar rail and tie muscled in by men...five artesian wells drilled by battering the earth (one to 1,100 feet)...a four-mile boulevard and several streets graded by slips...and a steel bridge fabricated across the Clear Fork, we might wonder how much faster any modern, mechanized developer could have completed the startup.

DEMOCRAT PUBLISHING CO. FORT WORTH, TEXAS, THURSDAY, SEPTEMBER 25, 1890—TWELVE PAGES VOL. XIV, NO. 945.

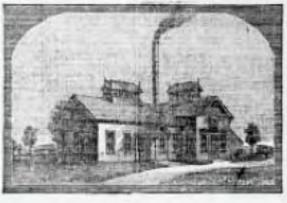
# NATURE

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FORT WORTH DAILY GAZETTE: SEPTEMBER 25, 1890

## SIX

### Players at the Palace

Chamberlin's initial survey trips to Fort Worth dovetailed nicely with the planning and opening of the Texas Spring Palace. During that brief season, the spring of 1889, Humphrey's team made connections with notable citizens of Fort Worth and actively participated with Palace planners, builders and managers from beginning to end.

The Texas Spring Palace provides considerable insight into the inner workings of this then-small city of about 25,000 people—about the size of today's Texas towns of Greenville or Marshall. At that stage of its growth, however, Fort Worth had become a major rail hub and a banking and trade center for much of West Texas.

#### Spring Palace Plans

Intended to draw attention from throughout the state, and to compete with Dallas, the Spring Palace was themed on Texas agricultural products. Much like other civic "Palaces" it rose as a symbol of pride, a fair-under-roof celebrating with music, events and displays of community success. Armstrong and Messer, Architects, designed the domed Moorish palace motif: 250 by 60 feet of ground floor and 100 feet high through a second floor.<sup>1</sup> Armstrong, a native of Alabama, and Arthur and Howard Messer, from England, had only recorded their partnership the year before.

The Fort Worth Loan and Construction Company, owned by Thomas and George Hurley, erected the Spring Palace in only "31 Days—the shape of a St. Andrew's cross."<sup>2</sup> It rose from a landfill of the Texas and Pacific reservoir, just west of today's terminal building on the south side of Lancaster Avenue. Scheduled for June 6 to June 27, 1889, the "Great Karporama" (loosely taken from Greek to mean a comprehensive display) was overseen by Fort Worth civic leaders such as B. B. Paddock, John Peter Smith, and R. M. Wynne—significantly, Robert McCart's law partner.

Thomas Hurley may have missed the opening. At the end of May he was in Washington, DC, introducing a select group of Fort Worthians and inviting President and Mrs. Benjamin Harrison to visit. As the *Weekly Gazette* put it, "In his easy gracious way, Mr. T. J. Hurley presented the group to the president, and there was hearty handshaking all around."<sup>3</sup>

Even though the Spring Palace was little more than a wooden framework, sided with chicken wire and clad entirely with Texas agricultural products, its construction costs rocketed. The builders, well aware that this structure presented a potential firetrap, incorporated numerous fire hose connections and stationed four or more firefighters on site around the clock. Several citizens, drawn into the community's euphoria, lent a sizeable quantity of irreplaceable heirlooms, documents and artifacts for display.

### **The Spring Palace Fire**

Created to be a short-term event in 1889, Fort Worth's Texas Spring Palace became such a success that the structure earned a second season. Before reopening on May 10, 1890, the Palace was refurbished with Spanish moss, and booths were draped with pampas grass. Closing was scheduled for three weeks later on May 31.

Events on the final night, May 30, were to be spectacular. More than 7,500 people already filled the Palace, and a steady stream arriving by special train from Dallas continued from the nearby terminal. At 10:25 that evening, flame erupted—later attributed to a carelessly tossed parlor match.<sup>4</sup> Other versions reported that a boy "jiggling for coins"<sup>5</sup> stepped on the match and ignited its spark. In spite of the fire hydrants with connected hoses, and despite the four firefighters on duty, the Palace crumbled to ashes within minutes.

### **Heroes of the Inferno**

History memorialized Alfred S. Hayne as the sole hero of the Spring Palace fire. But the next day's *Fort Worth Gazette* reported a somewhat different account:

[Al Hayne] fell from the building and was seized by a colored man, Jessie Williams, and taken away from the burning pile. Williams did his best to save poor Al Hayne's life. At the risk of his own life, Williams rushed into the building and seizing Hayne in his arms, bore him to a place of safety. It was noticed in this crowd of people on the stairway were Mr. H. T. [*sic*] Tallant of the Chamberlain investment company and a big stout hero, whose name could not be learned . . . in the assistance of others, had got the people down the stairway, these two men returned into the burning building and brought out the insensible forms of five ladies who had fainted and fallen on the floor. The last person taken from the

building by Mr. Tallant was a little five-year-old girl, who he found on the second floor. The last man to leave was [Spring Palace] President B. B. Paddock. Colonel Peter Smith and Zeno Ross were catching children [tossed from the second floor].<sup>6</sup>

Clearly, many men distinguished themselves that night, but Hayne was the sole fatality.

Al Hayne, a civil engineer and legendary *hero who gave up his life that others might be saved*, was born in London on August 1, 1849. Stated the *Gazette*: "The dead hero was a native of England and was contemplating [*sic*] a return to his native land, to enjoy the results of hard work in America."<sup>7</sup> If we can accept variant spellings, Al Hayne had been around Fort Worth for at least ten years. The April 1880 *Gazette* had reported "The City Bridge spanning the Trinity north of the city is finished . . . built by A. S. Hayne."<sup>8</sup> The 1882 City Directory had listed A. L. Hayne as a "draughtsman;" in 1886 Alfred S. Haynes [*sic*] was listed at "FW&DC Railroad, boards Pickwick Hotel." As another of the many Englishmen in Fort Worth, might he have recently built Chamberlin's bridge west of the city as well?

Hayne was buried beneath a monument more than six feet high<sup>11</sup> on a family plot near John Peter Smith in East Oakwood Cemetery. A second tribute to Hayne is located at Main Street and Lancaster Avenue. This memorial fountain—a carved sandstone monument with red granite columns—was designed by Messer, Sanguinet and Messer architects and "erected by the public under the auspices of the Woman's Humane Association" in 1893. Its original marble bust of Hayne, however, was stolen in 1925; its bronze replacement bust was created by Evaline Sellors in 1934 as a Civil Works Administration project. The sculpture of the original bust and the carved sandstone detail have been variously attributed to Lloyd Bowman and to Lloyd Brown. This landmark stands on a triangle of land south of Lancaster and northeast of the Texas and Pacific Terminal building.

Jesse Williams—the unsung hero of the Spring Palace fire—risked more than anyone at the scene. He not only risked physical harm from proximity to that inferno but, as a "colored man," he in that time also risked future harm for touching a white man. If this racial threat entered his mind, he remains an even greater hero for refusing to cower to it.

Henry W. Tallant, Chamberlin's Fort Worth manager, was almost fifty years of age, yet he demonstrated both physical strength and moral courage while risking his life to saving others. Tallant was probably better prepared for disaster than anyone else present. His previous career as a miner in the Colorado Rockies after the Civil War would

have provided almost daily exposure to death and injuries from landslides, cave-ins and explosions.

B. B. Paddock and John Peter Smith, both Confederate veterans, had each earned military promotion for distinguished conduct in combat. The night of the fire, Captain Paddock took the helm and remained "captain of his burning ship" until it smoldered. He would later own land in Arlington Heights.

Zeno C. Ross was a director and Fort Worth attorney for Chamberlin's American Land and Investment Company. By 1926 he was president of the Fort Worth and Tarrant County Abstract Company (Chamberlin's associate Thomas Burbridge had been vice president of this firm since at least 1895). Ross resided at 3830 Tulsa Way in Arlington Heights. This home is listed in the *Tarrant County Resources Survey: West Side*.

A small notice that ran in the *Fort Worth Gazette* on June 5 lends poignancy to the inferno's aftermath. "Pin—Lost in Spring Palace fire, gentleman's clover-leaf scarf pin set with sapphire, diamond and ruby. Also point lace handkerchief. Liberal reward paid for their return. H. W. Tallant, care Chamberlin Investment Co., Fourth and Rusk."



AL HAYNE MONUMENT DETAIL

ATKINSON- WOOD 2010

Texas Spring Palace bas relief carved in sandstone. 1893.



AL HAYNE MONUMENT DETAIL

ATKINSON-WOOD 2010

Bronze replacement bust by Evaline Sellors: 1934. Note that the sculpted collar and labels are consistent with a 1930s clothing style—not the style of the 1890s. Carved sandstone/red granite memorial fountain was dedicated in 1893.



ATKINSON-WOOD 2010

Al Hayne Memorial Fountain

### More Chamberlin Connections

Thomas B. Burbridge, Colonel T. J. Hurley and Walter Hurley escorted Russell B. Harrison out of the Palace inferno. The press credited them with protecting President Benjamin Harrison's son.<sup>6</sup> Burbridge, who was Chamberlin's local second in command, had already gained a director position with the Fort Worth Chamber of Commerce and also become the Tarrant County Republican chairman. The Hurleys—George, Walter and Thomas—would sell much of their Westside land holdings to Chamberlin before year-end. Other connections between Chamberlin, principals of the Spring Palace, and heroes of its fire were considerable.

Lilly Burgess gained mention in the news: she sprained her ankle during her escape from the fire. At this time, she was yet to become the wife and widow of William H. Smith, owner (with James H. Thrasher) of the Senate Saloon. Her second marriage, to Mark Hovenkamp, and her historic home in Arlington Heights, later listed as "ss 5th ave., btn 8th st. and 9th st." [4911 Bryce Avenue], remained almost another generation into the future.

That "Mrs. A. T. [Ida H.] Byers was severely injured in the fire" summed up the *Gazette's* mention of her. She and Andrew would soon reside at "ns Cooper [Lovell Avenue] btn 6th [Kenley Street] and 7th streets [Sanguinet Street]." They chose Arlington Heights even though Byers, as a member of the local "Scotch Syndicate," partnered in North Fort Worth and the North Side Street Railway Company developments with John Peter Smith and others.<sup>7</sup> Within a decade Byers and McCart would be developing the Hi Mount area, and the Byers family would be living at 4800 Byers Avenue.

### More Fires Ahead

Fire was frequent and destructive in that era. Van Zandt's and McCart's Cotton Compress, a major local enterprise, had burned the previous December. The Hurley Building, Fort Worth's first skyscraper, also designed by Messer, was topping off at eight floors when the Spring Palace burned. It, too, would succumb to fire a few years later. Marshall Sanguinet's new Arlington Heights' home suffered a fire almost as he was moving into it. Fire would also claim Ye Arlington Inn.

## SEVEN

### Fort Worth University and Ye Arlington Inn

The *Fort Worth Gazette* was rolling in revenues and newsworthy topics throughout 1890, thanks to Chamberlin Investment Company. First came the ads. Then came the news. As infrastructure was falling into place in Arlington Heights, the icing on the cake was a promised university and a world-class resort hotel. Maybe these were each intended to benefit the community as well as to sweeten sales.

A quarter-page ad ran on January 15: "The Most Desirable Resident Suburb of the City. Take Advantage of Low Prices and Easy Terms, and Buy Now! Prices are sure to advance before Improvements are Completed." One week later, on January 22, even more hype appeared in the advertising style of the time:

AMERICAN \* CITIES \* GROW \* UP \* HILL!!! Fort Worth will not be an exception to the rule and ARLINGTON HEIGHTS Being 150 Feet Higher than the City, must be the aristocratic and most desirable section. It not only overlooks the city, but commands a glorious view of the Valley of the Trinity, 200 feet below, and the surrounding country. Cool Breeze, Splendid View, Pure Water, Commend it as a place of residence. A First-Class Rapid Transit Line will connect it with the heart of the city in 15 Minutes by June 1st. 100 Men and 50 Teams are working on the GRAND BOULEVARDS. 8,000 Shade Trees are contracted for. All who purchase now are SURE \* TO \* MAKE \* MONEY. Prices will advance after a LIMITED NUMBER OF LOTS has been sold.

Ads continued weekly, each with more details. Many promoted not only the desirability of building and living in Arlington Heights, but also the longer-term attraction of speculative investment. The ad of January 30 explained that a contract had been made for \$135,000 worth of improvements. With it began a flow of public promises about Arlington Heights' impending features. First to be constructed: a 35-foot steel bridge over the Trinity Clear Fork; a street railway to the western edge; water and sewage systems; and electric lines. Next: a 125-foot-wide boulevard from the city to the heart of the property; a lake and pavilion; and a first-class hotel. Land was reserved for the new campus of Fort Worth University, which would be constructed as a separate project.

Promises quickly began to be fulfilled and were reported in the *Gazette*. On April 3: "The improvements at Arlington [Heights] are going forward rapidly. The power house is now under roof and the car shed will be begun to-day or to-morrow. Part of the material for the bridge over the Trinity arrived yesterday, and the remainder will be here in a few days. In thirty days the structure will be up and ready to cross." Similarly, as reported on August 24, the Arlington Heights streetcar began operation with amazing dispatch. By September 12, news was out that a Louisiana company was under contract to build a thirty-by-twenty-foot cypress water tank with nearly 100,000-gallon capacity for the Arlington Heights waterworks.

Meanwhile, amid all this action, increased competition from other developers was evidenced in the *Gazette*. On January 12 the Fort Worth City Company announced "Electric Car Rapid Transit Throughout the Beautiful Addition of North Fort Worth." On various dates in February, Buena Vista Heights in North Fort Worth touted their easy access by stating, "Huston Thompson Electric cars which never fail, always run, and run fast, will be gliding over Buena Vista Heights from the Pickwick [Hotel] or Hurley Block to the Heights in seven minutes!"

Almost every new subdivision proclaimed some kind of heights or vista. A March 9 ad described the Fairmount Addition as "One-Half Mile South of College. High Elevation Overlooking the City." (That college would have been Fort Worth University, which Chamberlin intended to relocate.) A May 18 ad promised a "Magnificent View of the City" from Stanley Heights. Two days later, another Denver-based developer promised that Mistletoe Heights offered no west fronts and that "No stores or saloons will be allowed." From spring through summer, rival developer John C. Ryan promoted 500 lots in Prospect Heights, south of Texas Wesleyan College, at \$150 per lot. Then, on September 7, it was announced that twenty of these houses—probably the small Victorian-style cottages starting at \$650—were to be given away by drawing.

On November 21, backers of Polytechnic Heights and Mistletoe Heights played up the benefit of their direct access "without crossing precipitous river lands." Every heavy rain or flood gave them opportunity to issue ominous predictions, obviously aimed at Arlington Heights and Northside. Until the Trinity River levees arrived more than thirty years later, flood warnings proved valid on several occasions, yet never caused significant delay in Chamberlin's progress.

Despite these handicaps, and with no developer promotion, one small subdivision west of the Trinity managed to thrive. At the southeast corner of Arlington Heights, Brooklyn Heights [surrounding Montgomery Street between Calmont Avenue and Vickery Boulevard] expanded rapidly as a residential enclave around the newly-founded Stove Foundry

industrial complex. It supported a Methodist church as early as 1891, and then a Baptist Church and a Church of Christ as well, indicating continued population growth. In fact, Brooklyn Heights remained three churches ahead of Arlington Heights for the next thirty years.

### **Hurley's "Big Financial Deal"**

Just three days before the Arlington Heights ads began in January 1890, the Hurleys had bragged that they "were bid \$150 per acre for their property near the Chamberlin Addition yesterday, but promptly refused."<sup>1</sup> Nearly two years passed before Hurley's alleged "Big Financial Deal" became a news headline in December 1891. The article reported that "yesterday [T. J. Hurley] closed the largest real estate deal that has been transacted in Fort Worth for some time"—probably since the Huge Deal: Chamberlin's initial announcement. The article explained that Hurley "sold the Fort Worth improvement company, a new corporation, 200 [not 2,000] acres of Arlington Heights property for \$69,000."<sup>2</sup>

The buyer, Fort Worth Land and Improvement Company, was simply a recently chartered addition to the Chamberlin group.

Although the transaction was consummated two years after Chamberlin's initial acquisition of Arlington Heights—with little prior input from the Hurleys—this may have been the impetus for legend to say: *Chamberlain [sic], a wealthy Denver suburban real-estate man, who bought 2,000 acres from Tom Hurley, a Chicago financier who built the town's first tall building . . .*<sup>3</sup>

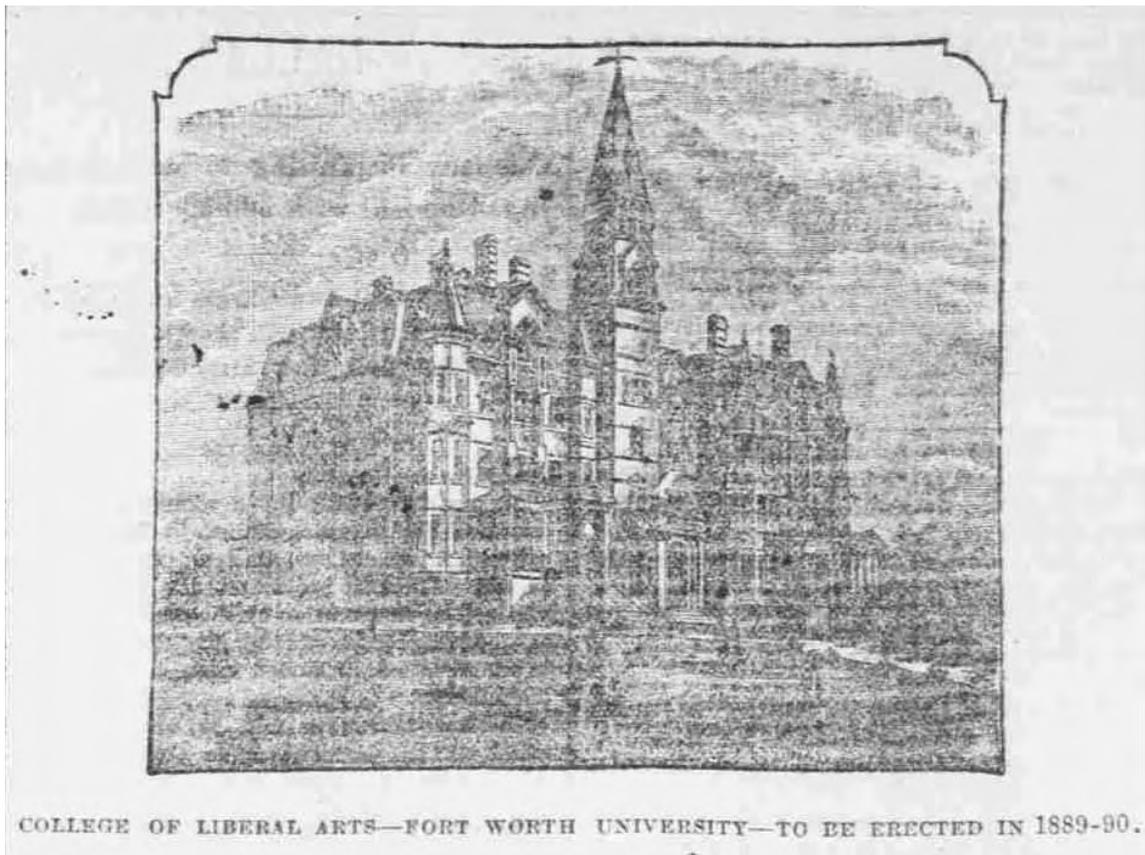
Other versions promote Tom Hurley as a *Chicago skyscraper builder*. The Hurleys did indeed build the eight-story Hurley building (the contemporary standard for a "skyscraper") and the six-plus-story Martin Brown shoe plant; however, these structures were within Fort Worth City. In addition, the Hurley family appeared far more connected to Boston than to Chicago.

### **FWU: Block A**

Throughout 1891, a year totally dedicated to infrastructure, Chamberlin's promised hotel and university held the news. *Gazette* reports dutifully kept the public informed of the hotel's progress; for example, on July 1: "The work of grading the site for the \$100,000 hotel to be erected on Arlington Heights continues without abatement." The venture of the new campus within Arlington Heights for Fort Worth University (FWU), however, was considerably more complex. It was also a venture that was not completely under Chamberlin's control. Nevertheless, he promoted it to the hilt in his ads.

The dedicated campus site—Arlington Heights block A—was called even the "Methodist college addition," a name that reflected two of Humphrey Chamberlin's premier interests: higher education and the (Northern) Methodist Church. These interests stood as a first among equals along with the Young Men's Christian Association (YMCA), which Chamberlin served as national president. Soon after Humphrey revealed his plans for FWU, he also contributed substantially to a "grand church building" to be erected in Fort Worth: Saint Paul's Methodist Episcopal. Of the \$50,000 projected cost "H. B. Chamberlin of Denver now but soon to be a resident of Fort Worth for winters at least, gives \$20,000."<sup>4</sup> Henry Tallant was elected to the board of trustees. The congregation would eventually merge into what became the First United Methodist Church.

Fort Worth University would be a focal point and attraction to Arlington Heights much the way the University of Denver was a highlight of Chamberlin's successful University Heights development there. In 1888, Chamberlin contributed \$25,000 to the University of Denver and also created a fund for the University's observatory, personally pledging almost \$100,000. The observatory still bears his name, correctly spelled.



FORT WORTH GAZETTE: JULY 28, 1889

The role of FWU in Chamberlin's plan requires some background. Chartered in 1881 as Texas Wesleyan College, Fort Worth University had been an integral element of the Huge Deal from the beginning. Immediately after charter, its temporary quarters were at West Seventh and Throckmorton in what became the Fair [Department Store] Building. Miss Alice C. Conklin merged her private girls' school into it.<sup>5</sup>

A story from Captain J. C. Terrell provides more about the school's history, beginning in 1882: "Trustees of Texas Wesleyan College purchased 10 acres in College Hill Addition, Field-Welch Addition, [later site of Central High, followed by Trimble Tech] from W. H. Cannon and A. A. Johnson.<sup>6</sup> William H. Cannon advised itinerant preacher Reverend A. A. Johnson to buy the 40 acres 'in front of my home property.' Johnson and Cannon sold lots, made \$4,000 a piece. Raised about \$10,000 locally [for the university] and the [Northern Methodist] church gave \$10,000."<sup>7</sup>

The *Gazette* provided more details about the transactions taking place for Chamberlin's planned Arlington Heights campus:

Dr. A. A. Johnson Induces the Northern Methodist Church to Found a Grand University in this City . . . The American land and investment company have given twenty-five acres in fee simple for a campus for the university, and one-fourth interest in the profits of 900 acres of land [McCart's former ranch] lying around the campus for a permanent endowment fund. The same parties give 15-percent of 2,000 acres lying just south of the university campus for buildings. The Fort Worth land and street railway company, a Boston syndicate, give 100 acres of land just north of the university campus for buildings. Robert McCart gives \$5,000 cash on completion of the first building. A. W. Chamberlin [Humphrey's brother Alfred] gives \$15,000 cash for scientific apparatus on completion of the science hall.<sup>8</sup>

Dr. Johnson, Robert McCart and Alfred Chamberlin all served on the FWU board of trustees under the new charter.<sup>9</sup>

The plan's flaw lay, of course, in that caveat that funds would be secured from land sales. As it turned out, McCart's stipulation masked a shrewd decision and perhaps reflected his reservations.

Arlington Heights block A, designed for the university, still defines a single parcel of four square blocks. One double block on the west side of Merrick Street—one half of block A—is the Taj Mahal apartments. The block's division into north and south parcels at Calmont Avenue suggests

this might have been that second promised "wide boulevard" through Arlington Heights, now shifted to Interstate Highway 30.

Fort Worth University survived almost another thirty years after Chamberlin and made a considerable contribution to Fort Worth before its partitioning and departure from Fort Worth. Even then it would remain a factor in the Westside's story.

### **Infrastructure Bells and Whistles**

Chamberlin's announcement in the *Gazette* on January 30, 1892, stated that "Plans for six new houses at Arlington Heights are being prepared to be sold on the Popular Installment Plan." Finally, almost three years into the project, homes could be anticipated.

Henry Tallant stayed busy placing orders "for additional 600 electrical dynamo" [*sic*] and getting 3,000 trees transplanted from the Trinity River valley onto the Heights.<sup>10</sup> Those dynamo were more likely for 600 additional horsepower than for individual generating units. Well-drillers were working at Lake Como, striking a "regular gusher" at 625 feet, which the *Gazette* felt insured a perpetual lake for Arlington Heights, but Henry Tallant said it "was not enough and the well will be sunk to 1,000 or 1,500 feet if necessary."<sup>11</sup> Three wells were eventually drilled on the east bank of Lake Como. Yet one year later, the lake remained unfilled by either wells or rainfall. Shallow land sinks can still be seen on the east side of Lake Como, revealing locations of the powerhouse and wells.

By May, Chamberlin began publishing illustrations of houses, improvements, the two utility plants and Ye Arlington Inn. The *Fort Worth Trade Review* reported in the present tense that, "Each house is supplied with hot and cold water, electric lights and bells, pantry and closets, fly screens and window blinds."<sup>12</sup>

### **Ye Arlington Inn: Block D**

An even more significant notice appeared in that same *Gazette* of January 30, 1892: "Notice to Contractors. Sealed proposals will be received until 12 o'clock noon February 6, 1892, at the offices of Messrs. Messer, Sanguinet & Messer, Architects, Hendricks Building, Fort Worth for the erection of a large, modern, stone and frame hotel at Arlington Heights. Chamberlin Investment Company."

Thanks to the advance preparation of Tallant's workers at block D—a sixteen-acre hilltop parcel at Merrick Street, Bryce Avenue and Crestline Road—Ye Arlington Inn opened on July 9, 1892, just six months after the initial bidding. Above the masonry ground floor stood two more stories of

frame and shingle, extended even higher by Norman towers over the main entrance and at the corners. The *Gazette* described details:

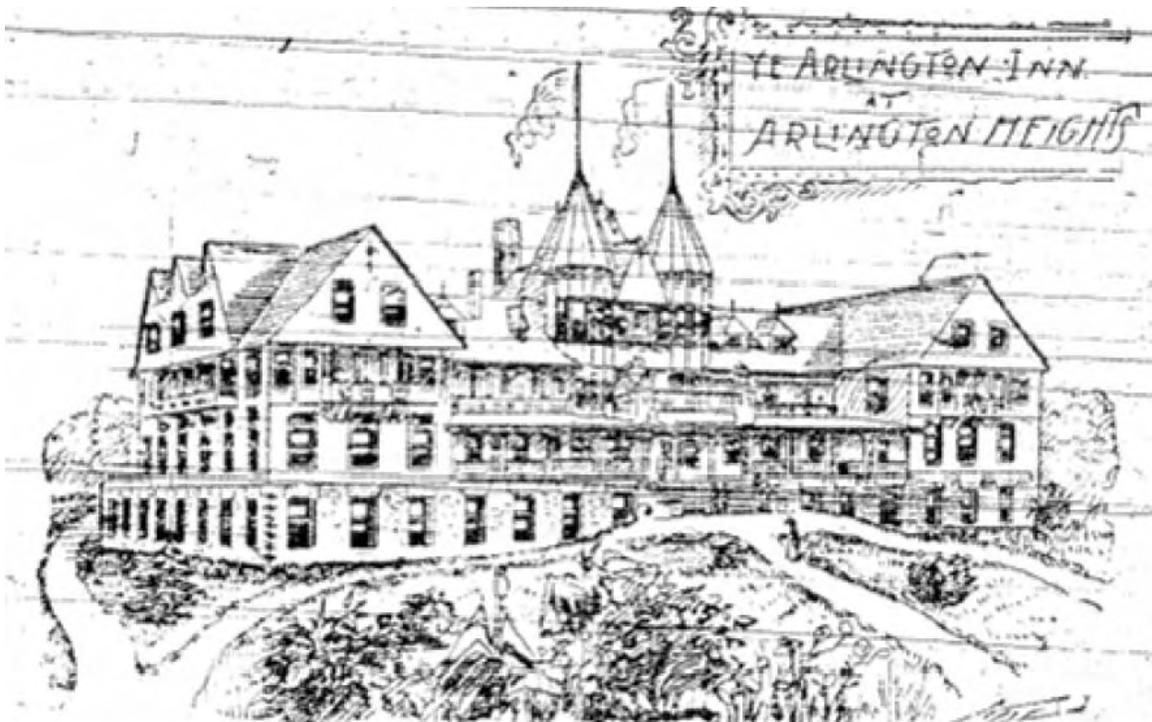
The building was 185 feet 6 inches front, faced southeast and commanded a full view of the city of Fort Worth. Through the broad wings the depth was 145 feet and through the center, in which was the grand entrance, the depth was 76 feet. The first story was of Pecos stone and Bennett brick, the three other stories of seasoned pine. There were, of all descriptions, 123 rooms in the building. It was at once furnished in an elegant manner and the hotel was opened to the public on Saturday, July 9, when some 1,000 people visited the Inn which was a blaze of glory illuminated by thousands of incandescent lights.<sup>13</sup>

Bennett brick came from a plant in the Rock Creek area of Parker County. The plant was constructed in 1884 by George Bennett, founder of the Acme Brick Company. In 1912 the Bennett Plant converted to stiff-mud brick, and Acme acquired the Denton Pressed Brick Company, an enterprise of William Bryce. The Bennett home was across the street from Bryce on today's Bryce Avenue.<sup>14</sup>

More details about Ye Arlington Inn came from both the layout and the text prepared by the Sanborn Map Company during their inspection for fire insurance underwriters. The kitchen projected off the northwest corner near the dining room and parlor. A billiard and card room spanned the fully glassed east wing. Lighting was entirely electric. A coal-fueled boiler in the basement generated steam heat. Fire protection seemed extensive with fifty feet of one-and-one-half-inch hose on each floor, and 200 feet of two-and-one-half inch hose from outside hydrants. Water from the Arlington Heights 100,000-gallon elevated tank [Pershing Avenue and Prevost Street] provided "force sufficient to cover building."

Sanborn's plat of the inn's grounds showed Eleventh Street, also called Park Avenue [Merrick Street], dividing northward from Fifth Avenue [Bryce] into two ninety-degree arcs called "Kissem Arbitraries." That branch to the west ended at about the ground floor entrance to the inn's kitchen. Its mirror image to the east simply ended, today approximately curving Merrick Street into its downhill course.<sup>15</sup>

One of the hotel's first ads offered "100 Rooms. Every modern convenience. Sample room on Seventh Street. Leave baggage with our hotel porter and take the Arlington Heights electric car at Union depot. McLean & Mudge, Managers."



'Fort Worth's New Hotel, 'Ye Arlington Inn,' will be the Saratoga of Texas . . . The model hotel will be formally opened for the reception of guests on Saturday, July 9th, 1892, and will continue open every day in the year thereafter.' FORT WORTH GAZETTE: JUNE 26, 1892

Ye Arlington Inn became, in modern terms, a Camelot above the Trinity, and it quickly assumed a special place in Fort Worth. The city's downtown hotels—the Grand, the Ellis, the Poindexter House, the Pickwick, the Lindsay House, and the Mansion—were just hotels. Ye Arlington Inn was not only a hotel but also a recreational facility, and a winter-long resort for many from the North. In that era before local country clubs, it also became the social center of all Fort Worth.

Music and special events were regular features. One of the first was a "Salute to New York" presented by the New Arlington Band.<sup>16</sup> The *Gazette* reported: "We notice that the number of those driving out to the new hotel for an evening dinner is constantly increasing. It seems to be growing daily more popular with the public. Twenty-five or thirty couples under the skillful guidance of Mr. James Collett and Miss Levy [danced] a german [*sic*]." <sup>17</sup>

There was nothing simple about a German. Short for "German cotillion," it was a social event revived from the early nineteenth century. Some cotillions were managed parties with costumed characters representing a theme. Dances could also include polkas, rounds, waltzes and two steps. (John Phillip Sousa's *Washington Post* [now *March*] was

originally a two-step dance.) Party favors—sometimes elaborate—might be provided as gift exchanges. Structured games were often played, with prizes to reward the winners and sometimes to humiliate the losers.

In the fall, firework displays drew people from town to the inn.<sup>18</sup> Some of the first tennis tournaments in Texas were held on its courts, and a reflective reporter wrote that he could not start to guess how many business deals had been closed there.

Dinner at Ye Arlington Inn was served nightly from six to eight o'clock. One report stated that the inn's [un-named] chef *went on to renown in San Antonio*. Inn managers James W. McLean and James W. Mudge had both transferred from another Chamberlin venture—a failed hot springs resort at Manitou, Colorado. Since other factors had caused the failure, McLean and Mudge remained nationally esteemed for unsurpassed food and lodging. The Manitou resort's adjunct Pike's Peak Railway, a twenty-four-mile tram created by Chamberlin and others, also failed but was resurrected and runs today.

The son of Robert McCart recounted in a 1960s interview: "The hotel, known as the Arlington Inn, although it only existed four years [*sic*], gained worldwide fame for Fort Worth through its luxurious accommodations and fine cuisine. I can remember they had two men there that became famous later in San Antonio as caterers." McCart Junior closed by saying, "There weren't any other hotels like it in Texas at the time, and very few, if any, in the country."<sup>19</sup>

Those two men were undoubtedly McLean and Mudge, who did indeed move on to San Antonio by the turn of the century. There, they managed the Menger Hotel and became local entrepreneurs.

Ye Arlington Inn, truly a superior lodging with acclaimed cuisine, crowned the development and drew affluent guests just as Chamberlin intended. Regrettably, its short life failed his objective of attracting home-building neighbors. Although long gone, the site's view from that hilltop above the Trinity's West Fork valley remains spectacular to this day.

## EIGHT

### Tallyho! Pioneers

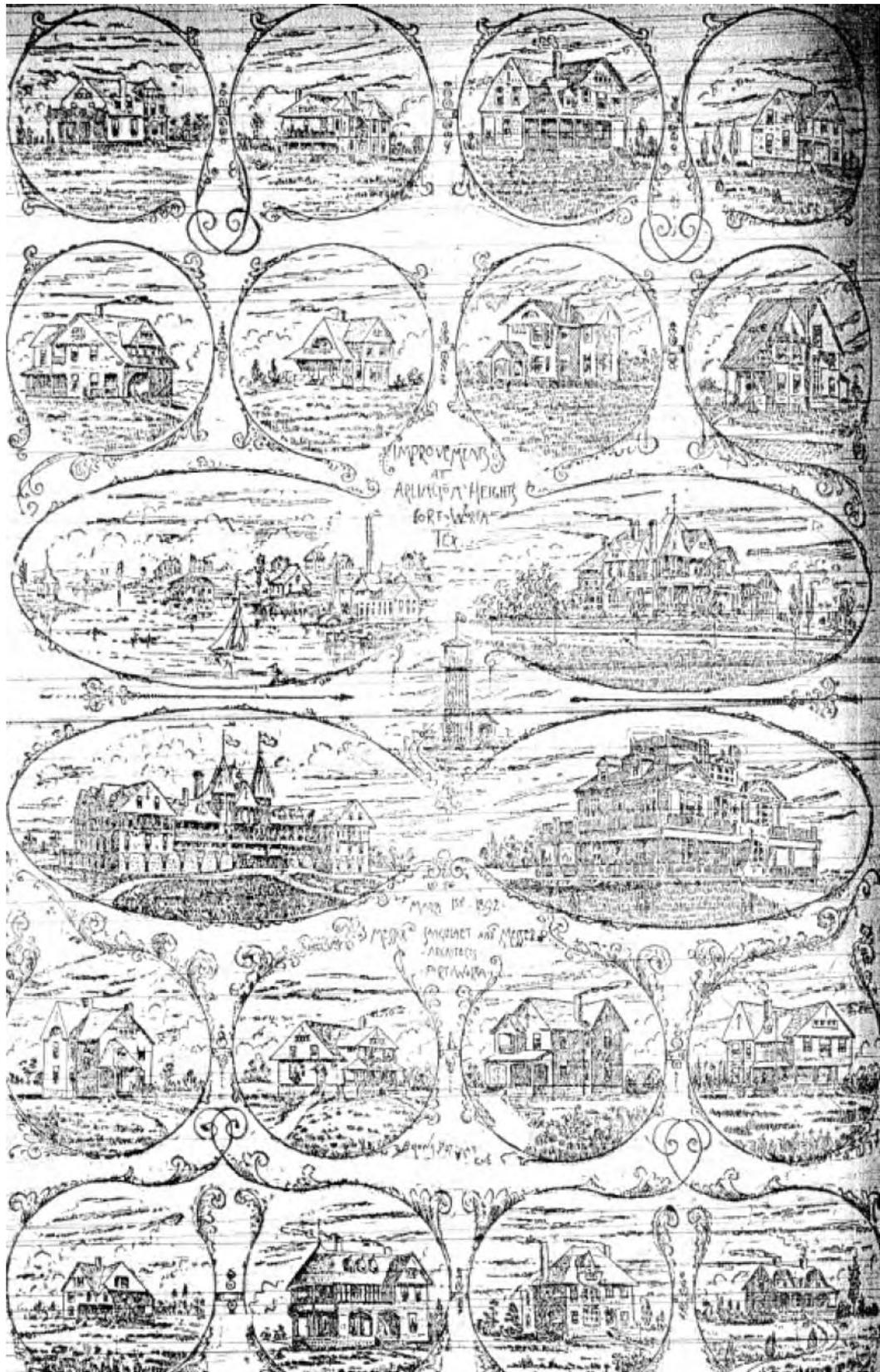
Ye Arlington Inn spurred construction of the larger, upper-middle-class homes that Chamberlin had envisioned, and by late 1892 with buyers in sight, Chamberlin was about to embark on the final promotional push. A Chamberlin Investment Company (CICo) ad in the November 27 *Fort Worth Gazette* trumpeted: "Six prominent business men are now making arrangements to erect for themselves elegant houses at Arlington Heights." This sizzle hit the press while Humphrey was in Fort Worth on what was perhaps his last visit.

At last, in 1893, homes were ready for occupancy, and people moved in. Meanwhile, additional construction continued at a painfully slow pace and needed a stimulus. Tallant had been touring the Northeast, primarily Boston, attempting to stir up interest and support. Chamberlin traveled to Europe, especially to London, on YMCA business—an opportunity that no doubt meshed well with his entrepreneurial endeavors. These trips probably led to his description as *a globe-trotting promoter*.<sup>1</sup> Yet considering that each round trip from Denver to Europe by rail and steamer consumed a month of his life, such overseas jaunts undoubtedly would have been infrequent.

Who were those pioneering souls who moved out to Chamberlin's Arlington Heights? Naming names means confronting legend, for identifying the pioneers leads to one of its biggest distortions.

Legend's "Pioneers" appear to be the concoction of a social gathering in the 1930s, more than a quarter of a century later. A group of women, many by that time widowed, came up with a list of names that appeared in the press—by then, the *Fort Worth Star-Telegram*. The article referred to *twenty Pioneers* and defined them as people who lived on the Heights before army Camp Bowie. That piece of print led to implications that there were only twenty people who built out on the Heights...that there were twenty homes...and that little more happened there until shortly before 1917. But plenty did.

This chapter focuses upon the first pioneers: those who arrived during Humphrey Chamberlin's heyday, when the Huge Deal came to fruition in 1893. Another wave of home-building would occur around the turn of the century, bringing more pioneers long before army Camp Bowie arrived. And still another wave would follow that, all before 1917. Some of those not on the list will be saluted in Chapter Twelve.



Twenty structures. Chamberlin's ad.

FORT WORTH GAZETTE: MAY 22, 1892

## The Myth of Twenty

There is little correlation between those alleged *twenty Pioneers* and either the original twenty structures of Arlington Heights or the, much later, self-styled Arlington Heights Pioneers.

The twenty structures depicted in Chamberlin's illustrated ads during May 1892 and built by 1893 consisted of the power plant in Fort Worth proper, the water plant at Lake Como, the streetcar barn, Ye Arlington Inn, and sixteen known houses. Although a few more houses may have been built during the 1890s, no other builder is identified. Exactly how many homes were sold is also unknown.

Further, while legend claims *twenty Pioneers*, the two best documented sources list significantly fewer names, and the listings are not identical. Comparisons appear below, with last names in bold face and alphabetical order.

According to that *Star-Telegram* article in May 1935, The Arlington Heights Pioneers Club listed eleven names: William **Bryce**, H. S. **Bunting**, A. T. and Ida **Byers**, Stuart **Harrison**, Mrs. H. A. **Judd** (a courtesy member who had moved away and returned to town), C. S. **Mattison**, Robert **McCart**, Wallace **Peak**, Marshall **Sanguinet**, Lillie Burgess **Smith (later Hovenkamp)**, and Carl G. **Staats**.<sup>2</sup> Since Wallace Peak was deceased by 1926, presumably he was represented in the Club by his widow, Eugenia.

Another half century later, the *Tarrant County Historic Resources Survey: West Side* revised the list a bit differently: *The homes of the twenty 'Heights Pioneers' including the Sanguinets, Messers, C. S. Mattison, Stuart Harrison, Robert McCart, M. F. Wortham, Lillie B. Hovenkamp, H. A. Judd, A. T. Byers, Carl G. Staats and William Bryce remained relatively isolated. A small public school was built about 1896 to serve the children of the subdivision.*<sup>3</sup> While **Bryce**, **Byers**, **Harrison**, **Hovenkamp**, **Judd**, **Mattison**, **McCart**, **Sanguinet**, and **Staats** remained, Bunting and Peak no longer appeared...and the two **Messers** (Arthur and Howard, living at different locations) plus **Wortham** were added.

There are further challenges to legend's list if it is truly devoted to original pioneers.

\* Lilly (or Lillie) Hovenkamp's home may have been built on speculation or for someone else; it was years afterward that she moved in, and the original owner was un-named.<sup>4</sup>

\* Stuart Harrison, and Charles and Cora Mattison did not occupy homes on the hilltop near Arthur Messer's home until about 1904, but are always listed.

\* The two Messers are listed, but Arthur Messer had already returned to England by 1904—and Robert W. Flournoy, an attorney who bought his

house at 5220 Locke Avenue, is not mentioned. Howard Messer lived briefly in a separate residence, worked in Dallas during much of that time, and followed Arthur back to England in 1905.

\* Miles Wortham was listed even though he did not build until about 1906 – yet his contemporary neighbor two lots west on Collinwood Avenue was overlooked.

\* Carl Staats lived across the street from Wortham and is always included, but he did not come to Fort Worth until 1898 or build his home on Arlington Heights until 1906.

\* Homer A. Judd remains listed as one of the *twenty Pioneers* even though he was only a very short-term Arlington Heights resident about 1913.

There is no question that Marshall Sanguinet, Arthur Messer, William Bryce, Andrew Byers and Robert McCart were original Pioneers. Each openly connected with Chamberlin, and all were prominent early residents. Sanguinet (not yet partnered with Staats) and Messer designed most of the structures, and Bryce very likely built the brick ones. The Byers home site [4800 Byers Avenue] is now a commercial row facing Camp Bowie Boulevard. McCart not only owned the 900 acres but also bought the model home constructed for Henry and Sallie Tallant.

Michael C. Allison is an unexplainable omission. He and Nell were among the earliest homebuilders, first listed as residing "1/2 mi. n of car shed," which would have been near Ye Arlington Inn. Michael would become a real estate dealer; an agent for Chamberlin's successor; and secretary of the Rock Island Western Rail Line. In 1922 the gentleman listed himself as a "poultry farmer" and resided at 5628 Pershing Avenue. Allison's house may have been built in 1892, or designed about that time by the firm of Sanguinet and Staats—one action or the other, not both. Only very recently was Allison's two-story white frame home carved into three sections and transported elsewhere; however, his carriage stepping-stone is still at 5315 El Campo Avenue. There is little indication that Michael was related to the later Wilmer Allison family.<sup>5</sup>

Also unmentioned was David Bowder, even though he bought a house on the Heights the same day that Bunting did, and for nearly the same purchase price. On February 25, 1892, the *Fort Worth Gazette* reported: "the Lake Como company yesterday sold to David Bowder a \$4000 residence on Arlington Heights and also a \$4500 residence to Mr. Bunting."

The name of Gabriel B. Paxton, a probable pioneer, appeared locally in connection with real estate transactions between 1890 and 1898, followed by his release of 160 acres in the G. Kinder Survey in 1910. Paxton was secretary of several companies: Arlington Heights Electric Light; Arlington Heights Water; Fort Worth and Arlington Heights Hotel; and

Chamberlin Investment. In 1898 he was also secretary of the American Legion of Honor, which had twelve members. Although no specific home address for Paxton was listed in directories, he may have lived in one of the two-story Homestead-style houses that were sketched to promote Arlington Heights.<sup>6</sup>

Other frequently recorded property dealers like I. W. Birdseye, James H. Greathead, Alfred Crebbin and William Mackenzie eluded local directories, reinforcing the statement that "Chamberlain was a world traveler who sold many of his lots abroad."<sup>7</sup> Humphrey's European connections no doubt added to the buyers list, and Alfred had represented English investors even before CICO was formed. After the bankruptcy Alfred Crebbin would reappear from Denver and elsewhere as a noteworthy salvage agent (as was Mackenzie).

There may have been a few more "first wave" pioneers in the Lake Como portion of the Heights. Although possibly a work of artistic license, Chamberlin's illustrated Lake Como scene of 1892 is provocative. Perspective comes from the lake's southeast corner, with the water plant to the right. The boathouse rises left of center directly across the lake from a gazebo on the east bank, but with no connecting boardwalk. North of the boathouse stands a large house just above the lake. Only three trees appear. Five more large houses loom on the horizon, three as if along today's Hervie Street between Curzon and Houghton avenues in Como, somewhat northwest of the known historic houses. All this may have actually been there, or the artist may have "nudged" that cluster of large homes from directly north of the lake slightly to the west.

For sure, there were three residents at Lake Como two years before Bunting and Bowder bought their houses. On March 23, 1890, the *Fort Worth Gazette* reported: "The Chamberlin investment company have let a contract for the erection of a dwelling near Lake Como, Arlington Heights, for the accommodation of the engineer in charge of the power house." Six months later, on September 21, the *Gazette* announced on page two: "W. J. Bretherton, chief engineer of the Arlington Heights electric power house, had an addition to his family of a ten and a half pound boy at 2:30 p.m. Thursday, the 18th, the first child born at Arlington Heights. Mother and child are doing well." The first child born on the Heights—surely a pioneer!

### **Chamberlin Investment Company (CICO)**

Headquartered at 1033 Sixteenth Street in Denver, the Chamberlin Investment Company was organized in 1886 and led by four of the five Chamberlin brothers: Humphrey, president; Alfred, first vice-president; Frederick, second vice-president; and William, treasurer. They employed

an eleven-person staff—including a porter, a stenographer, a bookkeeper, one salesman and others without titles<sup>8</sup>—yet coordinated at least fifteen subsidiary companies in Fort Worth alone. This implies that local project managers possessed considerable authority.

The smallest local affiliate was Bridgeport and Fort Worth Land and Improvement Company, capitalized at only \$60,000 and headed by Frederick. The largest was Fort Worth and Arlington Heights Land and Investment Company, capitalized at one-million dollars, and headed by Duncan F. Basden of London, with Henry W. Tallant as vice president and William C. Winthrop as Fort Worth manager.<sup>9</sup>

Legend picks up the theme that when Arlington Heights opened for sales, "Everything was in readiness for a rush of home builders. But the home builders did not rush."<sup>10</sup> Actually, many did come and many bought lots—usually two to six apiece—and several people bought entire blocks. Through the various companies, CICO transacted nearly 400 Arlington Heights property sales in its first year, almost 200 in the second year, and about 100 in the third. The problem was not that too few came, but, indeed, that too few built homes on the land they purchased.

It is also likely that additional investors came from elsewhere in the United States, for CICO's fifteen-plus Fort Worth subsidiaries had widespread U.S. connections to lure out-of-town buyers—and Chamberlin brothers were at the helm of three of these. The Fort Worth Real Estate Company, headed by Alfred, had officers in Indiana. The Fort Worth Windsor Land Company, headed by Frederick, had officers from New York. The Fort Worth Arlington Bluffs and Improvement Company, headed by William, had officers from Philadelphia and Denver. The Lake Como Land and Improvement Company was headed by E. W. Watkins and T. A. Barnes of Bridgeport, Connecticut. CICO even had one affiliate named the Philadelphia and Fort Worth Land and Improvement Company.

The Arlington Heights and Fort Worth Land and Improvement Company, meanwhile, focused on in-town transactions. Names are recognizable: for example, Oscar L. Fisher, president of Fort Worth University and pastor of Saint Paul's Methodist Church, bought the 4900 bluff side block of Crestline Road. Others like (Carl) Zane-Cetti, Gabriel Paxton (a subsidiary officer) and Henry Tallant were well known locally and—like William Bryce, Arthur Messer and Marshall Sanguinet—had business ties to Chamberlin.

Several buyers of Arlington Heights lots were already living in Brooklyn Heights, which by that time was a community of respectable size. Jabez Backus, Charles F. Bevins and Benjamin F. Chollar all bought into block 102 [4800 block between Birchman and Calmont] at about the same time. Chollar, a pattern maker (skilled craftsman) at nearby Moore Iron Works, typified those buyers.



Chamberlin's plat would be most obviously altered by Alfred Crebbin, who swooped in later and turned the Hill Crest rectangles to north and south.

One month after the plat was published, a follow-up ad used a new approach. "The owners of Arlington Heights desire to secure ten more residents. They promise to build houses after plans to be selected by those who will occupy them and sell them at \$25, \$30, \$40, or \$50 per month to desirable and responsible parties."<sup>12</sup> These were high prices in days when most houses, like those small Folk Victorians on Northside and in Ryan's addition, could be built for \$650 to \$2,000. By pricing at a premium and petitioning for only ten more residents, the developer conveyed exclusivity and implied this was the buyers' last opportunity—but ten more houses would hardly have congested this budding suburb...or paid off the bills already accrued.

### **The Building Push**

During June 1893, E. W. Watkins of Bridgeport (Connecticut) and New York City arrived in Fort Worth to propel the Arlington Heights project. The *Gazette's* introduction stated that, "he is in his present work employing his own capital and that of his friends, because he believes he is putting it where it will give better returns than in the cities of slower growth in the North." Watkins laid out the plan:

The houses that we now have under way are not the first we have built at Arlington Heights. We have put up twelve or thirteen there and they proved such good investments that we are now encouraged to put up four more. These four will cost from \$4000 to \$6000 apiece, and will be models of beauty and convenience. The first stories will be of brick, the second frame. The houses will be surrounded with green lawns. To give them a commanding position the grounds will be raised above the grade of the streets, so that there will be an easy slope from the building sites on all sides. There is a greater demand for residences at the Heights than the supply, and there is not a vacant house there.

He closed with accolades to the work of Tallant and Winthrop and assurance that "H. B. Chamberlin had never lost a penny of his client's money."<sup>13</sup> Brave words on the verge of the world's economic collapse.

Larger houses—like Bryce's, still standing at 4900 Bryce Avenue, and Messer's, still standing at 5220 Locke Avenue—are recognizable in the sketches. Sanguinet's house, built that year at 4925 Collinwood Avenue, is

less easy to identify since the original structure did not have the porte-cochere or dining room additions. The ad depicted several basic two-story Homestead styles (perhaps the Burbridge, Paxton and Winthrop homes), as well as a few small Folk Victorians and, of course, Tallant's "model mansion." An existing example of a one-story Folk Victorian in Westside is the Tipton home, a pioneer house built in 1915 at 3800 Mattison Avenue.

CICo managers Thomas Burbridge, Gabriel Paxton, and William C. Winthrop did build on the Heights, and, like Tallant, they should have been difficult to overlook. Were these three of the "six prominent business men" to whom the November 1892 *Gazette* alluded? Were their houses three of the "four more" that Watkins promised? Four would raise the tally toward legend's *twenty*. That would complete the initial Arlington Heights community, essentially between today's Sanguinet and Prevost streets, and from Ye Arlington Inn at Crestline Road south to Lake Como.<sup>14</sup>

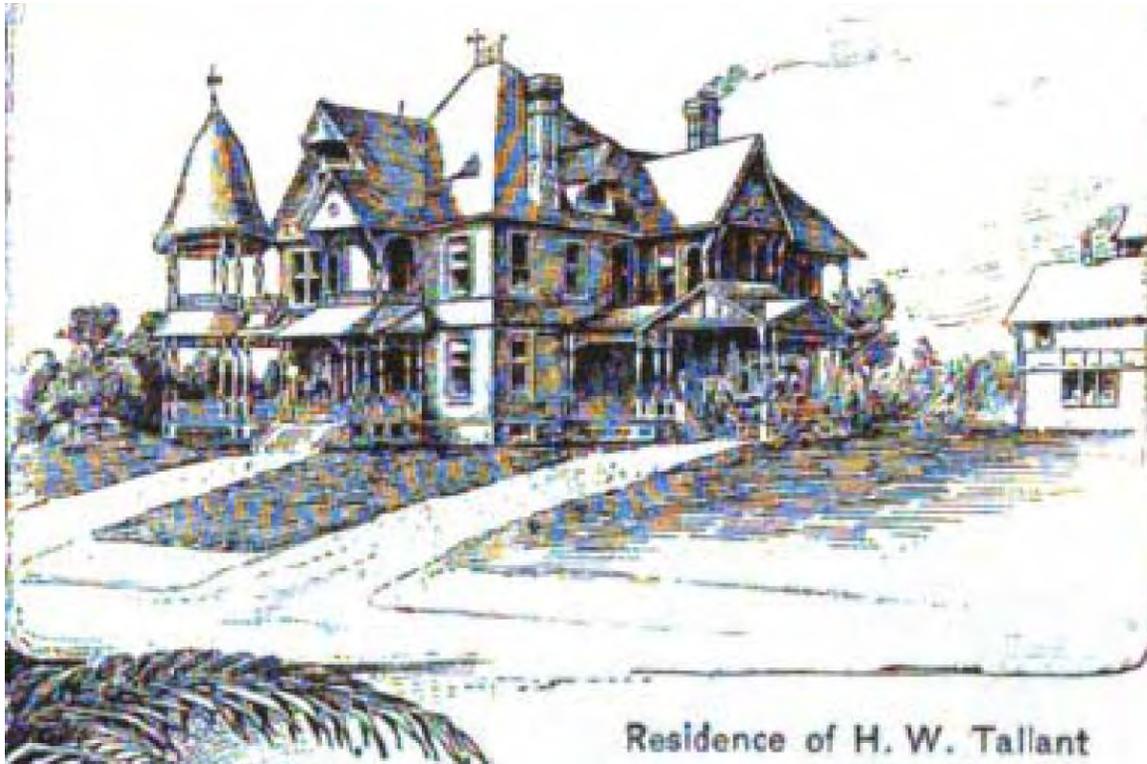
There probably were twenty houses and twenty families in this first year of the Heights. But these were not by any means the sum total of pioneers.

Furthermore, the Sanborn Map of 1893 clearly outlines three additional small houses west of the streetcar barn on Pershing Avenue just west of Prevost Street.<sup>15</sup> The Fort Worth City Directory listed Joseph Brown, an African-American employed by Arlington Heights Street Railway, living "near the AH car sheds." There were also Charles T. Edwards, a motorman, and George D. Moss, a laborer, living "near the AH car sheds." Josephine Ryan, widow of A. P. Ryan, resided on Ninth Avenue [Pershing]. Even in the earliest years there may have been more people on the Heights than legend assumed.

### **Tallant's Mansion**

The first mansion in Arlington Heights appeared on Bryce Avenue [at 5028] as a model home for the development, and as the residence of Henry Tallant, Chamberlin's local manager. The Junior Historians of Arlington Heights High School, in their 1949 research project, captured this. Their 1889 photo showed a large, rambling, ornate two-story house with a pyramidal roof projecting gables and dormers, a Victorian porch and a Norman tower—similar in architectural styling to Ye Arlington Inn. They reported that the house had twelve rooms, each with a fireplace; a grand staircase; electrical lighting from the Lake Como power plant; and indoor bathrooms.

Tallant's residence (which would soon become the home of Robert McCart) also appeared in F. M. Clark's 1891 article about "The New South."



Residence of H. W. Tallant

PUBLIC DOMAIN IMAGE, NEW ENGLAND MAGAZINE: DECEMBER 1891

According to the Junior Historians, Chamberlin's un-named local manager "gave fabulous parties." Incorrectly, however, they concluded that the elaborate lifestyle at the mansion caused Chamberlin's downfall.<sup>16</sup> Chamberlin had given away far more money than this to charity, and Arlington Heights was but a tiny tip of his entrepreneurial iceberg, not nearly enough to bring him down. Failure required a national, in fact global, crash.

We are indebted to the Junior Historians for their disclosure of the parties, for it may have revealed something about Chamberlin's marketing technique. Still, their story of this house leaves several questions unanswered. Why did the development begin in the far west end rather than the more accessible east? Who was the target market? What, in total concept, did Chamberlin plan to create?

Repeated statements that Chamberlin *had made his fortune developing Denver's suburbs* are haunting, but calls up modern images of traditional suburbs. Even though the early ads proclaimed Arlington Heights to be a community for "the great middle classes," the meaning of "middle class" was entirely different. Compared with Van Zandt's estate,

Sanguinet's home would have been considered a cottage. Chamberlin's dream differs from the Heights we know today, with its evolving mixture of McMansions and vintage bungalows. More likely, he was planning a new Quality Hill, a new Summit Heights...for people with almost, but not quite, that much wealth.

### **Bricks, Boards, Shingles**

Arlington Heights in that initial era—concentrated on the western strip between the inn and the lake—must have been a beehive of activity during nearly a solid year of construction. With infrastructure complete and home construction underway, many of those same "100 men and 50 teams" of the past two years were no doubt employed for the next stage of tasks.

Every brick, every board and shingle, every window and door casement had to be transported by wagon from the rail yard four miles away across the river. Each roundtrip required about four hours to haul just one ton of material. Everyone worked from "can't to can't [see]," a working person's phrase meaning from sunup to sundown, six days a week for a dollar or two a day, fifty cents for water boys. Based on the number of carpenters and teamsters listed there, Brooklyn Heights must have been home to many of these workers. Others no doubt commuted by streetcar from the city.

On the job site, foundations were excavated by pick and shovel and the dirt moved by wheelbarrow or a one-horsepower slip. Concrete and mortar were hand-mixed by hoe in wooden "boats" and delivered by hodcarriers to masons whose skills in constructing a well, chimney or septic tank exceeded those required for houses. Boards were cut by handsaw, and holes drilled by brace and bit, usually by a carpenter's helper working at his sawhorse. Paint (lead-based) was mixed and tinted, and ladders were built as needed. Shingles were nailed on high, steeply pitched roofs at a time when all shoes had only leather soles.

Other than factory-fabricated doors, windows and hardware, a delight of the Victorian era arrived from the invention of machine-milled trim—products of the Eastlake machine lathe process developed in the 1870s. Naturally, the same processes for mass-produced furniture soon bestowed what we now regard as symbols of that time. Exterior work included bargeboard (verge board) trim on eaves; corbels and brackets beneath eaves and bay windows; and consoles, dentils or modillions on cornices. Inside were ornate balusters, grooved lintels and carved pendants. Porches displayed spandrels with beads, dowels and drops. Bracing arcs of turned dowels still appear on many, even new, screen doors today.

## Life in the Heights

The original Arlington Heights pioneers were promised and granted "every amenity" available in a house of the time. Their homes were powered primarily from hard-wired electric lights and overhead fans (no plug-in appliances yet). They had running water, bathrooms with sewer connections, and among the earliest telephones.

This era opened just one decade after the official end of the little ice age of climatic cycles, and closed a full century before a counterbalancing world heat wave of the 1980s. Winters were cold. The only heat came from burning coal or wood. Arlington Heights was too far away to be helped by the artificial gas generators downtown. Even the most advanced homes, like Sanguinet's, had basements with coal rooms and gravity-flow furnaces—better than a potbellied stove in the living room and a cast-iron range in the kitchen. Still, throughout the winter, someone had to shovel coal and stoke that furnace every evening, again in the morning and a few hours later. Week in and week out, someone had to shovel out the ashes, and someone had to deliver a wagonload of coal from town.

Arlington Heights had no grocery or drug stores, no physicians or dentists, no cleaners or laundries, no retail stores or restaurants until World War I. Someone had to go four miles into town to purchase anything. Ice for the icebox (called "refrigerators" even then) had to be brought out from town by horse and wagon every few days; even by the 1930s, few homes had electric refrigerators. Someone had to "cook dinner," which often began with killing and plucking the chicken, picking and shelling beans, and perhaps even milking a cow and churning butter. Someone had to clean those big open houses standing on this dusty, windy hilltop. Someone had to move furniture, drag rugs to a clothesline and beat them. Then there was laundry to do, with a tub and scrub board, and ironing to do with a sad iron heated on the kitchen stove.

Help came from "domestics" like Annie Brown, living with the Sanguinets, and Hannah Harrison, living in the Bryce home. In the days of horsepower and carriage houses, help also often came from a hired man to harness and groom the horses, tend the furnace, haul wood or coal to the kitchen daily, keep the house repaired and work the grounds. A multitude of doors in Victorian houses era had the intent of keeping traffic out of the "clean rooms."

That *"the homes of the twenty 'Heights Pioneers' remained relatively isolated"* may speak to their distance from the city but does not convey the way the community was taking shape. Although twenty-some houses in 2,000 acres could imply the distribution typically seen in 100-acre family

farms of the Midwest at mid-twentieth century, that is not what happened. Buyers tended to come to the far west side of Chamberlin's development and build within one-half mile of each other. Two factors no doubt influenced the pattern: positioning on high points, and proximity to the streetcar. The fact that Arlington Heights' first school was located on its western edge further affirms this.

### **The Economy Sputters**

In hindsight, signs of a troubled global economy could be seen in that spring of 1893. European nations were almost universally switching from silver to gold as their currency standard. Acrimonious debate in the U.S. Congress throughout that year, and into 1894, led to the same action. Sherman's Silver Act supporting silver's price was repealed. Silver, the backbone of America's economy, plummeted disastrously in value, rapidly diminishing the wealth of many from the Rockies west. Overcapitalization of American corporations, especially the railroads, rapidly came to light as one after another entered bankruptcy. Locally, declining newspaper advertising, noticeable from about May, portended problems. By fall, large national banks began closing. To call this "The Panic of 1893" seemed a bit premature in Fort Worth where it struck late in the year, like a sardonic gift of coal in Christmas stockings.

## NINE

### The Crash and Fire

The global Panic of 1893 struck Humphrey Chamberlin's universe one week after Independence Day. On July 11 the *New York Times* headlined "FAILURE OF A BIG CONCERN" and carried the July 10 Denver report, which led: "The Chamberlain [*sic*] Investment Company, the largest real estate concern in the West, closed its doors this morning." Humphrey's detailed statement, quoted at length, provided a description of the company's breadth, as well its assets and liabilities. In rounded figures, the \$2.9 million assets (which included personal property of Humphrey and his brothers) exceeded liabilities by \$600,000. But the picture was not even that rosy, for Chamberlin had too much investment in infrastructure, and too much land.

By early 1894, proven claims reached \$2.5 million as asset values, especially bonds, fell with the spreading depression. By June, the *New York Times* would report that "a full list of [Chamberlin's] creditors, who are in all parts of the world, would fill an ordinary eight page newspaper."<sup>1</sup> That was in the days of six-point newsprint.

#### Panic Strikes the Heights

The panic's domino effect extended all the way to Arlington Heights. CICO's last-ditch attempts to unload their 2,000 unused acres on Fort Worth's Westside impacted, among others, W. T. Ladd, whose story is another segment of legend. In brief: the "English syndicate" offered Ladd a deal on his leased pasture land and, because he couldn't afford it, he quit the dairy business and opened a furniture store.<sup>2</sup> A *Fort Worth Star* interview with Mr. Ladd in 1926 apparently laid the groundwork for that story:

A large portion of Arlington Heights could have been bought for \$100 an acre . . . W. T. Ladd, furniture dealer, who came to Fort Worth on horseback in 1890, remembers the value of those days very well. Shortly after he came to Fort Worth Ladd operated a dairy in what is now Arlington Heights. He ran his milk cows over 160 acres of pasture land. His front fence, which in 1893 marked the uttermost western limits of Fort Worth's residence district, began at the rear of Major Van Zandt's home which faced on Penn Street and extended

almost to Sanguinet Street in Arlington Heights. He leased the land from an English syndicate. In *the early nineties* [emphasis added] a representative of the syndicate who lived in Denver, came to Fort Worth and interviewed the dairyman. He offered [to sell] him the entire tract of land for \$100 per acre. [The agent] told Ladd that the English owners of the land wanted to unload it as they were needing the money.<sup>3</sup>

Learning that this encounter occurred at the climax of the Panic of 1893—rather than just "in the early nineties"—makes more sense of the incident. The quoted price would have been a breakeven without profit and illustrates the impending problems that Chamberlin yet faced. In light of the English connections, it is interesting that block 134 (5400 between Locke and Malvey, the later location of several homes before an I-30 cut) sold during this episode of September 1893. The purchaser was James H. Greathead, perhaps James Henry Greathead of London, constructor of the first Thames River tunnel.

William T. Ladd was certainly no country bumpkin who had come riding into town on horseback one day from Highland County, Ohio. Not only did he found a substantial and long-lived furniture and carpet business, but he also served as a city councilman; founded the Panther Boy's Club; and founded the Fort Worth Community Chest, forerunner to the United Way. Like Chamberlin, he too was active in the YMCA and the Methodist Church. He was also a director of the Boy Scouts and the Fort Worth Welfare Association. His final home, with Mary Houlihan Ladd, was in Arlington Heights at 3816 Tulsa Way.

### Chamberlin's Crash

About this same time, around September 1893, two other events of long-reaching consequence occurred. First, someone from CICO informed Fort Worth University that plans for the "grand university" on the dedicated block A hilltop in Arlington Heights would not be forthcoming.<sup>4</sup> Chamberlin's financial contribution to FWU was to be from profits on sales from the platted 900 acres—the expanse formerly owned by McCart. Collapse of the development ended that intention. Next came the *Fort Worth Gazette* announcement that Henry Tallant was "returning to Denver, replaced by W. [William] C. Winthrop."<sup>5</sup> Nothing was added to explain whether Tallant had resigned or been recalled, or what would become of Tallant's "model mansion."

In February 1894 Chamberlin appeared at his New York City office in the Drexel Building, only to be arrested. Joseph E. Paisley, a wealthy shoe dealer had charged him with swindling \$5,173.<sup>6</sup> Chamberlin

apparently explained everything, for, just nine days later, Paisley not only withdrew the charge but wrote: "I am satisfied that the interests of the shareholders of the Park Place Land Company have had complete protection at your hands, and that your management as President has been in every way faithful and honorable. I look upon you again as I have for years, as a man of high character and unimpeachable integrity."<sup>7</sup>

Bankruptcy suits against Chamberlin's companies began in May 1894, first by the International Trust Company and State Trust Company of New York, later joined by others. Before the end of June, the *Gazette* announced: "Honorable Robert McCart Placed in Full Charge Of All the Property of the Different Arlington Heights Companies, A Good Arrangement." The article went on to name various Chamberlin companies, including the utilities and Arlington Inn, and editorialized: "No better selection than Mr. McCart could have been made. A fine business man, one acquainted with affairs, a good lawyer, and having a practical knowledge of the property in question, he above all men was the one for the place. He will give the entire property a central management, which will conserve all interest and be a guarantee that all will be operated as a whole. Heretofore there may have been some uneasiness that one corporation might get into trouble and thus cripple the others. Now, all being under one management, all will go ahead."<sup>8</sup>

The *Gazette* reported that Chamberlin's total enterprise had failed for \$2 million, and quoted Chamberlin as attributing much of the loss to the cost of streetcar lines into his various developments. William Winthrop told the *Gazette* that assets of the Arlington Heights operation exceeded liabilities and that their work here would continue. Chamberlin's local holdings at that time included land, the electric and water systems, the streetcar line and the famous Ye Arlington Inn.<sup>9</sup> Before year-end, that prime asset would go up in smoke.

Judge Harris appointed McCart as the receiver and obviously had no concern about the public knowledge that McCart had been an original principal of CICO or the sole provider of the company's only developed parcel. Those were different times. Similarly, K. M. Van Zandt, the original Fort Worth sponsor and a director of the recently-failed Fort Worth and Denver City Railroad, had been appointed as its receiver—and made it solvent within two years.

Even as late as 1902, McCart was still trying to recover his money from the sale. He had sold 900 acres on June 14, 1889, for \$112,900, receiving \$45,000 in stock and three promissory notes of \$18,500 due annually, with 10 percent interest, for three years. The notes were endorsed by Robert McCart; the Western Security Company; the Chemical Trust and Savings Bank of Chicago; the Chamberlin Investment Company; the Fort Worth and Arlington Heights Land and Improvement

Company; and the Yorkshire Investment and American Mortgage Company, Limited, "ordering the same paid to Alfred Crebbin, without recourse, dated Bradford, England, March 24, 1899." The note sold to Yorkshire was never paid [to McCart] except \$400 for the release one five-acre block on May 20, 1892.<sup>10</sup>

The Panic of 1893 hardly stopped with capitalists like the Chamberlins. Unemployment rates throughout the nation exceeded those of America's Great Depression of the 1930s. Not only did prices for farm goods plummet, but also, in Texas, drought destroyed what little produce farmers and ranchers hoped to sell. Struggling railroads, therefore, had fewer products to haul.

David A. Shannon wrote of the period, "For about half of the decade, the times were anything but the 'Gay Nineties' that Hollywood has nostalgically misrepresented."<sup>11</sup>

### **A Dose of Gaiety**

For those spared financial losses despite the times, the decade was truly the Gay Nineties in many ways. Americans had freewheeling access to more kinds of narcotics than before or since. Vast numbers of men wounded in the Civil War had been excessively treated with morphine, which expanded into one of this country's painkillers of choice. The Bayer Company advertised heroin in the same ads with their new wonder drug: aspirin. Sanitariums to cure alcoholism cropped up all over the nation (two in Arlington Heights alone), and many actually employed narcotics as the "treatment." Newspapers printed the prices of cocaine, morphine and opium in their weekly commodity columns. Vin Mariana—a wine base, laced with cocaine or coca—carried the Pope's endorsement. Sears, Roebuck and Company offered numerous "tonics" and devoted one entire catalogue page to the benefits of Vin Vitae containing "South American herbs." Opium was sold on another page.

Narcotic usage was generally polarized between the "opium dens" of San Francisco notoriety and the middle- and upper-middle-class usage elsewhere. A substantial customer base existed among white, rural women seeking relief from isolation and boredom. Narcotics were legal and readily available, even through itinerant "snake oil" peddlers.

Anyone owning a drug store, a department store with a drug counter, or a wholesale drug distribution business was a potential narcotics dealer—and drugs were a major source of wealth in that time. Many druggists' and wholesale drug distributors' fortunes came from this product line until legislative prohibitions in 1914. Within three years, oil would replace narcotics as a major producer of wealth.

## The Worth Hotel

Even as effects of the global panic hit home, Fort Worth had its mind on other things. Colonel Robert McCart, president of the Chamber of Commerce, appointed W. J. Bailey (an eventual development partner) and Captain B. B. Paddock to a hotel committee, stating, "it must be admitted that Fort Worth needs a first-class hotel"<sup>12</sup> (Note that the truly first-class Ye Arlington Inn was on the Heights, not in Fort Worth City.) The *Gazette* reported that the new hotel would be on Main at Eighth Street, would cost more than \$300,000 and would be designed by Paul L. Lietz of Chicago. The reporter opined that the hotel would "be furnished for \$50,000 by McLean and Mudge, who as hotel managers have no superiors, and who have made Ye Arlington Inn famous over the whole country," concluding, "They, of course, will be the managers."<sup>13</sup>

That was January 1894. Three months later, the *Gazette* added: "The Caswell Bros [Trinity Bluffs developers] and F. O. Barron are the active parties in the new hotel. Messer, Sanguinet and Messer to draw up the plans. It is a rumor that a proposition has been made to Messrs. Mudge and McLean of Ye Arlington Inn to assume the lease and management."<sup>14</sup> In September the rumor switched horses upon news that Major George C. Hudgins was leaving the Pickwick: "It is likely that James W. McLean of the firm of McLean and Mudge, now conducting in such excellent style 'Ye Arlington Inn,' will take the Pickwick in charge."<sup>15</sup>

Hurley interests controlled the Pickwick. McLean and Mudge were a hotel management company, not just individuals. And so a potentially peculiar competition among the three hotels began to develop.

Less than a month later, on November 4, the rumor slid off this horse altogether. "Our Handsome Hotel Worth opens next Wednesday, its manager Mr. W. P. Hardwick, formerly of Amarillo . . ." <sup>16</sup> McLean and Mudge received no mention. And how, why or by whom Hardwick had been selected was not revealed.

## Death of the Inn

Seven days later, early on Sunday morning, November 11, 1894, Ye Arlington Inn burned. "One of the most famous hostelries in the South goes up in smoke at 9 o'clock this morning. The alarm was given in time for guests to save their lives, though their wearing apparel was not suited for the slight norther which blew up in the early morning."<sup>17</sup> Monday's *Gazette* was filled with details—from the fire and warnings to the daring rescues of guests by McLean and Mudge who ran through the smoke-filled halls and towers. One man in a tower room yelled back at Mudge for pounding on his door, shouting that he was not to be disturbed this early.

"How the fire caught no one can say. It is believed that the flames originated in the basement store room next to the boiler room." This was about all the *Gazette* had to relate about the origin, but added, "The house and furniture cost \$115,000 and the insurance on both only \$36,500." The nearest any reporter came to suggesting arson was a comment that the inn had been uninsured until about thirty days before the fire, that several insurers had declined full coverage because of its location and frame construction, and that several agencies had participated to even secure \$36,500.<sup>18</sup>

The inn's frame and shingle edifice succumbed in minutes. None of that fire protection reported by Sanborn's inspector had time to be used. Some un-named neighbor did indeed call the Fort Worth Volunteer Fire Department—after having first called the *Gazette*. The department, even though Arlington Heights was far beyond its boundaries, responded as fast as it could, but an hour too late.

In a later article about magnificent hotels and "Disastrous Ventures in Young Boom Towns," the *New York Times* had this to say:

One of the most daring experiments ever made in hotel building was the erection of Ye Arlington Inn, on 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 . . . for a time the hotel flourished. As soon, however, as the novelty wore off, the property became a burden, and there was an annual deficit of about \$10,000. Two years ago the inn was destroyed by fire.<sup>19</sup>

Locally, no logical reason for or search for arson sprang to light. (Arlington Heights, however, had no law enforcement, and Tarrant County had no organized fire department or marshal.) Ye Arlington Inn was apparently still well occupied and operated. Whether the new Worth Hotel would challenge it remained unproven. If McLean and Mudge had any vengeance, it should have been toward the Worth Hotel or its owners, not the inn—hardly a liability to them since they had lost the

Worth contract but gained the Pickwick. Although Chamberlin's previous assets had plunged to only pennies on the dollar, the reduced insurance policy could not have begun to cover the inn's replacement. The land, even without a building, held considerable appeal; yet no one seems to have sought that site until the Arlington Heights Country Club purchased it several years later. Its loss did, however, erase any surplus of quality hotel rooms within or around Fort Worth.

Monday's summary by the *Gazette* contained another germ of historic interest: "Some of the gentlemen and all of the ladies and children were hospitably cared for by the few neighbors in the immediate vicinity of the hotel. The residences of Messrs. Robert McCart and J. C. Weaver being close at hand, received quite a number."<sup>20</sup> McCart was definitely a neighbor. He is clearly on record as having acquired Tallant's house—within two blocks of the inn—about two months after Tallant's departure, although the warranty deed was recorded six months later.<sup>21</sup>

Weaver's presence is less clear. No J. C. Weaver surfaced via public property records; however, he may have actually been a guest or boarder at McCart's. According to the Fort Worth City Directory, Weaver, the general manager of Talbot and Sons (cotton seed oil machinery), had at one time resided at the inn. He may have been the person who telephoned the newspaper—first—and then called the Fort Worth Fire Department. Regardless of the order of those calls, all was gone by the time volunteer firefighters could be assembled and fire horses could be harnessed for a four-mile gallop.

The city bereaved its loss of Ye Arlington Inn. "In fact, it seems as if Fort Worth society might wear mourning for the Inn until she has something to take its place. Many fastidious people are wearing crepe on their countenance, for they say there can be no other like the Arlington Inn."<sup>22</sup>

Just slightly more than two years earlier, the inn had opened in "a blaze of glory illuminated by thousands of incandescent lights,"<sup>23</sup> Seventy years later the *Fort Worth Star-Telegram* provided its epitaph: "[Ye Arlington Inn] went up in a blaze of glory before it could go downhill."<sup>24</sup>

## TEN

### The Dark Age

All was gone in that single year of 1894, fewer than five years after the Huge Deal had begun. Chamberlin was wiped out, bankrupt. Ye Arlington Inn, once the community's social center, was a pile of stone and ashes. The life-sustaining electric company, water works and streetcar held on tenuously in receivership while McCart sought buyers.

Lake Como finally filled to the spillway, yet concealed its promise behind an unimpressive boathouse and a few rowboats. Fort Worth University would never come to Arlington Heights. Henry Tallant would never return to Fort Worth. The University's Board of Trustees announced from their meeting that May: "Mr. H. W. Tallant, Denver, Colo., has been called to the world beyond. Of him, appreciative words were spoken."<sup>1</sup>

As farmers, blue-collar workers and railroad hands suffered from the Panic, and a few local residents experienced severe damage from Chamberlin's fall, Arlington Heights settled into its own private dark age—ten years of legendless void.

#### The Asset Scramble

In May, at the brink of the void, the *Fort Worth Gazette's* "Realty and Building" reporter painted an overall local picture: "Many people, as is well known, were swamped by the boom, but a few have managed to swing into their property and are in a fair way to recoup their losses—caused by inflated values."<sup>2</sup> The City Directory editor summarized that most Fort Worthians had survived the panic through conservative financial practices, implying that real estate values had now "shaken out."<sup>3</sup>

Some, indeed, did recoup. McLean and Mudge, for example, reincorporated to manage Fort Worth's Hotel Delaware bar, with William Bryce as their secretary-treasurer. Later, the Westbrook Hotel would stand on this same corner of Main Street.

For the next decade, what little action occurred on the Heights happened not with bricks and boards but primarily on paper. Seizing the bonanza of Chamberlin land for pennies on the dollar, big-parcel buyers soon purchased much of that same land they had previously sold to him—making a double profit. As Robert McCart Jr. later recalled: "Father always had great faith in the Arlington Heights area and when it started going downhill he bought up a considerable amount of territory at cut prices."<sup>4</sup> With no specific date, this could have followed either the Panic of

1893 or the Panic of 1905. Nevertheless, McCart Senior did acquire Tallant's house [5028 Bryce] sometime in late 1894, recorded the deed in April 1895, and transferred it to his wife Fannie in January 1896.<sup>5</sup>

### Lord of the Dark Age



PUBLIC DOMAIN, SKETCHES OF COLORADO: 1911

Alfred Crebbin—Chamberlin's shadow, who acquired Arlington Heights, Alamo Heights and other CCo properties. He was the man who platted Hillcrest and River Crest.

Between 1893 and 1896, big buyers swooped in on the Chamberlin sell-off. Benjamin F. Chollar acquired 620 acres in the John Kinder survey in September 1893. That same September, out-of-towner Alfred Crebbin began compiling numerous parcels—followed by a single acquisition of the entire Arlington Heights Third Filing [160 acres now called Hill Crest] plus

at least ten other blocks in a single month. William Mackenzie of Dundee, Scotland, acquired all 2,095 acres of the Hays Covington survey in May 1896 and invested in Texas properties for at least a decade. Mackenzie's Scottish loan agent W. F. Sommerville lived in Fort Worth; Sommerville associated with K. M. Van Zandt, J. P. Smith, Marshall Sanguinet and other notables through the Texas Spring Palace board and as director of the Fort Worth Choral Society. In five years Crebbin returned, buying and selling even more land through Arlington Heights Realty.

Legend says little of Alfred Crebbin beyond that *he platted River Crest and Hill Crest*. Those plattings, however, were probably the least of Crebbin's effects upon the Heights. He not only acquired major portions of Chamberlin's Fort Worth properties, primarily in 1894, but also held them and let them lie fallow for a decade until his releases began between 1905 and 1910. Interestingly, he somehow managed to acquire—among other properties—virtually all of Chamberlin's failed Alamo Heights venture at San Antonio; the timeframe was a close parallel, from the acquisition in 1895 to a series of releases beginning around 1905-10. One must wonder how Crebbin was able to tie up that much investment in such vast holdings for that long.

Crebbin also demonstrated a considerable interest in Chamberlin's Second Filing, now south of Interstate Highway 30. By May 1901, through sheriff sales, he acquired the Arlington Heights Water Company and the Fort Worth and Arlington Heights Railroad, apparently selling the traction company to the Citizen's Railway and Light Company before year-end. By 1906 Crebbin indeed platted the Hill Crest and River Crest additions, but with no development, and established the Hill Crest Land Company.<sup>6</sup> Other developers would acquire these additions after the River Crest formation in 1911.

Often spelled "Crebbins" in local documents, Crebbin first appeared in Tarrant County Deed Records with twenty-five small transactions in 1893. His acquisition of Chamberlin's Third Filing, recorded May 2, 1895, actually came through John C. Gallop (also an out-of-towner). Crebbin continued with a local transaction almost every year from 1900 forward. His last local recorded deed, filed March 29, 1926, was a major sale of block B on Crestline Road to M. C. Rall. He may have platted portions of the River Crest Addition in 1906—at least east of the golf course—but, as with Hill Crest, did not actually develop it. Crebbin was also one of several holders of block D where Ye Arlington Inn had stood and which became the Arlington Heights Country Club. But it was those club members themselves who would develop River Crest Country Club and its internal housing plots.

Alfred Crebbin was in several ways almost a shadow to Humphrey Chamberlin. Like Humphrey, he was an Englishman. He was born in

Bradford, Yorkshire, on February 22, 1853. By age twenty-nine, he resided in Canada (1882-1884); moved to Pittsburgh until 1891, becoming a U.S. citizen in 1890 at age thirty-seven; and settled in Denver in 1892, less than two years before the crash. That year, he appeared as the American Manager for the British Investment Companies—apparently another "English Syndicate." The 1896 *Denver City Directory* listed him as manager of Yorkshire Investment and American Mortgage Company, Ltd., headquartered in his birthplace. By 1902, his name was followed by "mortgage and real estate securities," apparently officially the Crebbin Investment Company.<sup>7</sup>

Unlike his predecessor Chamberlin and successor Handford, Crebbin consistently escaped Fort Worth publicity. This is mystifying, for Alfred Crebbin was a national figure in his own right. He held numerous parcels of land in the Ogden, Utah, region and was a director of the coincidentally named Arlington Heights Fruit Exchange in San Bernardino, California. Almost as eclectic as Chamberlin, he was a member of numerous Denver social clubs, as well as the Denver Artists' Club, the Overseas Club, and the Colorado Scientific Association. The *San Francisco Call*, on December 5, 1897, publicized notables—including Crebbin—who had arrived for winter festivities at the Hotel Del Monte—the luxurious Monterey resort that was built by railroad magnates and evolved into Pebble Beach. In June 1900 he married Marie Agnes Kenney of Liverpool, England. The couple had three children: Barbara Marie, Alfred K., and Harry. From 1906 to 1909 Alfred Crebbin was Vice Consul for the United Kingdom in Denver; this post, as well as his investment company, passed to his younger son.<sup>8</sup>

Popular history is not eager to reveal those who acquired Chamberlin's bankrupt assets. An inestimable number of names, however, could have appeared in the hypothetical eight-page list implied by the *New York Times*. Among those names surely would have been Alvan Clark and George N. Saegmuller, who each manufactured a portion of the state-of-the-art refracting telescope funded by Chamberlin as part of his observatory project for the University of Denver. To cover his debts, Chamberlin tried to pay Clark (maker of the telescope's lens) and Saegmuller (maker of the telescope's mountings) with land, but the land value quickly declined below the sum owed. Saegmuller suggested a deal to display the telescope at the Columbian Exposition, which he did, and absorbed the remainder of unpaid balance as a marketing cost before delivering the telescope to the observatory.<sup>9</sup> Clark's son Alvan Graham Clark was credited with identifying the "unseen companion" of Sirius, the solar system's brightest star.

If newspapers of August 1894 carried any notice that Humphrey Chamberlin had moved from Denver to New York City, not many folks in

Fort Worth would have cared. Yet the departure of the gentleman from Denver was a move made with characteristic integrity and deserves a nod of respect. Rather than run from his creditors, Chamberlin ran straight toward the bulk of them by moving back East and going to work for New York Life Insurance Company.

### **Education Brightens the Gloom**

Schools and colleges generated a bright spot in the nineteenth century's final decade. Over on the east side of Fort Worth, the Methodist Episcopal Church (South) had founded Polytechnic College in 1890, today called Texas Wesleyan University through a series of reorganizations (after FWU had relinquished the name). Sports added a good bit of excitement, not to mention tension release. One of the first football games played in Texas took place in October 1891. Fort Worth University (FWU)—the Northern Methodist School that Chamberlin had hoped to relocate to the Heights—trounced Poly nine to one. FWU lost to Dallas the next month in a game played before 500 spectators at Arlington Heights, perhaps on their intended campus site. Concerning academics, FWU President W. H. Cannon announced its School of Law in 1893, and "all schools from the 'junior preparatory' for the little ones, to those of and including academic or college preparatory, college, professional and post-graduate courses. Located 'ss Cannon ave. at College, Royal [Henderson Street] and Sandidge [*sic*] aves.'"<sup>10</sup>

Arlington Height's public elementary school began in 1894 with no recorded building and with Miss Miriam Miller as the only teacher. Two years later, Tarrant County created Arlington Heights Common School District Number 91 by dividing Thomason School District Number 40 and leaving the original number with Brooklyn Heights. Mrs. M. V. Murphy received \$400 as teacher in 1896. The following year, Charles W. Roberts of Morris County, New Jersey, deeded two lots at Jackson and Tenth [5300 Pershing Avenue] to Tarrant County for a school, for five dollars. That November of 1897, William Cameron collected \$153.50 for building a schoolhouse on those lots; he collected about \$110 more during the next two years.

### **A Second Wave of Pioneers**

Although little evidence exists of any significant population growth in Arlington Heights during its first decade, a number of new residents did arrive—many quite notable. Still, for unknown reasons, most of the "second wave" pioneers escaped legend's nebulous lists even though they arrived on the Heights long before the arbitrary cutoff date of 1917.

Any member of the 1905 Arlington Heights School Board—which created Arlington Heights as an independent district within the Tarrant County school system—certainly should have merited the "Pioneers" list, but only five did. These were Messers Bryce, Bunting, Byers, Harrison and Mattison, as named in Chapter Eight. William Bryce and Andrew T. Byers were prominent on virtually every list about anything at the time. Howard S. Bunting, a traveling salesman and later school board member, lived at "cor 12th ave, [Malvey] and 13th st. [Hervie]." His name lives on as Bunting Avenue in Hi Mount. Stuart Harrison, who lived at 5401 Pershing Avenue, had been Fort Worth City Secretary in 1883 and had partnered in an insurance agency with James Swayne and Frank O. Barron—both Heights residents. Charles S. Mattison, a dentist listed at Fort Worth's Wheat Building in the 1892 and subsequent City Directories, lived with his wife Cora at what became 5317 Malvey Avenue [later, Rosedale, now Interstate Highway 30].<sup>11</sup> By 1926 he began developing the Mattison Subdivision of the Hi Mount Addition. Cora Mattison remained in their home for several years after his death, almost until the first expressway cut through their hilltop.

Although not known to be a school board member, Miles F. Wortham was an additional second-wave arrival who appeared among the *twenty Pioneers*. About 1903 someone built a two-story frame, gabled Homestead-style house at, now, 4708-12 Collinwood Avenue. If not built by Wortham, who was president of the Wortham Schotts Company (electrical supplies), it soon became his home and remained so into the 1930s. Also listed as living there in 1914 was Charles P. Wortham, a student at Farmers Business College and a chauffer for Washer Brothers. By 1942, the home was occupied by Robert R. Wortham.<sup>12</sup> Photos of the house from before and after World War I indicate that a hip roof plus a ground floor room addition on the west replaced its earlier gabled roofline.

Surely the most flagrant omission was school board member Robert W. Flournoy, who was an instructor at the Fort Worth University School of Law and also a practicing attorney. He and his wife, Martha, acquired land between the FWU site and Lake Como, a neighborhood also occupied by three pioneer households: the Mattisons, Arthur and Mattie Messer, and Stuart Harrison—plus, possibly, Andrew A. Billingsly. When the Arthur Messers returned to England in 1898, the Flournoys seem to have soon acquired their home, now 5220 Locke Avenue. (Howard Messer lived a little farther north at "west end 8th ave." [El Campo], and returned to England in 1905.)

Others on the board were also inexplicably disregarded, particularly Charles Mitchell—its president—and Walter Kaye. Charles S. Mitchell, a stockman descended from a family of prominent attorneys, resided at "ne Lake Como" with a family of three. A 1905 photograph showed a house to

the southeast of the Sanguinet's; it appeared to be at approximately Hulen Street/Pershing Avenue and was very possibly the Mitchell home. Walter E. Kaye, a surveyor and land agent since at least 1897, acquired property in today's 4600 block of Birchman Avenue and was living there by 1905. He and Mary listed at "ss 10th av. [Birchman] btn 5th [Hulen Street], and 6th [Kenley Street]." She was widowed by 1913. The Kaye home, lying slightly southeast of the Sanguinet house, very likely appears in Camp Bowie photos. Two other board members lived beyond the Heights. John D. Farmer did indeed farm near White Settlement Road, indicating the expanse of this school district. Walter E. Suddarth simply represented the high school literary society; he resided in the city.<sup>13</sup>

Aside from school board members, some attorneys, too, were overlooked. William T. League had bought into block 99 [4500 Calmont/Birchman avenues] in 1895 and was still recorded as living there two years later. Jewett H. Davenport resided on the Heights in 1897. Zeno C. Ross, who had been the local attorney for ClCo and a director of Arlington Heights Land and Investment Company, resided on the Heights before moving to 1111 Elizabeth Boulevard. Joseph F. Cooper stayed awhile and then moved back into town.

Other overlooked second-wave pioneers were leaders in the business community.

George A. Collett, with Armour and Company, reportedly married Florence Herendeen of Chicago and in 1902 "bought the [William C.] Winthrop place in Arlington Heights."<sup>14</sup> However, his name did not appear in deed transactions or City Directories of that time.

Phillip M. DeVitt bought into block 81 [5600 Pershing/El Campo avenues] and may have built near Michael Allison. Upon becoming president of both Trinity Heights and Petrola Land Companies in 1906, DeVitt moved to 1612 South Jennings Avenue in town.

John U. McAllister, manager of the Nelson Shoe Company, lived at today's 4720 Collinwood Avenue, and C. C. Wilson may have later acquired his house.<sup>15</sup>

Gabriel B. Paxton was an ALICo manager whose home had been sketched in the company ads for Arlington Heights. It appeared as a two-story, L-shaped Homestead house with gabled attic, clapboard cladding and a wrap-around porch, but no stated location.

Frank Preuit, president of both the Fort Worth and Dallas business colleges, lived on "10th ave. [Birchman] at 5th st. [Hulen]."

George A. Scaling had a home at Buena Vista [or Alta Vista] and Fourteenth Avenue [Bourine Street].<sup>16</sup> His near-namesake, George W. Scaling, whose home still stands at 5424 Collinwood Avenue, did receive some mention as a pioneer in 1907.<sup>17</sup>

John T. Voss resided just north of the Sanguinet home at "cor 6th ave. [Byers] and 7th st. [Sanguinet]," an intersection that became home sites for both John Tarlton and Earl E. Baldrige. Later, as owner of the Arlington Heights Electric Company, Voss maintained the old Arlington Heights streetcar system and moved to 117 Galveston Street in town.<sup>18</sup>

(Carl) Zane-Cetti, realtor and creator of the Tarantula Map, owned a corner parcel in the, now, 4700 block of Collinwood Avenue, across from Marshall Sanguinet; it is possible that he built a large house that once stood on that corner. Born in Pittsburgh, Pennsylvania in 1844, and educated in Germany, Carl Zane Cetti had a brief real estate career in Alabama before coming to Fort Worth as a member of the U.S. Engineer Corps, surveying the T&P Railroad route in 1873. His full name appeared briefly in local records but soon became consistently listed only as hyphenated Zane-Cetti. He remains best known to Fort Worth history as president of the Texas Brewing Company and as a director of the First National Bank. He and Reita, a music teacher, resided at 500 Adams Street until his death at age seventy-eight in 1922.<sup>19</sup>

The arrival of these residents alone suggests that the population of Arlington Heights may have doubled in the passing ten years. A scene of thirty students and their teacher in front of the Arlington Heights school, photographed about the turn of the century, reinforces this likelihood.

### **Chamberlin's Death**

Small items of news from this era concerned Humphrey Chamberlin—not Arlington Heights. The snippets were about his death. Legend failed to recognize that even after the crash, Humphrey was a highly regarded VIP, running with people like Andrew Carnegie.

In 1895 Chamberlin affected a second transfer, this one from New York City to London with the Mutual Life Insurance Company of New York, again drawing closer to more of his largest creditors. Apparently he had established partial residency in England for several years. That March, Humphrey founded the prestigious American Society in London, one of the world's oldest expatriate clubs. The inaugural dinner, held on April 19 at London's Café Royal, was presided over by American Ambassador Thomas F. Bayard. Seated at his right was the Ambassador to France, and at his left was Andrew Carnegie. Coverage in the *San Francisco Call* on April 20, 1895, reported: "Mr. Bayard toasted the Queen and the President of the United States . . . H. B. Chamberlin followed Mr. Bayard, proposing a toast to the society and giving further details of its aims. He announced some special greeting would be given to the Hon. Adlai Stevenson, Vice-President of the United States, on his arrival in London."

Less than two years later, Chamberlin was deceased. One version of the legend encapsulates that he died, *killed in a collision while riding a bicycle in a London fog*.<sup>20</sup> Another version says he was *struck by a London cab*.

Historic accounts did not blame the London weather, nor did they mention any vehicle other than the bike. The cycling craze was at a peak about this time; it had begun with the 1890 advent of the "safety bicycle" that had two equal-sized wheels but no really effective brakes until 1898. Brakes, however, were not blamed. The journal of the Royal Astronomical Society (of which Humphrey was a Fellow) published the following in its June issue, almost immediately after his death: "Mr. Chamberlin was an enthusiastic cyclist, and on Sunday, May 16, left his home at Surbiton and rode to Egham. After walking up a hill he mounted his bicycle, and after riding one or two hundred yards he fell from his machine and died almost instantaneously. Medical evidence showed that syncope was the cause of death and that unknown to himself his heart had been for a long time in a weak state."<sup>21</sup> Syncope is now defined as a loss of consciousness related to low blood pressure and insufficient blood flow to the brain. It can be temporary, and there are many possible causes, often not the heart.

The obituary in the *New York Times* on May 18 carried a May 17 London dateline and reported: "H. B. Chamberlin, formerly of Denver, Col, was killed yesterday at Staines, in Middlesex, by a fall from his bicycle," leaving the specific cause of death unclear. The "yesterday" in that obit may have led to date discrepancies in later accounts. For example, Chamberlin's biographer from the University of Denver's Chamberlin Observatory said: "On May 17, 1897, while bicycling near Staines about twenty miles from London, Chamberlin suffered a heart attack and died."<sup>22</sup> Staines lies southwest of today's London Heathrow Airport, as do Surbiton and Egham.

The *New York Times* obituary concluded with the following information: "After settling his affairs as nearly as possible in this country Mr. Chamberlin moved to London with his wife and only child, a daughter. The daughter has since married a wealthy Englishman. Mrs. Chamberlin is still alive."<sup>23</sup>

That "since married" daughter would have been Elsie, who was age twenty-four at the time of Humphrey's death. Although Elsie was not an only child, she might well have been the only one of the three offspring who was with Humphrey and Alice in London at that time. No explanations were given for the absence of the Chamberlin's son, Robert (born in 1880), or their younger daughter Helen (born in 1884). Robert would have recently enrolled in Yale. Regrettably, almost immediately after graduation in 1901, he died of typhus.<sup>24</sup>

From Humphrey's portrait at his observatory in Denver, we see a trim man in his forties with clean-cut features slightly dominated by his nose, looking calmly assertive. His high stiff collar evokes dignity or seriousness. Still, his trim, parted hairstyle positions him as a modern Edwardian and contrasts with his Victorian muttonchops, symbolically bridging both time and style. Unlike General William Worth who never entered the city of his name, Humphrey Barker Chamberlin had indeed graced Fort Worth a few days of his life. Even so, that brief presence spawned his legacy: thousands of homes with titles that still bear his misspelled name.

Truly a victim of doing all of the right things in the right places but at the wrong time, Chamberlin died at age fifty—just four years after the financial crash—and his dreams for Arlington Heights went on hold for another decade. His epitaph, carved into the Denver observatory that is named for him, sums up his life: "All I have left is what I gave away."<sup>25</sup>

Not entirely. Fortunately for Alice, Humphrey had returned to the life insurance business and subscribed to \$230,000 coverage. This was "Insurance on a Big Scale," according to the *New York Times*: their article on April 2, 1894, listed Chamberlin as one of the most heavily insured men in America.

By 1907, Alice was back in the states and a part of the Chicago social set. "News of the Society World" in the *Chicago Tribune* said on April 7: "A. P. [Alice Packard] Chamberlin . . . announces the engagement of her daughter . . . to Albert Vernon Dillely of Boston." And then it said on October 6: "Mrs. Humphrey B. Chamberlin has issued to the marriage of daughter, Miss Helen Chamberlin, to Mr. Albert Vernon Dillely." That announcement came on the heels of a September 27 *Washington [DC] Herald* notice that Miss Helen Chamberlin was back from a Connecticut island vacation and that her mother had "spent the month of August and the early part of September at Sheridans Point." Alice lived at least part of that year on Chicago's fashionable Indiana Avenue, which runs through today's Prairie Avenue Historic District—the neighborhood where the Windy City's oldest house (1827) and Marshall Field Jr. House (1884) are designated landmarks.

### **Postmortem: The Dark Age Ends**

The very year of Chamberlin's death, economic tides began to turn in Fort Worth. Westward expansion by the City, war with Spain, and Spindletop set progress in motion on a variety of fronts.

Toward the close of the century, Fort Worth finally edged itself west across the Clear Fork of the Trinity River. Since 1892, the City had been steadily acquiring land in the area known as Van Zandt's pasture. In March 1897 came the announcement of "the [new] city park to be

reached by an extension of the Fort Worth Street Railway Company."<sup>26</sup> The park [today's Trinity Park] had apparently already been in use, and this was simply an announcement that it could be reached by streetcar. The terrain that probed south from that section of Arlington Heights Boulevard [West Seventh Street] exhibited little more than a primitive tangle of trees and brush. A few dirt, or mud, roads explored it. One trail—dubbed Lover's Lane—appears to have been what is now the park road along the river. Today's Forest Park was acquired in 1906 for about \$17,000, permitting the extension of Lovers Lane to Stove Foundry Road.

The acquisition of forty-eight warranty deeds in block D by prominent local citizens was of greater interest to residents of Arlington Heights. These parcels came from Alfred Crebbin, Howard and Arthur Messer, William H. Chamberlin and several others. The site and rubble of Ye Arlington Inn prepared for transformation into the Arlington Heights Country Club, also called the "Arlington Club" and the "Country Club at Arlington Heights." By 1902, members had constructed a nearly square building with a large porch beneath a roof of considerable overhang.<sup>27</sup> A detached golf course farther to the west would come later.

William Randolph Hurst's "Splendid Little War" with Spain during the summer of 1898 brought a brief profit to Fort Worth in the form of cattle dealings. An increased military traditionally produces an exponential increase in beef demand, and Fort Worth had become a primary center for cattle traffic. Swift and Armour packinghouses both came to North Fort Worth, and, eventually, their managers came to the newer neighborhoods, including Arlington Heights. In the longer run, a price was paid, for the war gave ranchers their first incentive to over-graze the western lands. This war, and those following, escalated the aridness of west Texas and Big Bend.

In a war fomented to free Cubans and Filipinos from Spanish oppression and to remove Spain's influence in the Western Hemisphere, little came from the press questioning American corporate mining interests in Cuba or Asian trade benefits centered in the Philippines. Touting Fort Worth's new image as a thriving cattle center surely sold more papers.

Bigger things began in 1901. Oil poured forth from a lease called "Spindletop" near Beaumont. Fifty years afterward, that oil boom trickled down to Arlington Heights. In the 1950s Lena Pope suffered considerable grief in clearing title to numerous tiny land parcels comprising the eight city blocks of Lena Pope Home, southwest of Hulen Street and, then, Rosedale Avenue. As she explained, "Blocks had been laid off . . . each block was named and each had forty numbered lots on the city map. The streets and alleys were carefully named too . . . They had been plotted, but no streets had been opened . . . one big, undeveloped piece of acreage, unmarred by one shack or homestead."<sup>28</sup> Here laid the land

of Chamberlin's undeveloped Fourth Filing, situated south of today's Interstate Highway 30, the Great Divide of Arlington Heights.

As Mrs. Pope attempted contact with the 320 owners of this undeveloped and abandoned land in tax default, she learned from one California owner: "Texas staged an oil rush when Spindletop blew in with its flow of black gold. A syndicate in your fair city chartered a special to bring the suckers there. Fortune hunters were there from Florida to [California]. Lady, you will note the lots are laid off, not in the usual fifty-foot building lot, but in twenty-five foot spaces. Buyers were assured every twenty-five foot lot was a guaranteed oil well." One owner argued that since someone still wanted her lot after fifty years, oil must be there.<sup>29</sup>

### **On the Brink of Festivity**

Surely the most romantic part of the Arlington Heights Legend has to be the *gaily-painted rowboats at Lake Como* and the festivities that took place there. But general lack of dates fosters an implied time compression, attributing Lake Como's pavilion events to Chamberlin's era when they, in fact, spanned thirty years and involved several generations. Dates—as mundane and repetitive as they may seem—remain the only orienting milestones for a trip through time.

For almost a decade following Chamberlin's bankruptcy, activities at Lake Como were largely confined to renting rowboats and fishing tackle from Stanley Forbes at the rustic boathouse. Moonlight picnics and music began and continued for more than a decade. This description from 1891 conveys the ambiance: "The lake and surrounding shores are lighted by sparkling electric lamps, and pleasure-seekers assemble here every evening to listen to good music, while over the lake's smooth surface are scattered pretty boats, each with its colored lantern, that rocks and swings to the rhythm of the music."<sup>28</sup>

Romance only accelerated once the pavilion came into being. Soon after 1901, in a new century and on the brink of another era, the lake's legendary festivities were just around the corner as Arlington Heights' resurrection began stirring at a small town in Arkansas.

## ELEVEN

### Handford's Arlington Heights

The segment of time from 1905 up to U.S. Army Camp Bowie accounts for almost half of the Arlington Heights Legend but typically appears only as a single episode: that of Arlington Heights *taken over by Inter-State Investment Company of Arkansas, or Louisiana*. Yet from this brief epoch came reconstruction of the streetcar system and the Lake Como dam; construction of the Lake Como Pavilion and Amusement Park; a new water tower, the first of two replacements; many more homes; and River Crest Country Club. Mansions arrived. The Como residential district began. The introduction of automobiles encouraged Fort Worth's first paved streets. The era ushered in new public schools and one new college—and led to the loss of three others.

People who moved to the Heights during these years were the third wave of pioneers: they met the criterion of arrival before 1917. Nevertheless, many were overlooked, and even the key players are seldom mentioned. These last pioneers receive a chapter of their own, but first the focus turns to the players—especially the prime mover, the man who had set things stirring all the way from Arkansas. His name was J. Stanley Handford, also documented as Hanford or Hansford, the spelling in his own publication "Beautiful Arlington Heights."

#### J. Stanley Handford

James Stanley Handford shared several similarities with Humphrey Chamberlin—beginning with a westward migration during very early childhood. Born to Joseph and Narcissa Handford in Philadelphia, Pennsylvania, on June 1, 1853, Stanley moved with his parents, three brothers and sister (Hattie) to Cincinnati, Ohio, and then to Wyandotte County [Kansas City], Kansas, where the family settled when he was age four. Although Stanley was still in school and too young for military service during the Civil War, the war swirled around them as Confederate General Sterling Price's army attacked Westport [today in Kansas City], Missouri, just a few miles east at the state line. Stanley's father and brothers served there with the Union Army; one brother, George, was accidentally shot and killed at Fort Smith.<sup>1</sup>

In 1869 at age sixteen, Stanley went to work for W. A. Knapp, owner of a chain of trading stores. Even at a young age, Handford's business acumen was quickly recognized; he was promoted to manage one of

those stores, and, like Chamberlin, expended such energy that his health suffered a breakdown from overwork. Seeking some time out to recover, Stanley joined his brothers Charles (C. R.) and Joe in 1876 in Mabelvale (Alexander) near Little Rock, Arkansas; Charles had started a timberland and cedar wood business there after the war. Stanley was not one to be idle. Soon, he was working in the open air, regaining his vigor and securing contracts. This venture led into supplying the booming railroad market, even the international market—selling railroad ties to England.

While in Mabelvale, Stanley partnered with Captain Sam Smith in a sawmill and gristmill business. He also met Miss Abigail Jane Boyer (a native of Illinois), who became his bride in 1879, when Stanley was age twenty-five. In 1885 the couple and their growing family moved to Batesville, Arkansas, where the cedar yard had been strategically relocated. Five daughters were born to Stanley and Abigail between 1880 and 1889: Edith, Estelle, Miriam, Emily and Ruth.

C. R. Handford and Company (later C. R. Handford and Bro.) became the region's largest manufacturer of mountain red cedar railway piling, telegraph poles, fencing, shingles, pickets and diverse hardwood lumber. It would grow to become the largest cedar enterprise in the nation—some sources say it was the largest in the world. The firm and its Handford Cedar Yard were launched at the right place and the right time. Positioned on the bank of the White River in the era of railroad-building, the business not only had a ready market but also had the rails and the river as its natural distribution center. By 1888, their cedar shipments were so extensive that they rivaled king cotton.

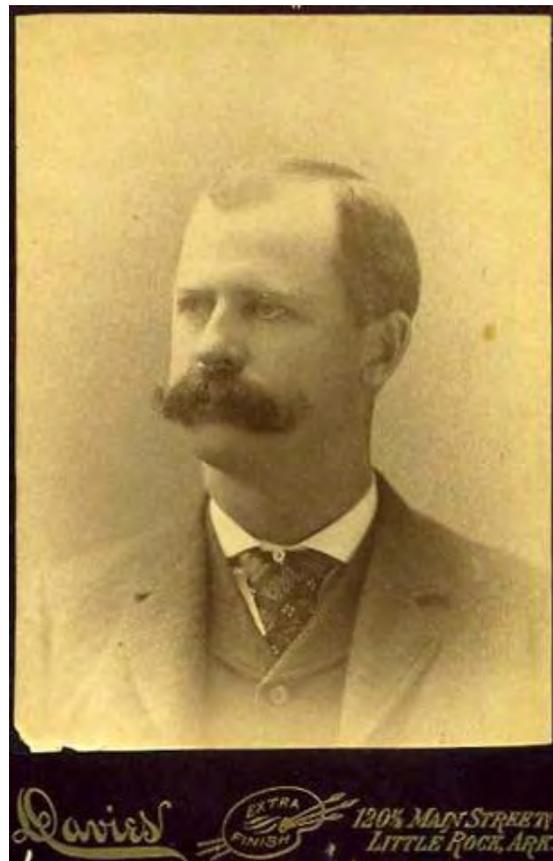
Also in 1888, Stanley and Charles built two near-identical Queen Anne style homes that faced each other on Boswell Street and were reportedly the city's first to have indoor plumbing and concrete sidewalks. Although the homes are frame—not brick—they have fish scale shingles and other features similar to those of the Marshall R. Sanguinet house, built on the Heights during the same era. The James S. Handford House (Handford-Schooler House at 658 East Boswell) and its mirror image, the Charles R. Handford House (Handford-Terry House at 659 East Boswell), were added to the National Register of Historic Places in 1975.<sup>2</sup>

The brothers parlayed their success into other businesses, including stone and lime. The Dennyville lime kiln that they founded in 1887 with backing from M. R. Denny of Memphis was on the Cushman branch of the railroad, another strategic location. The kiln produced 15,000 barrels the first year. By 1892, production had soared to 23,000 barrels in six months.<sup>3</sup>

Stanley Handford, like Humphrey Chamberlin, became an entrepreneur with investments in several states. In Arkansas he presided over the White River Grocery Company (one of the largest wholesale grocers in the state) and also the Bank of Batesville, which was chartered

on July 1, 1889. Handford at age thirty-five was the bank's first president. That same year, on October 19, the *San Francisco Call* reported that "J. S. Hanford [*sic*] . . . president of the Batesville Bank" was a director and one of the primary stockholders of the California's newly incorporated Sacramento and Jan Joaquin Valley Railway. Reportedly, Stanley Handford also had mining interests in Mexico.

Handford then became president of the Inter-State Investment Company of Shreveport, Louisiana, and also president and treasurer of the Arlington Heights Realty Company, which he formed with J. R. Watkins of Little Rock and chartered in Fort Worth on March 1, 1905.<sup>4</sup> He remained president of the Bank of Batesville for two decades, until retiring in 1909. In 1910, besides dealing real estate and serving as trustee for the Beautiful Arlington Heights homeowners' association, Handford led the Fort Worth Board of Trade's renewed attempt to build the Fort Worth-Mineral Wells Interurban rail line.<sup>5</sup>



PHOTOGRAPHS FROM THE SCHOOLER COLLECTION, COURTESY OF SYLVIA SCHOOLER JOHNSON

James Stanley Handford  
1853 – 1936



SCHOOLER COLLECTION

The Handford-Schooler House now restored to its original colors.

### **Arlington Heights Realty Company**

Just as Tobe Johnson and Robert McCart had laid the groundwork for Chamberlin, Alfred Crebbin and George E. Montgomery appear to have been preparing the way for J. Stanley Handford and Arlington Heights Realty as early as 1901. Montgomery, as president of the Arlington Heights Land and Development Company, served as a channel between Crebbin and Handford but was seldom mentioned either in the news of the time or in the legend.

Handford and his sales manager A. D. Lloyd were perhaps an even more flamboyant duo than Chamberlin and Tallant had been. One of their first announcements promised immediate construction of Lake Como Pavilion and Amusement Park, heralded to create "one of the most fashionable suburbs in the State—Arlington Heights."<sup>6</sup> They projected their sizzle about the pavilion in much the way that CICO had sizzled Ye Arlington Inn and the lake's boathouse, and their plans generated the same sort of local euphoria. Generally leaving their Inter-State Investment name behind the scenes, Handford and Lloyd promoted through Arlington Heights Realty plus a new marketing contrivance: a homeowners' association.

A. D. (Adelbert) Lloyd of Terrell began acquiring Arlington Heights property in his own name during 1906. His acquisitions were primarily in Chamberlin's Second Filing to the south and held until 1910. Meanwhile, Lloyd founded the Arlington Heights Concrete Block Building Company located in the city at 285 Jackson Street. Solid concrete blocks had come into use for foundations, retaining walls and structures—such as Arlington Heights College, which was under construction at the time. By 1913, Adelbert and Nellie had moved from the Majestic Hotel in town to a home in the Messer brothers' neighborhood north of Lake Como.

### **The Heights' New Trolley**

Back in 1894, when Chamberlin's empire slid into receivership, Arlington Heights resident John Voss managed the streetcar line through his Glenwood Polytechnic Street Railway Company. Research suggests it was kept running but not updated. While Chamberlin's local holdings had been written off by the press as "being sold to various commercial interests," the streetcar line was explained in more detail: "Fort Worth Power and Light Company formed to operate various electric properties, including Arlington Heights Traction Company."<sup>7</sup> This was one of several absorbed into the Fort Worth Street Railway Company, which eventually monopolized the entire system. After the company was acquired by yet another firm in 1901, its name changed to Northern Texas Traction Company. That company eventually merged into Stone and Webster, an engineering and construction giant headquartered in Boston.<sup>8</sup>

By 1905, the newly formed Inter-State Investment Company, like Chamberlin's CICO, devoted considerable startup to infrastructure. The firm acquired 8,000 platted lots plus 260 additional acres, Lake Como, the water system and the water plant at Lake Como.<sup>9</sup> The streetcar line was not mentioned under this umbrella; however, other references to its construction suggest that someone may have scrapped the old system and virtually built anew.

In the *Fort Worth Star* on January 13, 1906, Inter-State announced that construction [or, more likely, reconstruction] of the Arlington Heights streetcar line had commenced. The announcement served as a sales promotion message that convenient access to the western Heights would soon resume. This date marks the probable beginning of the streetcar route that served Lake Como Pavilion and army Camp Bowie—the trolley seen in many surviving photographs. After renovation of the line, the Arlington Heights streetcar once again cycled every forty minutes from downtown to Lake Como, from 7:20 a.m. until 10 p.m., and later on summer weekends.

## Population Growth

On the heels of the streetcar reconstruction came Handford's pre-opening announcement: "This property has cost us over \$150,000. The opening [sales] will be on or before July 15, 1906. At the opening the Inter-State Investment Co. will deed to three trustees [of the home owners] . . . the entire 645 lots."<sup>10</sup> This number implies only the "developed lots," or roughly about 300 home sites. Somehow or other, the Arlington Heights Land and Investment Company, which had been chartered in Colorado back in 1892, reappeared as the financial arm of Inter-State Investment and was the grantor of numerous properties into 1911. Although homeowners did not flock to Handford's Arlington Heights, comparatively more came than did during Chamberlin's time.

Entries in Fort Worth's City Directories of 1905 and 1910 provide the makings of the following quick sketch of the transition. In both years the entire Westside was served by RFD (Rural Free Delivery) Route Five.

In 1905: Postal carrier Dewitt Milburn Craig left his home in Brooklyn Heights before sunup, harnessed his horse and buggy, drove two miles to the Fort Worth Post Office and began his route of seventeen miles to serve seventy-five families, with about five houses per mile. No more than half these families lived in the traditional Arlington Heights community. Carrier Craig's first mile covered a number of houses along present-day West Seventh Street. His next four miles spanned the sparsely inhabited Heights, and the western stretch served farms in today's Ridglea and the Lake Como area. He probably returned home along a dirt road variously called Benbrook, Granbury, or Stove Foundry [now Vickery Boulevard]. Craig quit this job after two years and opened a Brooklyn Heights grocery store, one of the first two across the Clear Fork. There were still no grocers in Arlington Heights (another clue to population distribution).

In 1910: Route 5 became twenty-five miles long, serving 325 families, with about thirteen houses per mile—almost triple that of 1905. The route's length implies deliveries at least to Mary's Creek plus side circuits, no doubt made possible by the Model T Ford. Notables served included the Hackney families, Ortolani brothers and Fritz Gernsbach along today's West Seventh Street; Earl Baldrige, Stuart Harrison, Walter Kaye, Lillian B. Smith (not yet Mrs. Hovenkamp) and George A. Scaling on the Heights; John Overmeier and John P. Smith at their new grocery store near Lake Como; and Fred Axtell plus two Boaz families on the return trip.

Names conspicuously absent from the route were residents William Bryce, Andrew Byers, Robert Flournoy, Robert McCart and Marshall Sanguinet. All had downtown offices and apparently preferred the central Post Office rather than a carrier.

## Public Schools

Although still an unincorporated rural community, Arlington Heights had gained three governing entities by 1910: their own homeowners' association; their own Arlington Heights Independent School Board, created by their withdrawal from the Tarrant County rural school system in 1905<sup>11</sup>; and the Tarrant County Commissioners.

The original Arlington Heights Public School for youngsters was a one-room schoolhouse built circa 1896-97 at today's Pershing Avenue and Prevost Street. Growth had been slow up to this time. Even by 1902, Maggie Thornton received only \$374.57 for 157 days of teaching just sixteen boys and nine girls. The next year there were twenty-five boys and nineteen girls, requiring two teachers, but with a pay cut. Adele Bruner and Jesse Connell shared \$700 for the year. Not long after the school was built, it was expanded.

Enrollment slowly increased through 1905 to twenty-five boys and seventeen girls. Mollie G. Childers, a Benbrook resident, and Helen A. Beaumont split \$784.25 for teaching 154 days. The School Board of that year voted unanimously for an independent school district. Adele Bruner returned, boarding at the home of Charles F. LaMountain, a traveling salesman residing on "8th ave." [El Campo].

While Mollie Childers, joined by Nellie Billings, continued teaching at the original school, Arlington Heights secured land at what is now 5000 and 5100 Camp Bowie Boulevard. Construction began, and the new two-story Arlington Heights Public School for all grades opened September 13, 1909. School Superintendent Conger G. Hudson soon became a boarder in a house that today remains at "ns 8th ave btn 5th and 6th [4624 El Campo Avenue]."<sup>12</sup> The original "red brick schoolhouse" was sold as a residence and altered several times through the decades. The address is 5300 Pershing Avenue.

## Arlington Heights College

Resuming on higher education where Chamberlin had been forced to quit, Stanley Handford announced in 1906: "Ground has been secured and arrangements are being perfected for the immediate erection of a Young Ladies Boarding School." That August, the school acquired block 11 [4800 Geddes/Diaz avenues] in Chamberlin's Second Filing, and construction of Arlington Heights College began a year later. In January 1908 the school established a charter under auspices of the Sunday League of America.<sup>13</sup>

The 1910-11 *Bulletin of Arlington Heights College* included a photo of a three-story concrete block structure with veranda around south and

east sides of the first floor. Students were divided into "cottage families," one cottage appearing to the northwest on this treeless hillside. An eroded embankment and a hog wire fence stretched across the main building's northern view.

The president's message—from Reverend Edward Thomson and his wife, Ella—proclaimed that the college offered BA and BL degrees to "none except girls of the best families." Examples named were Josephine and Helen Axtell, Eula Mae Baldrige, E. Gladys Carb, Josephine Kaye, Edith and Gladys Scaling, Pauline Stripling and the O'Keefe girls: Alice, Gussie and Pattie. Windmill manufacturer Fred W. Axtell chaired the board of directors, which also included Robert W. Flournoy and several fathers from other parts of Texas. The advisory board, all women, was impressive: Mmes. W. D. Reynolds, Dan (Sicily) Waggoner, J. L. Johnson, C. A. O'Keefe, E. E. Baldrige, George A. Scaling, and Willard Burton.

By the time the *Bulletin* went to press, Arlington Heights College could finally paint a pretty picture in its instructions to arriving students. "Near the college is beautiful Lake Como with its elegant pavilion, its boats and launches, its wooded bank nestled in a picturesque valley. Ride to Lake Como, take the College car which carries you up the hill. When you reach Lake Como, have the conductor signal the College car and it will come to meet you."

## Subdivisions

As the Heights grew and its amenities multiplied, competition intensified among developers. Handford and Lloyd promoted the western and southern portions of Arlington Heights. Alfred Crebbin platted the Hill Crest and River Crest Additions. Andrew Byers and Robert McCart began their addition in the Hi Mount area, naming the north end of today's Belle Place "McCart Street." (That name was dropped after Fort Worth's annexation of Arlington Heights in 1922; however, McCart's name would be honored with one of the city's longest streets.) William J. Bailey, Fort Worth City Attorney, platted his addition north of West Seventh Street. Hi Mount Land Company opened the Bunting, Mattison and Rose Hill additions. Clarkson and Jock promoted Queensborough, just south of Hi Mount, as "Fort Worth's fashionable suburb."

Each new entity sought some unique identity. In Rose Hill, marble street name markers were set in the curbs of today's Dorothy Lane and Mattison and Clarke avenues. Literally cast in stone, they remained unchanged by the street renaming process, which happened to be headed by one street's namesake: Park Superintendent George C. Clarke.

## Interurbans

Electric light-rail lines connecting neighboring towns were as exciting to this generation as the streetcars had been to their parents, or the Tarantula plan railroad mainlines had been to their grandparents. Front-page news of the *Fort Worth Star* on October 7, 1907, prematurely boasted, "5 INTERURBANS, COUNT 'EM 5!" One of these should have been the Turner Interurban line to Mineral Wells, a promotion of the Fort Worth Board of Trade—at that time headed by Arlington Heights resident Stuart Harrison.

Queensborough developers acted fast. On October 25 in the *Star*, they touted their access to both the Arlington Heights streetcar line and the proposed interurban to its south.

This proposed interurban route progressed only as far as a construction camp just south of the Arlington Heights College. The campsite arose near Turner Sanitarium, "the big building in a clump of trees [5100 Lovell Avenue], visible from Lake Como when looking toward Fort Worth."<sup>14</sup> The line to Mineral Wells failed to proceed much farther.

The Turner line apparently ran headlong into a conflict with Fort Worth's plans for a water reservoir. Again front-page news in the *Star*, this time of October 27: the city's water commissioners announced their purchase of an "immense surface reservoir" on the Clear Fork sixteen miles west in Parker County. City fathers also announced that this reservoir stood in the path of the Turner Mineral Wells Interurban and that they were securing land before speculators could get it. Interurbans to Dallas and to Cleburne had considerably more success.

## Arlington Heights Country Club

Arlington Heights Country Club completed forty-eight warranty deeds and built on block D where Ye Arlington Inn had burned. The club claimed to offer Fort Worth's first tennis court, yet so had Ye Arlington Inn. It did provide Fort Worth's first golf course—the third one in Texas—although it had only nine holes and was far removed from the clubhouse. As Fort Worth's sole country club of the time, its 250 to 300 members represented the local "who's who." City dwellers often called it the "Country Club at Arlington Heights." In 1909 the name changed to Fort Worth Country Club, and the golf course was sold.

Guided by Morris E. Berney and David T. Bomar, the club "purchased 629 acres, '400 bottomland,' for the founding of River Crest Country Club." Their cost was \$125,000. Design of the golf course, directed by Arlington Heights resident Calvin H. Comer, took an entire year. The surrounding land was platted and creatively promoted. In May 1911 a

barbeque and golf tournament attended by 500 people kicked off the membership drive and property sale. "Average sealed bid sale was \$2-3000 per lot of large dimensions, raising \$80,000." A Craft-style clubhouse rose on the northern edge; it was later altered to a Colonial Revival style.<sup>15</sup>



Fort Worth Country Club

Circa 1911 postcard owned by the authors.

(Grombach-Fisans Co. Ltd. No. 330. Photo by Clogenson. Made in Germany.)

The old club house on block D was sold to Willard Burton as a home; razed and rebuilt as the O. P. Leonard home; replaced by the Highland Park Apartments; and then razed again. After years as a vacant hilltop, block D once again has fine homes upon it.

The sale of the country club not only led to mansion-building from Crestline Road north, but also heightened interest in Hi Mount. A new developer, Duff Purvis, got his start by purchase of 116 acres in Hi Mount from William Bailey. Purvis and Sam B. Cantey dealt the parcels to Buena Vista Land Company, and Purvis moved on as a primary developer of the Hill Crest subdivision.

Some developers found new territories. W. Clayton (or Craton) Guthrie, secretary-treasurer of William Bryce's several companies, formed the Trinity Heights Land Company. Soon after but still with Bryce, he founded the Fairmont Land Company and developed the Park Hill Addition, Kensington, University Place and Country Club Heights. Twenty

years later, Guthrie, King and Bailey would return to create the Monticello addition.

## Sanitariums

Medical facilities reached Arlington Heights during Handford's era, even before grocery stores or pharmacies did. These were sanitariums, however—strictly for neurology, addictions and mental disorders. Dr. Wilmer Lawson Allison, psychopathist [*sic*], founded the Arlington Heights Sanitarium in 1905 with Dr. John S. Turner as vice president and Dr. Bruce Allison as secretary-treasurer. Wilmer's wife, Mary, worked there. So did Bruce's wife, Edith B. King, who was a nurse. The sanitarium occupied a full square block: "14th av [5100 Lovell Avenue] btw 10th [Neville Street] and 11th [Merrick Street], 4 blocks ne Lake Como." When Texas Christian University returned to Fort Worth in 1910, Wilmer Allison shared time there as chair of neurology. He also served as a director of the Tarrant County Medical Association and petitioned for a state asylum.<sup>16</sup>

In 1906 Turner incorporated separately with other physicians from Terrell and Cleburne, Texas. Although Dr. Turner acquired an adjoining property from C. S. Mitchell in block 150 [5000 Lovell/Locke avenues], there is every indication that he and the Allisons worked together until Wilmer retired twenty years later, and Bruce and Edith assumed a private practice. Turner then took over, renaming it Turner Arlington Heights Sanitarium. According to Sanborn Maps, the sanitarium comprised at least twelve separate buildings occupying the entire block.<sup>17</sup> On the east stood a male dormitory with supporting buildings; a similar cluster for women stood to the west. Remnants of historic artifacts remain on an adjoining block, but the sanitarium site now holds twenty Minimalist houses surrounded by an aged curb. Where all those dozen sanitarium structures and their materials disappeared to in relatively recent time is one of Arlington Height's many mysteries.

A related mystery is the source of all those people it took to fill the sanitariums. By 1907, greater Fort Worth had doubled in population since the turn of the century to an estimated 68,137—and along with growth had come enough sophistication to scoff at the opium dens. Even a year earlier, in the March 16 *Fort Worth Record-Register*, opium was discounted as "just a habit, just like drinking whiskey." In those days of few real medical cures for any serious illness, little fault was found with any means to kill the pain: alcohol, heroin, opium, cocaine, morphine or narcotics by any name. Addiction had become so rampant that "Gold Cure Sanitariums" erupted all over America, ostensibly in the beginning to cure morphine-dependent Civil War veterans. The "Gold Cure," believed to have been daily dosages of belladonna and strychnine in a golden elixir, essentially

traded one addiction for another. It was not until 1914 that the Harrison Narcotics Act put an end to all narcotics, whether illegal or from the corner drug store. Lobbying by the medical profession, however, kept cannabis out of this law, leaving a future generation to deal with it as marijuana.

Arlington Heights gained a second sanitarium when Fort Worth University began pulling up stakes in 1914. Losing his teaching job on the medical school faculty, Dr. William C. Roundtree opened his own sanitarium at "sw cor 17th av. [Geddes Avenue] and 6th [Kenley Street]" (now a back corner of the Heights Condominiums). He was also a member of the City Sanitation Commission, and began specializing in drug, whiskey and tobacco addiction. His partners, Paul H. and Carlisle Roundtree, both resided at "ns Clarke ave, 2 w Dorothy, Hi Mount." All the Roundtrees seemed to disappear just before Prohibition arrived.

### **The Panic of 1907**

Luck treated J. S. Handford only slightly better than it did H. B. Chamberlin. Just two years into Handford's turn at Arlington Heights, the global Panic of 1907 struck. Also called the "Financial Crisis of 1907," this panic began in Italy after a short period of great prosperity. In America the "Knickerbocker Crisis," or "[Theodore] Roosevelt Panic," was driven by corporate over-capitalization, a shortage of capital stemming from the Russian-Japanese War, and under-subscribed railroad loans. Prices rose faster than wages. Accelerated demand for electrical services brought on copper shortages and market speculation. Ready money lay in short supply. Interest rates soared. Home loans were hard to come by. Throughout 1907 Arlington Heights Realty ads offered "Choice building lots in Arlington Heights on or near the car line; \$300 to \$500, \$10 down, \$10 per month. Apply to A. D. Lloyd."

From this one narrow window of time—the Panic of 1907—came a piece of the Arlington Heights Legend that few miss repeating: *One disillusioned speculator traded an Arlington Heights lot for a typewriter, another traded for a set of tires.*<sup>18</sup> Because the overall story tends to place dates only at 1890 or 1917, every event in between tends to tilt toward either Chamberlin or army Camp Bowie. In this case, the items for trade serve to identify a more specific time period. Since in Chamberlin's time a typewriter would have been relatively expensive and automobile tires meaningless, the trade offer must have been much later. By 1907, a decent typewriter and a set of basic passenger car tires from the *Sears, Roebuck Catalogue* were each worth about \$50, thereby establishing the distressed market value of an Arlington Heights lot once worth \$300.

Amid the panic, Fort Worth received news of a personal loss from the Chamberlin era. Thomas B. Burbridge—American Land and Investment's last Fort Worth manager, and a survivor of Chamberlin's disaster—had become vice president of the Fort Worth and Tarrant County Abstract Company and currently owned 1,800 Westside lots known as Elberon Terrace.<sup>19</sup> He was still employed with the abstract company but residing in Colorado when word arrived in the December 21, 1907, *Fort Worth Star*: "Mrs. T. B. Burbridge, who died in St. Luke's Hospital in Denver, lived in this city for many years, moving to Denver only a short time ago. She is survived by her husband and two daughters, Mrs. Walter Binyon and Mrs. Pattie Dwellie, both of whom are well known here." Within four years, Fort Worth's Burbridge Street was renamed South Adams.

### **The Flood of 1908**

As if the financial crisis lacked sufficient shock, a second punch clouded Handford and Arlington Heights in April 1908: the "Greatest Overflow of the Trinity in History . . . 200 homeless, Arlington Heights cut off."<sup>20</sup> The disaster, long and often promised by competing developers in every other direction from town, had struck. The Arlington Heights community, identified as "4 miles west of City," sat safe on a hilltop—safe like castaways marooned on an island running out of food.

Those living along what we now call West Seventh Street in Van Zandt's pastureland and the new city park were under water, along with the recently constructed Fort Worth Driving Track. Brooklyn Heights, possessing the only grocery stores west of the river, was isolated. Bridges were flooded. Boats sent from the city offered the only hope of escape or chance of supplies. Despite the United States Postal Service's faithful motto, mail did not get through until weeks afterward when a steamer arrived to deliver it down the Trinity River to Dallas.<sup>21</sup>

Suddenly, potential Arlington Heights homeowners had one more negative to consider. On the other hand, some African-American residents near the Trinity River bottoms saw the Heights as a haven.

### **The Tide Turns**

The flood receded, and money returned as ramifications of the panic subsided. According to the *Fort Worth Star* on January 8, 1908, the City claimed that this financial crisis had been "with far less disastrous results than in 1893." As *Dun's Annual Review* explained, "Insolvencies were not numerous in 1907, despite some increases in the last of 1909."<sup>22</sup> Most agreed that the panic turned around during that autumn. Apparently true, for Fort Worth soon had 345 new residences under construction,

valued at \$675,868. A. T. Byers built the Byers, or Palace, Theater downtown, putting the old Greenwall Opera and Vaudeville House out of business. William Bailey prepared to open his Greenwood and Ahavath Sholom Cemeteries on White Settlement Road.

In 1910, three years after the initial light-rail endeavor and the panic, the Fort Worth Board of Trade attempted again to raise \$125,000 in stock subscriptions for another Mineral Wells Interurban. This time the project was headed by J. S. Handford as president, assisted by third-generation rail builder Paul Hurley as secretary-treasurer.<sup>23</sup>

### **Enhancing Lake Como**

The year 1906 boomed for many. From fourteen horseless carriages just two years earlier, traffic had picked up: there were enough automobiles in town for George C. Colvin to build the Fort Worth Driving Track [on the KKK's old bonfire field, later the site of Montgomery Ward] for their owners' amusement. A resort of mass appeal at Lake Como was becoming critical to the success of Arlington Heights.

How Arlington Heights Realty forced Citizens Railway and Light Company into receivership and how Fort Worth's several small and troubled utility and streetcar companies folded into Fort Worth Light and Power Company is well explained in a work by Vance Gilmore.<sup>24</sup>

A sheriff's auction of July 1, 1911, profoundly affected Arlington Heights. A. J. Duncan, Jr., president of Fort Worth Light and Power, secured Lake Como and surrounding acreage with a single bid of \$10,000, and Northern Texas Traction Company then owned all the street railways. Duncan stated to reporters that he wanted the land to "protect his other interests" in the area. The news assured the public that "no disposition will be made of the buildings—no affect on the Arlington Heights Water Co." Not until February 1913 did Lake Como Land and Improvement manage to acquire portions of the acreage from Duncan.<sup>25</sup>

Soon after the 1911 auction, Arlington Heights Realty formed Lake Como Amusement Company to construct and manage an entertainment center. Three of the officers were Westside residents. Warren O. Allen, president, and J. H. Walk, secretary and manager, lived in Arlington Heights. Banker Benjamin O. Smith, treasurer, also served in the same capacity for numerous Fort Worth organizations and gained renown for his River Crest mansion. Vice presidents Andre J. Anderson of A. J. Anderson Electric Company, and Oscar R. Menefee of the Menefee Brothers Lumber Company, lived in the city.<sup>26</sup>

More than thirty years later, classmates of Arlington Heights High School published their research of the Heights with photographs in *Down Historic Trails*. Student Barbara Sanguinet, a pioneer descendent, painted

this vicarious word picture: "In the first decade of the twentieth century, Lake Como became the gayest amusement center in Fort Worth for pleasure seekers on Saturdays and Sundays. A merry-go-round, a Ferris wheel, rowboats on the lake, and a pavilion for dancing amused the crowds. At night, Lake Como was a fairyland of lights and music for courting swains as they rowed their ladies over the lake. We pay tribute, grandfather, to your youthful gayeties at Lake Como."<sup>27</sup>

### **Handford Changes Course**

All this progress during Handford's tenure charted the way toward a renaissance. Arlington Heights verged on acquiring other attractions and entering into its first golden age since the loss of Chamberlin and Ye Arlington Inn. Lake Como was just beginning to assume its place, and the last wave of pioneers was helping to make that happen.

However, rising competition from developers of other subdivisions, as well the coming of the army camp, surely led Handford back to Batesville. Nevertheless, his local presence would continue to be felt for more than a decade: he held certain parcels of Heights property until he was in his seventies—very likely until their value was returning. An astute businessman right up to the end, he purchased a presidential portion of the assets of the Batesville White Lime Company during his last ten years. James Stanley Handford died on May 2, 1936, at age eighty-two and is interred at Batesville's Oaklawn Cemetery.

## TWELVE

### The Last Pioneers

A look at the last wave of pioneers further undermines a virtual cornerstone of the Arlington Heights Legend: the consistent reference to *twenty Pioneers*, perplexing because of its inconsistency and lack of connection to any era or area. Being told that Marshall Sanguinet was the first Pioneer, around 1893, and Wallace Peak was the last in 1916, with only eighteen others in between, falsely implies a quarter of a century of stagnation. Further, only a few of those named were truly pioneers from Chamberlin's time, though they were extremely well known over an extended period. The others listed did not arrive until Handford's Arlington Heights.

As with the first two waves of pioneers, there were latter-day arrivals who were overlooked even though they fit legend's definition: they owned homes on the Heights before 1917. They owned, they built—and like their counterparts who were recognized, most of them built substantial houses.

It is impossible to state beyond question just which home-builders Handford personally attracted to the Heights between his arrival in 1905 and the opening of army Camp Bowie; however, his concerted sales activity, construction of the Lake Como facility, and reconstruction of utilities and the trolley had to have been a considerable influence.

#### Recognized Pioneers

Several families arriving during Handford's era were prominent enough to carry forward into history as members of the self-defined Arlington Heights "Pioneer Club" in 1935.<sup>1</sup>

Stuart Harrison, an attorney with Swayne and Barron, resided "1 blk n Lake Como" in the 5400 block of Locke Avenue until 1907, when he moved into McCart's old neighborhood at 1009 East Belknap Street in the city. Just three years later, he moved back to "sw cor 13th [Hervie Street] and 9th ave. [5401 Pershing]" upon becoming secretary-treasurer of the Texas Shorthorn Breeders Association.

Charles S. Mattison—dentist, school board member and eventual developer in the Hi Mount Addition—lived with Cora in the "1 blk n Lake Como" cluster. Later addressed as 5317 West Rosedale, the home was eventually excavated by Interstate Highway 30.

Architect Howard Messer still resided at "west end 8th ave" [El Campo] in 1907, but soon left it for England just as Arthur and Mattie Messer had left 5220 Locke Avenue seven years earlier.

Lilly (or Lillie) Burgess of Spring Palace mention became Lilly B. Smith and appeared in Arlington Heights about 1905, residing at "ss 5th ave. [Bryce], btn 8th st. [Eldridge] and 9th st. [Penticost]." Now addressed 4911 Bryce Avenue, this house is thought to have been constructed in 1893, well before her ownership.<sup>2</sup> In 1910 she lived there as the widow of William H. Smith, owner of Fort Worth's Senate Saloon. Before World War I began, she married Mark Hovenkamp, a Tarrant County official; she apparently moved to his farm during army Camp Bowie days and then returned. Lilly had acquired block 35 in her own name from the ALICo sell-off in 1905. That property now holds the Westridge commercial strip. In her elder years she occupied the Arthur Messer home [5220 Locke Avenue] after subsequent owners, the Flournoys and then the McKinleys, had left it. Throughout her life, Lilly Burgess Smith Hovenkamp seemed to have attracted press notice simply by her presence.

Well-known architect Carl G. Staats appears on every "Pioneer" list although not arriving in Fort Worth until 1898. Staats had first apprenticed with James Riely Gordon in San Antonio in 1891.<sup>3</sup> In 1898 he joined Marshall Sanguinet in Fort Worth as a draftsman and, the next year, began buying lots in block 81 [5600 Pershing/El Campo] with Phillip DeVitt. Staats' first wife, Mollie Kline of San Antonio, died in 1904. By 1906, he had married Mary Jacox of Temple, Texas; she was the mother of their seven children.<sup>4</sup> This is when he and Mary built a large, two-story "foursquare" style house on the east end of Sanguinet's block at 4701 Collinwood Avenue. Both of the partners' homes were surrounded by the same concrete pylon and iron pipe fence with nothing but lawn between them. A member of the River Crest Country Club, the Fort Worth Club, the Knights of Columbus, and the American Institute of Architects, Staats suddenly found his livelihood diminished by tuberculosis, allegedly related to a 1902 accident.

Mrs. H. A. Judd was a "courtesy member" because she had moved back to the city. She and her husband appear to have been among the shortest-term Heights residents. Homer A. Judd rose from cashier to general manager of the Fort Worth Packing and Provision Company between 1897 and 1907; he then joined the Ben E. Keith Company and subsequently worked with several realtors, developers and insurance agencies. Judd listed at least six different addresses in Fort Worth City Directories throughout twenty-five years. Their listing at "ss 5th ave. [Bryce] between 8th [Eldridge Street] and 9th [Penticost Street]" appeared in 1913. At that time, in addition to his position at Keith, Judd was president

of the Fort Worth Chamber of Commerce and secretary of the John C. Ryan Land Company.<sup>5</sup>

Wallace Peak, deceased by 1926, was related to and employed by Howard W. Peak, who had been an early settler and a Monticello developer. If Wallace and his wife Eugenia ever held an Arlington Heights address, it was short-lived or not listed. In 1916 their household on Seventh Avenue in the city included Khleber Peak—a relative with Major Van Zandt's unusual first name.<sup>6</sup>

Inclusion of the Peaks suggests that early residents in Van Zandt's subdivision could also have been considered pioneers. That area [around today's West Seventh Street and University Drive] was a reasonably well-populated community before army Camp Bowie arrived. It included some notable yet unmentioned families. Among them were several Van Zandts and the Hackneys.

### Overlooked Pioneers

Other Heights residents during this era between 1905 and 1917 were either not invited to the Pioneer Club or not remembered when the list-making began. In some cases, these overlooked pioneers were equally prominent or more so, and remained even longer than those who were included.

Attorney Frank O. Barron and his wife Minnie came to Fort Worth from Vermont in 1890. Upon arrival he joined A. W. Caswell, also from Vermont, in real estate development, and worked primarily outside Arlington Heights. He and Minnie lived on the Heights only a short time. Minnie was widowed by 1906 and returned to their prior home at 912 West Fifth Street in the city.

Chalmers W. Hutchison, publisher of the *Fort Worth Record*, lived at "nw cor Alta [Crestline Road] and 10th [Neville Street]." Leonard O. Williams, secretary-treasurer of the "FW & RG & SL SF & T Railroad," better known simply as the "Frisco line," resided with Edna at "nw cor 7th ave 13th st.," later addressed as 5336 Collinwood Avenue. J. Thomas Wurtsbaugh, president of the Hooper-Wurtsbaugh Lumber Company, resided until about 1913 at what became 5001 Byers Avenue.<sup>7</sup>

James T. Taylor—born in 1870 at Epsom, England, and educated in English schools before coming to America—was living on the Heights by 1914. No new arrival, he had been here in ample time to make his mark and be included in *Makers of Fort Worth*, published by the Fort Worth Newspaper Artists' Association that year. Their biography of Taylor is peppered with a litany of his social clubs and interests, from "automobiling" to flowers. After noting that he "is expending large sums in importing plants for his Arlington Heights home," the writer got down to business: "Mr. Taylor established the first Portland Cement factory in Dallas,

an institution that now employs 2,500 men. He also established the sash and door factory in Fort Worth, the most modern plant of the sort west of the Mississippi . . . [and] was head of the company which secured the contract for building the system of cardinal roads leading into Fort Worth." James Taylor should have been difficult to miss.

George E. Montgomery, president of the Arlington Heights Land and Development Company and a key player in the Heights' renaissance, was an early owner of a home at "sw cor 6th av. [Byers] and Park [Merrick Street]" near Arlington Heights Country Club.

George W. Scaling, a manager with Armour and Company, is well remembered for his house still remaining at 5424 Collinwood Avenue. George A. Scaling, also overlooked, was equally prominent; a rancher, livestock dealer and 1910 school board member, he lived with Laura Wilson Scaling and their seven children at 5332 Byers Avenue.

Frank H. Sparrow—born in Wolverhampton, England, in 1853—founded the Reliable Steam Laundry in Weatherford, Texas, before coming to Fort Worth. He was one of the Fort Worth Country Club founders and became its first secretary, with Morris E. Berney as president. Frank and Julia Daniel Sparrow resided at "nw 8th ave [El Campo] btn 13th [Hervie Street] and 14th [Bourine Street]," addressed after annexation as 3201 Fifth Avenue, and later called 5101 Bryce Avenue.<sup>8</sup>

James W. Swayne was certainly prominent, both locally and throughout Texas; however, his residency in Arlington Heights, in 1905, may have been too brief to earn a place on the list. Born in 1855 at Lexington, Kentucky, he was orphaned, but reared by grandparents, and educated at Kentucky Military College and Lebanon Law School. After passing the bar, he came to Fort Worth in 1877. Swayne quickly developed connections, first through Chapman and Swayne, Attorneys, and then through real estate in the Daggett Addition with John P. King—the candy King, a resident at 4926 Crestline Road. He was also dealt in insurance; Swayne Brothers and Crane covered the Spring Palace fire for \$15,000. He partnered in a new law firm with two other Arlington Heights Pioneers: Frank Barron and Stuart Harrison. He also partnered with Andrew Byers to acquire more than forty acres of Arlington Heights following Chamberlin's crash. Immediately after Spindletop, Swayne became president of the Fort Worth Oil Company and the Hub Oil and Development Company,<sup>9</sup> and then joined a Texas governor in the Hogg-Swayne (oil) Syndicate. He eventually became a judge and state senator. His wife was one of the founders of the Fort Worth Art Museum in 1909. A street in Fort Worth's Riverside area was awarded the Swayne name.

John Tarlton began his legal profession as deputy clerk of the Court of Civil Appeals but largely made a career with B. D. Tarlton of Austin, Texas, in the Guaranty Abstract and Title Company. In 1905 he acquired

block 46 plus other Arlington Heights parcels, and he resided with his wife, Elizabeth, at 4737 Byers Avenue for many years. A substantial number of home sites sold in the post-Camp Bowie days came from him, as did the land of Arlington Heights Christian Church and properties in the Como district. Wright-Tarlton Park, now occupying the family home site, was a gift from Terese Tarlton Hershey, who named it for both her parents.

Frank Zolichowski and Eugene Hecht owned the Germania House Saloon, downtown at 1500 Houston Street. Frank served as treasurer of the Sons of Hermann, a German fraternal society that maintained Fort Worth's premier city park. Fort Worth's population at the time was twenty-five percent Germanic. Frank and Martha lived above the saloon until 1907, even while starting their family. During that year, and by then named Zeloski, the couple bought a hilltop farm on Arlington Heights Boulevard at Belle Place. The family grew to include Flora, Frances, Frank, Margaret, Martha V., Mary L. (a teacher at Peter Smith School), Rosa (a lawyer), and William S.<sup>10</sup> Widowed by 1926, Martha began residential development of the farm and construction of two commercial strips on the renamed boulevard.<sup>11</sup> The family home site at 3859 became Bowie Theater during World War II and was later remodeled into a bank building, where an oil painting of the Zeloski farm adorned an interior wall.

### **River Crest and Later**

The River Crest development—not included in the Arlington Heights Pioneers clique—had its own pioneers, appearing soon after the country club promotion in 1911. Several remain well known, primarily for the homes they built: Morris Berney [1101 Broad Street], David T. Bomar [1220 Broad Street], and developer John W. Broad, who appears to have lived more of his life at the Worth Hotel and at 1417 South Adams Street in the city. Henry W. Williams, a physician and wholesale drug distributor, built one of the largest and most classic of the Crestline mansions. Many of these homes exist and are well documented.<sup>12</sup>

Earl E. Baldrige, who made his fortune in the oil boom following Spindletop, was the builder of a true mansion on Crestline Road around 1913. Yet little appeared about his earlier life "1 mi. w Stove Foundry" [now Vickery Boulevard] when he was president of Godair-Crowley Commercial Company, or about his large, rubble-stone home at 4801 Arlington Heights Boulevard.

In January 1916 Benjamin O. Smith, a banker-capitalist, sold his "magnificent residence at Arlington Heights" [4910 Crestline Road] to Tom L. Burnett for \$50,000.<sup>13</sup> Smith's name ceased to appear in publications shortly thereafter. He, too, had previously lived at 4801 Arlington Heights

Boulevard—in a house that was acquired by attorney Brooks Thompson in 1919 and gained fame in 1929 when it became the first Lena Pope Home.

### Closing the List

Pioneer eligibility closed in 1917 just as army Camp Bowie began. Six additional late-arrivals were documented during the final four years. J. Marion Chandler at 5128 Birchman Avenue was with the Frisco Railroad Lines. Delbert O. Modlin at 1708 Tremont Avenue was a realtor. Peter Jenkins of the Stripling-Jenkins Manufacturing Company built a two-story Mission-style home at 4630 Collinwood Avenue. Robert C. Peden, an attorney and Justice of the Peace, resided at 1316 Belle Place. John T. Montgomery, a long-time Tarrant County official, had an \$8,000 home custom-built on Clarke Avenue for his residence.<sup>14</sup> Winfield S. Tipton, listed as an Arlington Heights resident on the 1910 U.S. Census, built the family's home at 3800 Mattison Avenue in 1915; the triangular Tipton Place Addition became the tip of a civilian enclave cutting into the soon-to-arrive army Camp Bowie.<sup>15</sup> Joe E. Willis, president of the Fidelity Trust Company, lived at 1207 Hillcrest Street adjoining four neighbors, indicating there were a few more unknowns before the army came. None were named by the Pioneer Club.

A majority of men bearing the Pioneer names were deceased by 1935, so we can presume that the Pioneers had become a ladies' social club. Certainly, nothing restricted the list to living members. In fact, the Heights' original founding father, its largest landowner and administrator, its donor of the army's largest parcel—Robert McCart Senior—had died in November 1933, two years before the featured Pioneers article. Fannie McCart, however, survived him for nearly another decade.<sup>16</sup>

Although not qualifying for Pioneer status, Sicily Ann Halsell Waggoner was deeply involved with Arlington Heights. When Dan Waggoner's wife, Nancy, died in 1852, he was left with an infant son, William Thomas Waggoner. Seven years later, Dan married Sicily Halsell, age 16, who lived on his massive Wise County ranch. She adopted Tom and, much later, moved into the \$50,000 Victorian mansion that Dan built near Decatur. When Dan died in 1902, leaving the ranch to Tom, Sicily came to Fort Worth where Tom was building a mansion called Thistle Hill as a wedding present for his daughter, Electra.<sup>17</sup> Sicily moved in nearby at "ne cor Summit and El Paso," became a member of the 1910 Arlington Heights School Board, and the following year joined the Arlington Heights College advisory board. Her family's name remains on buildings and numerous educational structures today.

## THIRTEEN

### Como and Its Lakes

Lake Como had two separate lives: one before Handford and the other because of him, for he delivered the pavilion. Before Handford, the lake offered little more than a place to rent rowboats and fishing tackle, all of which Stanley Forbes still provided around 1907. Most of the lake's stories begin in Handford's time with Lake Como Amusement Company's second incorporation.

#### Lake Como Amusement Company

There had even been two separate Lake Como Amusement Companies. The first incorporated in 1897 under Andre J. Anderson, manager of the A. J. Anderson Electric Company, and Oscar R. Menefee of the L. B. Menefee (lumber) Company. The second corporation of 1907 embarked under Arlington Heights residents Warren O. Allen, president, and J. H. Walk, secretary and manager. Anderson and Menefee continued as officers. Ben O. Smith became treasurer, probably to protect his bank's interest.<sup>1</sup>

"Beautiful Arlington Heights" publications by Arlington Heights Realty in 1906 told the public: "A magnificent Pavilion is being erected at Lake Como, Arlington Heights . . . extends well out into the Lake, and beneath the pavilion will be the boathouse, on the first floor will be a summer theater and ballroom. The second and third floors will be devoted to first-class restaurants, parlor, etc. Galleries encircle the entire building."<sup>2</sup> A "figure eight," also promised, appeared in later photographs as a roller coaster north of the pavilion.

Festivities kicked off in June at the still-unembellished Lake Como. Notable was the Fish Bake, a "major social event with food, band and dancing."<sup>3</sup> June also produced the party of legend: *A Night in Venice*. Essentially a neighborhood gathering, this festival highlighted several rowboats decorated to a theme by Arlington Heights girls. "Miss Imogene Sanguinet, whose boat was awarded first prize, had the craft done in Spanish style, in orange, purple and pink."<sup>4</sup> Other boats were by Nancy Sanguinet, Belle and Virginia Bunting, Gladys Sparrow, Mable Ryan, and Page Pleasant. A dance followed—quite likely at the boathouse. That special night, marred by Nancy Flournoy's recent death, included a boat decorated and entered in her name by the other girls.

The following summer, events at the lake grew more elaborate, as described in verbal history. "There was that scene of revelry, Lake Como, situated far outside the city. The Arions [a local singing group] presented there in June 1907."<sup>5</sup> In August, Fort Worth announced a contest for the Labor Day Queen, to be selected by the City's stenographers. The prize was unique. "Labor Day Queen to be Presented with Hansom [*sic*] Residence to be erected at cost of \$1,500 at Lake Como and furnished complete . . . lot donated by the Arlington Heights Realty Co. . . . within two blocks of the car line . . . directly overlooking the lake and park below."<sup>6</sup> No address or any deed transfer appeared; however, a small, extremely modern-looking arcaded structure—like a miniature Amon Carter Museum—did indeed arise all alone above the western shore between the boathouse and dam.<sup>7</sup> By 1918, the army's map of Camp Bowie showed three structures, each with a small outhouse, in this slight expanse of a short city block.

Handford and Lloyd made little mention of Chamberlin's lower Lake Garda; however, it was part of the Heights and secured an address of its own in the City Directory: "9th st. [Penticost Street] to Park av. [Merrick Street], btn. 18th [Diaz Avenue] and 22nd [Bonnell Avenue]." Garda's shaded stone-bottomed shallows—surrounded by trees noticeably more mature and dense than the saplings at Lake Como—and its layered, flat stone banks set the stage for idyllic scenes. Photos of Lake Garda from about 1916 reveal its rock shelves, shallow enough for men with trousers rolled, and young women with ankle-length dresses pulled up to their knees, to walk in its water.<sup>8</sup> Today, it is a wild sanctuary of trees and silted marsh in a valley below Lake Como's dam.

The fact that John L. Overmier and John P. Smith established the Lake Como Grocery on "Lake ave. 1 bl. w of pavilion" indicates some degree of increasing summer business. Even beyond this seasonal surge, the neighborhood itself apparently presented a steady, year-around market. Gatherings at the lake, such as the Brotherhood of Railroad Trainmen conference in 1908, should have provided hefty consumers.<sup>9</sup>

### **Lake Como Pavilion**

We might presume that the pavilion, as well as the boardwalk and amusement park across the lake, progressed through some degree of construction during their promotion. Yet, even four years after the 1906 announcement, little had changed. A photo of the W. C. Stripling Company picnic, taken on a summer Thursday evening and dated 1910, shows men in suits and ties, and a few also with straw sailor hats. Their ladies appear in shirtwaists and ankle-length skirts. Several girls and boys stand stiffly dressed like small adults but with shorter skirts and pants. All are

gathered near the lake's tilting west bank. The boathouse, clearly labeled "Lake Como Bathing Beach," sits to their south, and a small building appears across the lake, but no other structures are in sight.<sup>10</sup>



PUBLIC DOMAIN: CREDITED IN NOTE 10



PUBLIC DOMAIN: CREDITED IN NOTE 10

Two views of Lake Como "circa 1910." Which is correct?

Through much of 1912, lack of easy access to the city penalized Lake Como's new lessee, the Fort Worth Amusement Company, officed at "n end 14th" [Bourine Street]. The local press explained: "Owing to the construction of the new West 7th Street Bridge, still progressing from the previous year, Lake Como was open, but no special arrangements were made or no special attractions offered, but this year [1913], with the bridge completed, the park will be opened in all its former glory."<sup>11</sup> The "new" bridge was very likely a replacement due to 1908 flood damage.

Although there were several earlier references to the "pavilion," one of the first Lake Como photographs to show it is dated 1913. Depicted are a trolley turnaround to the east of the lake; a boardwalk that crosses the lake and has its own gazebo at the mid-point; the grand pavilion on the west bank, with stairs leading down to the boathouse and ramp; the amusement grounds with "figure eight" to the north; and another gazebo or pavilion farther uphill in the background.<sup>12</sup> That same summer, Fort Worth's citizens received an open invitation to Lake Como for the "Thrilling Balloon Race," as Mlle. Aerida challenged Aviator Wilson for the Altitude Championship.

Ever-growing morality, anti-saloon and prohibition movements were pressing themselves upon all forms of entertainment. Ragtime and related dances were particular targets since "suggestive lyrics" were being added to the tunes. Fort Worth Amusement prudently promised that "the management will arrange to keep all the dances, especially some of the steps that have recently come into popular favor, well regulated and will permit no dances whatsoever that are classed as indecent."<sup>13</sup>

Two months later, Lake Como opened its 1914 season with a bang. "A crowd estimated at 1,500 to 2,000 persons attended the initial performance of the Fort Worth Symphony orchestra at beautiful Lake Como Sunday afternoon and [enjoyed] the various other attractions provided by the management of the pleasure resort."<sup>14</sup> Summer band concerts for the public had been around since the Gay 90s, but an open-air symphonic performance must have been quite innovative for the time. Imagine 2,000 people seated around Lake Como—and try to envision that same number boarding streetcars for home.

As usual, a success at Arlington Heights stirred up competition from elsewhere. This time, Sam Rosen's White City on Northside soon offered similar attractions. Lake Erie at Handley, newly linked to Lake Como by the "Nine mile belt street railway," grew quickly into a full-service resort. But none could fully withstand the new competitor: the City of Fort Worth, progenitor of Lake Worth.

Continuing failure of Fort Worth's artesian water supply forced the development of an additional water source, like the earlier reservoir in

Parker County. Impounding Lake Worth in 1916 not only solved the water problem but also spurred resort development on a grand scale, all lavishly promoted by the City itself. A pavilion near the Jacksboro Bridge came first, followed by an amusement park and casino, and topped off by a bathing beach that opened in June 1917. Suddenly, Lake Worth was far more appealing than any of the others. Attractions continued to amass: party boat tours, the Evinrude Inn, and the Shriner's oriental temple at Mosque Point.

The demise of Lake Como Pavilion and its park dredge up various additions to its legend. Some say that *a 1916 fire all but wiped out [the Lake Como Pavilion when] the Fort Worth Casino at Lake Worth opened in 1916*. This could imply arson, but, if so, that story smoldered quietly in the pressroom. A later writer stated it suffered from declining revenue and faded away in the 1930s.<sup>15</sup>

A journalist closer to the Pavilion, both in time and in feeling, offered a different explanation. His account indicates that the pavilion's heyday may have existed only between about 1911 and 1917, ended by the arrival of army Camp Bowie. On May 7, 1924, this self-titled "Old Timer" wrote his story for the *Fort Worth Press*. Filled with soul, it deserves full presentation:

Lake Como, She Ain't What She Used To Be. It's a sad trip to stroll around Lake Como these days. Memories of blazing light, a pavilion redolent with the fragrance of a hundred different perfumes a-vibrating with the ecstasies of ragtime music. In its big white pavilion, nightly dances were held in the tune of the town's crack ragtime orchestra. Jazz was an uncoined word then. But ragtime was just as whizzy as your 'Sobbin Blues,' your 'Oh Sister, Ain't That Hot.' The Citizen's Electric Company ran a streetcar right out to Lake Como's door. A car every hour. Fare a nickel. What more could a body want? Business was good. Long before dusk girls in fresh white dresses and boys in white pants and red striped neckties caught the old Citizen's cars and bowled out to Lake Como. Look at Lake Como now. An old timer flivvered out yesterday. He hadn't seen the resort since it dismissed its ragtime orchestra and padlocked its doors back before the war, its business smashed by the automobile, Lake Worth and Gloria Swanson. [The] bridge was rotten and worm eaten, a portion fallen away. The pavilion [that the Old Timer saw] was a gray, dilapidated structure . . . The scores of windows, once polished and curtained, he saw paneless, drilled, cracked as tho a dozen machine guns had used it for target practice . . .

the lofty columns, Roman style, now naked and gray, some, like the ruins of Acropolis, had fallen from under the porch and rotted in the weeds. It was a building futuristic and repugnantly unreal. A house such as one would see after six drinks of Gordon's Gin or a few shots of Johnny Walker with a cordial chaser. [The Old Timer said], "This building is like life. We laugh through a glorious glittering youth, then comes age, deterioration, and physical decadence. Let's go back to the flivver—and let's make it snappy."<sup>16</sup>

Of little concern to Lake Como's revelers, another enterprise was raising itself within blocks to the west.

### Como Community

Legend says that Como—the Como district of Arlington Heights—*was founded for railroad workers and domestic servants of Arlington Heights, Ridglea and Westover Hills*. Once again, timing is a problem. Even by 1906, when people began moving into Como, the Heights held fewer than a hundred homes and, according to City Directories, most domestic servants were still live-ins. Although some early Como residents were no doubt railroad and domestic workers, there is an equal or greater possibility that Como of the pre-Camp Bowie era was founded, and grew, as a center of higher learning.

Como's early development began on Farnsworth Avenue near Prevost and Hervie Streets. The pivotal year was 1909, although Arlington Heights Realty had made a few sales in the area as early as 1907. William H. Wilburn, publisher of the *Lake Como Weekly* reported that, about 1909, "A group of Baptist ministers started the old I&M [Fort Worth Industrial and Mechanical] College on the land south of Humbert St. in the 5300 block to the 5500 block extending south to Helmick." Those ministers were Rev. L. M. Johnson, Rev. L. K. Williams, Mr. Boone and Rev. Scott.<sup>17</sup> Although no deed transfer appears in the school's name, at least six residents of predominantly African-American neighborhoods in Fort Worth were buying land in those three blocks from Arlington Heights Realty.<sup>18</sup>

Fort Worth Industrial and Mechanical College (I&M) appeared in the 1909 Fort Worth City Directory and was listed at "ns 28th ave [Farnsworth] btn. 12th [Prevost Street] and 13th [Hervie Street]." While its founding date was given as 1881, the original location of the college was not identified. Trustees were Rev. F. L. Lights of Houston, chairman; M. M. Rogers of LaGrange; and Major J. Johnson, secretary and president of the faculty. Faculty members included Lorenzo M. Johnson (mathematics, English and mental science), Roy H. Newhouse (science, Latin and

Greek), Tecumseh V. Morris (music), Leroy K. Williams (theology), Mary V. Davis (dressmaking and intermediate), and Matron Jennie E. Givens (spelling, writing and geography).<sup>19</sup> Other than dressmaking—also required at Texas Women's College, which was chartered in that same year—the curriculum was slanted less to industrial and mechanical than to the liberal arts.

I&M still appeared in the 1916 City Directory, and had progressively added staff. Among those mentioned were George B. Strother, an instructor; Virginia E. Lewis, a cook; and Marietta Wilkinson, a nurse. The Reverend Williams, listed also as pastor of Mt. Gilead Baptist Church, lived at 1217 East Tenth Street in the city and was the only faculty member with a separate residence address. As at Arlington Heights College and Fort Worth University, faculty and staff of the time apparently often lived on campus. Although I&M did not appear in the 1918 Directory, it survived up to army Camp Bowie time and then moved to Houston.<sup>20</sup>

A poorly documented reference indicates the first Como elementary school opened in the fall of 1914 with Mrs. Lucinda Baker teaching eleven pupils. In his *Lake Como Weekly*, publisher Wilburn suggested that classes were held in an abandoned building of I&M College. More likely, however, that abandonment occurred two or three years later. The Como school may have been independent of the Arlington Heights School system. It may have been a private school, possibly connected to I&M since the college operated an "Intermediate" department—possibly similar to the "Academy" of Fort Worth University. The eleven students give a clue to the number of Como pioneers and may have included children of soon-departing faculty members. This would account for the school's brief disappearance until it reemerged as part of the Arlington Heights Public School system shortly after army Camp Bowie closed.

Two other timely influences could logically have given rise to Como. One might have been floods, the one of 1908 followed so quickly by another in 1914. Homes in the Trinity River flood plain were almost totally destroyed, and the occupants were predominantly African-American. Certainly the heights of Como would have been an appealing place to relocate, especially since Arlington Heights Realty had evidenced a willingness to sell to them. The other influence was perhaps more threatening: the resurgence of the KKK.

### **Knights of the Ku Klux Klan**

The Ku Klux Klan (KKK) resurrected itself at Stone Mountain, Georgia, in 1915 after two decades of obscurity. Also that year, D. W. Griffith's silent film *The Birth of a Nation* came to the nation's movie screens. Quickly

becoming controversial for its cavalier treatment of war and racial injustice, and its glorification of Klan, the film may have been an impetus for the Klan's resurrection, or perhaps it was simply a coincidence. That many urban African-Americans nationwide began their exodus to remote communities like Como seems more than coincidental.

The new Klan identified itself as an organization of Christian values, and expressed its hostility toward anyone not white, native-born and Protestant. By 1921, thriving on patriotism and religion, the Klan rapidly grew into one of America's most powerful political organizations. Fort Worth's Klan built a large meeting hall (later the Ellis Pecan plant) on North Main Street. Crusading "anti-modernism" and anti-Catholic moralist J. Frank Norris, pastor of Fort Worth's First Baptist Church, openly proclaimed his affiliation. KKK Women's Auxiliaries held meetings at his downtown church and published their schedules in local newspapers.<sup>21</sup> Crimes by the Klan's leaders in Indiana during the 1930s eventually crushed it as a political powerhouse.

### **Suburban Push and Pull**

Major life decisions such as uprooting one's hearth and home are usually motivated by a combination of push (repellence) and pull (attraction). Just as Fort Worth's upper-middle-class whites had begun their escape to the suburbs from any proximity to Hell's Half Acre and expanding industry, African-Americans were seeking a sanctuary of their own. Motivation to leave the central city might have been their push. The pull could certainly have been safe haven from floodwaters and safety by being "out of sight and out of mind." That Fort Worth was still lynching people during the previous year lent more urgency to move. While nearness to jobs as railroad and domestic workers certainly may have factored the equation, this more likely proved to be a fringe benefit in subsequent years.

At the time Como formed, Fort Worth's downtown shakers and movers were hustling for an army camp somewhere, anywhere near the city. Sheer chance would bring it to Arlington Heights and stretch it out to Lake Como. The absence of young men gone off to war and the barrier of this army base hastened the doom of both Lake Como's Pavilion and Fort Worth I&M College. They, together, were the sacrifice for this turning-point of the Heights.

### Lake Como Today



North of the dam.

ATKINSON-WOOD 2010

### Lake Garda Today



South of the dam.

ATKINSON-WOOD 2010

### Where the Arlington Heights Water Plant Once Stood



The site lies directly in the distance.

ATKINSON-WOOD 2010



Note water standing over the sunken site.

ATKINSON-WOOD 2010

## FOURTEEN

### Prelude to Camp Bowie

Europe's war began in August 1914, three years before America's active entry. Continually changing names throughout its duration, the "European War" evolved into the "Great War," and became the "World War" after involvement by Japan and the United States. On the home front, Scottish-born William Bryce headed the British Widow and Orphan's Relief Fund in Fort Worth,<sup>1</sup> and the Heights would receive a U.S. Army Camp—but legend's scenario about the coming of that camp missed more than half the action.

#### College Shakeout

Fort Worth faced a major upheaval in higher education as this war approached, and the shakeout squelched any remaining hopes for a campus on the Heights. By 1914, Fort Worth University (FWU) departed. Arlington Heights College closed. Texas Christian University and the Southwestern Baptist Theological Seminary each arrived from Waco, delivering new draws to Southside developers. Another promised newcomer failed to show, and Fort Worth Industrial and Mechanical College (I&M) had only about three years left in Como.

FWU, established in 1881 as Texas Wesleyan College, was the first to topple. Its departure commenced as far back as May 1911. The causes are not clear, for FWU was a highly diverse and successful school of liberal arts, law, and medicine, plus a preparatory academy. Even its football team, one of the first in Texas, achieved championship status. The main campus stood on Cannon Street, site of today's Trimble Tech High School. The Medical Department, located downtown, provided Fort Worth's first public health service. FWU's founder, Reverend A. A. Johnson, also pastored Saint Paul's Methodist Episcopal Church. The faculty boasted some of the most prominent lawyers and physicians in town.

One world-class jewel in the FWU faculty crown shown brightly: Christiana McLean (later Bullock). An art teacher born in 1853 near Glasgow, Scotland, Christiana had studied with Lee Green at the Royal Glasgow Institute of the Fine Arts. On her way to Fort Worth, she had taught in Cape Town, South Africa, and attended the Chicago Art Institute. In 1910 she inspired the Wednesday Club not only to bring public art to Fort Worth but also to purchase "Mauna Point" by Paul Daugherty as

its first acquisition. With Mrs. M. P. Bewley, she organized the Fort Worth Art Association. Exhibits soon appeared in the Fort Worth Public Library.

After FWU left Fort Worth, it reemerged as Epworth University in Guthrie, Oklahoma, and eventually became Oklahoma City University.<sup>2</sup> Fort Worth public schools acquired the abandoned FWU campus on Cannon Street. Construction of a new building for Fort Worth High School commenced in 1917 on the old university grounds. R. L. Paschal, principal of Fort Worth High, sat on the committee of educators who pondered the school's new name.<sup>3</sup> The "red seal stones" from FWU's original building would very likely find new homes in Arlington Heights during the next decade.

Christiana McLean moved on from the departed FWU and taught briefly at Arlington Heights College until it, too, folded.<sup>4</sup> As the college was closing, the Church of Christ in 1913 bid to assume the property as Southland University. The church offered \$70,000 if Fort Worth citizens would raise the additional \$30,000 needed.<sup>5</sup> Some progress must have been made, for exactly one year later the church announced: "Southland University, to be built by the Church of Christ members of Texas, will be opened in September 1914. The school will open in the old Arlington Heights college building, which will be used until the new one is complete."<sup>6</sup> In 1917 the main building may have housed Camp Bowie base hospital staff.

Southland University failed to show up in Arlington Heights. Founded as John B. Denton College in Denton, Texas, it evolved into Southwestern Christian College, and closed in 1909. It reopened as Clebarro College in Cleburne, Texas.

Polytechnic College, founded by the Methodist Episcopal Church (South) in 1890 on the east side of Fort Worth, had been on a successful path during its first twenty years. In 1905 the college was even expanding: a bumper crop of 462 students required construction of the new G. W. Owens dining hall.<sup>7</sup> Poly expected to be named the Methodist "flagship" university for Texas. But, in 1910, the unexpected happened. The Southern Methodist Conference founded Southern Methodist University in Dallas to assume that honor. Polytechnic's role then changed, and the school was renamed Texas Women's College by 1914. This new competition for young women surely contributed to the coinciding failure of Arlington Heights College.<sup>8</sup>

About the time the Southern Methodists were altering Polytechnic, the administration building of Texas Christian University (TCU), at that time in Waco, went up in flames. The March 1910 fire prompted TCU's decision to return to Fort Worth, where the school had been founded as Ad-Ran College in 1874. Why citizens of Fort Worth contributed financially to the relocation of TCU at the expense of FWU remains unclear. It is clear,

however, that the generous support of Fairmount Land Company enticed a university into their area to the detriment of Arlington Heights.

By 1916, TCU had erected six major buildings, acquired a considerable faculty from FWU, and comprised seven colleges. It seems to have assumed the FWU Medical School and its downtown operations with no apparent interruption. The Law School did not make that same immediate transition.

Among TCU's earliest community activists emerged Mr. and Mrs. E. R. Cockrell, a faculty couple. Dura Brokaw-Cockrell was, in 1914, principal of TCU's school of drawing and painting. Egbert R. Cockrell, a lawyer by education, was professor of history and political science. Dura, like Christiana McLean, was a graduate of the Chicago Art Institute and led in the founding of several community art programs. By 1916, E. R. had become principal of TCU's new department of law and supervised two professors. He became dean when TCU's law school was created, and was elected mayor of Fort Worth in time for the City's massive annexations of 1922.<sup>9</sup>

The Southwestern Baptist Theological Seminary (SBTS) came along from Waco with TCU, and each located on undeveloped lands to the south of Fort Worth. Together, these two schools shifted new residential development in their direction and competed against the Westside for middle-class buyers. In the six years between the schools' arrivals and the City of Fort Worth's annexations, the influx was sufficient for TCU's neighborhood to become a full-scale community.

Meanwhile, Arlington Heights struggled to maintain its population of only about 170 people in 1914. As the old developer's adage goes: useless land could always be turned into a Boy Scout camp or an army camp. The Heights was falling into that category.

### **The River Bugaboo**

The Trinity River continually complicated Fort Worth's efforts to reach across to Arlington Heights. After the flood of 1908, the City began building levees to prevent another disaster—and also, perhaps, to protect its newly acquired Westside interests. By 1910, with Fort Worth's population exceeding 73,000, the City went on a bridge-building binge. New steel and concrete viaducts spanned the Trinity River on North Main Street, Samuels Avenue, East Fourth Street, West Seventh Street and Twelfth Street.

Construction of the West Seventh Street viaduct started soon after Fort Worth's purchase of the City [Trinity] Park and Rock Springs Park (thirty-eight acres owned by Cass Edwards and now called Fort Worth Botanic Garden). Renamed Van Zandt Viaduct, but still familiarly the Seventh

Street Bridge, it was 1,040 feet long to accommodate the levee system. The North Main Bridge, an immense 1,864 feet long, was renamed Paddock Viaduct. The Twelfth Street bridge, which finally gave Arlington Heights its second tie to the city, was 556 feet long,<sup>10</sup> permitting an extension of State Highway 15 to reach U.S. Highway 80 and connect to the Pacific Coast.<sup>11</sup>

Just as bridges to North Fort Worth were no doubt necessitated by the industrial and residential growth that followed the Armour and Swift packing plants, the two bridges to Westside may have been a similar response to industrial development along Seventh Street and to influential residential development in River Crest, as well as to the new parks.

Completion of these bridges occurred not a moment too soon. An April 1914 flood washed out railroad tracks and made the road past Montgomery Ward's building impassable, completely cutting off Arlington Heights. These roaring waters ripped away 900 feet of fencing where Trinity Park faced Arlington Heights Boulevard. But the worst damage hit residents in the Van Zandt and Valley View Additions, and along White Settlement Road.<sup>12</sup>

Just one year later, from April through May 1915, the Trinity struck again with what residents called the biggest flood since 1908. This time, the levee broke—submerging four square miles of river bottom and taking out a bridge in the park.<sup>13</sup> Fundraising events began, primarily for Northside victims. One of the largest fund drives initiated a charity ball for the Fort Worth Relief Association, and the fête was held that October at River Crest Country Club.<sup>14</sup>

Despite the devastation, Montgomery Ward built an assembly plant in today's 2700 block of West Seventh Street for their tenant, the Chevrolet Motor Company. Nearby rose a stretch of Bewley Grain elevators, as well as Empire Grain elevators along the Frisco Railroad yard. Fort Worth Furniture Company stood within the block, joined in more recent years by a major structure of the Tandy Corporation.

Rains returned from April into June 1916, and the Trinity roared once more, but this time unable to overwhelm the new Van Zandt Viaduct or to isolate Arlington Heights. The Westside had finally overcome its onus of isolation. Home-building, however, shifted from the Heights to Hi Mount. The W. H. Greenwood Land Company offered a five-room house on Belle Place for \$3,750; the home was designed by Frank H. Sanguinet.

Improving connections across the Clear Fork stimulated development along West Seventh Street. Van Zandt's Addition, which surrounded the Chevrolet plant and is now called the Cultural District, became a community of homes, grocers and restaurants barely in time for army Camp Bowie.

Even the city's side of the river benefited. The Arlington Heights streetcar line, rerouted from West Ninth Street into the West Seventh Street valley and leading to Van Zandt Viaduct, gave convenient access to a new amenity: the Rotary Park Bath House. Opened April 13, 1917, at the brink of war, the Bath House stood at the junction of Seventh and Summit, overlooking Arch Robinson's Branch (a seasonal creek that drained the city's west-facing slope). It had a "stone first floor terrace . . . four fine clay tennis courts on the southwest, hilly slope being terraced, field stone [on the] first level—men's bathing rooms, women's bathing rooms on second floor."<sup>15</sup> Portions of fieldstone retaining walls remain in the area today.

### **Pancho Villa's Fracas**

Beginning in 1916, both America and Fort Worth became increasingly involved in the escalating Mexican border skirmishes with defeated politician-turned-bandit Francisco "Pancho" Villa. That story is history—but the fracas led to a sequence of events that would change the face of Arlington Heights.

When Villa turned to killing Americans in America with little resistance from the Mexican government, U.S. Army regulars were formed into a border-crossing expeditionary force. National Guard units from several states were called into federal service for border defense. Fort Worth acquired a major Quartermaster Depot, logistically positioned near the stockyards [2353 N. Main Street]. At the same time, a search began for National Guard transit campsites. Some considered were White City on Northside, Sycamore Park on the east, Forest Park on the south, and Lake Como on the west.<sup>16</sup>

Army Regulars entered Mexico in March 1916, backed by National Guard units camped along the border. All pulled out in January 1917—only three months before America's entry into the World War. This exercise laid the groundwork for Camp Bowie's eventual placement.

Return of the National Guard and the probability of a greater war prompted Fort Worth and Dallas to plan a citizen's training facility midway between the two cities. That January, the two mayors brought their committees together. Ben E. Keith, B. B. Paddock, Louis Wortham and others from Fort Worth were included.

On March 12, 1917, the *Fort Worth Star-Telegram* proudly announced the return home of three companies of 220 local "militiamen [who had served] nine months on the Mexican border, the only Texas regiment that has done active border duty . . . 60% Fort Worth men . . . camping at Circle Park." The returning men, thinking they were within days of discharge and *en route* home, lightheartedly named their temporary billet Camp Louis J. Wortham for the *Star-Telegram's* president and editor.

On April 1, the *Fort Worth Record* reported the order that was far from the joke of the day: the men were shipping out to Fort Sam Houston (San Antonio, Texas) for further mobilization. War came within the week.

Ben E. Keith and his group shifted to securing an army camp specifically within Tarrant County. The War Department had differing requirements for the Regular Army, National Guard, and National Army (conscript) camps. Presumably, Keith and his group focused on the Guard. Practice at identifying potential campsites for the Pancho Villa fracas proved to be a profitable rehearsal for a bigger payoff.

### **Convincing the Army**

Legend says that *Ben E. Keith, then president of the Chamber of Commerce, organized a gift of Arlington Heights land to the Army for Camp Bowie*. A campsite within Arlington Heights was neither Keith's original nor his only offering. The *Fort Worth Star* reported on May 5, 1917, that Keith "laid before the government surveys of a number of sites in and near Fort Worth, and also offered a number of recommendations . . . ." Other front-runners were the Lake Worth area and the South Hills Addition near the Baptist Seminary.

Sheer chance selected Arlington Heights when the army's site team happened to bump into Dr. Holman Taylor in downtown Fort Worth. Dr. Taylor was a man of many talents: a physician in private practice, secretary of the State Medical Association, editor of the *Texas State Journal of Medicine*, vice president of the American Medical Association, and an instructor in hygiene and preventative medicine at TCU. Also, as a major in the Texas National Guard, Dr. Taylor had directed a search for campsites during the Mexican Expedition. From this last role, he well knew that the army sought dry ground with fast drainage and had little interest in trees, foliage or aesthetics.

The army's team had already reviewed one prospective site and had one or two more to visit at some distance from Fort Worth. The story goes that, recognizing the team members, Dr. Taylor spoke up: "I know the best site in Texas for an Army camp. It's there in Arlington heights [*sic*], between the streetcar line and Stove Foundry Road." Taylor explained that he had surveyed the area two years earlier for a possible National Guard bivouac. He drove the officers to the site. "Just look at that gravel surface, General," he said. "It just quit raining an hour ago and in a couple of hours more it will be dust here again."<sup>17</sup>

Promising a decision in a week or two, the inspectors acted with amazing dispatch. Within two days Arlington Heights was selected. This extremely fortuitous episode made Holman Taylor the key to breaking Arlington Heights' thirty-year-long Jonah curse. Dr. Taylor carried on

through two World Wars, becoming Colonel Taylor. On December 4, 1947, he died at the Blackstone Hotel during a dinner being held in his honor by the Tarrant County Medical Association.<sup>18</sup>

Others credited with snaring the army camp all had something to gain by the selection, whether the site was on the Heights or anywhere else near Fort Worth. Keith, vice president of the Harkrider-Morrison Company [forerunner to the Ben E. Keith Company], could provide ingredients for three meals a day to 22,000 soldiers at a time. Swift and Company and Armor and Company could secure sizeable beef and pork contracts. George C. Clifford's North Texas Traction Company could build an additional streetcar line with the assurance of continual traffic to and from Arlington Heights, virtually day and night. Leon Gross, president of Washer Brothers Clothing, could outfit more than a thousand officers, since the army required commissioned ranks to purchase uniforms and equipment on their own.

Legend gives rise to a conflict regarding ownership of the "donated" land. The most common version states *the land came from a bankrupt developer*. Once more, undated time compression affects the story. By 1917, Arlington Heights was owned by several developers, numerous speculators, and about fifty homeowners—each with various portions of the original parcel. Although recent developer J. Stanley Handford was no longer on the scene, he had simply assigned his interests to Thomas E. Ware for the duration, and reassumed them after the war. If any of the current owners were bankrupt, both the press and public records missed their condition. The "bankrupt developer" was probably Humphrey Chamberlin...a thirty-year flashback that ignored a dozen other owners in-between.

Newspaper articles named several of the more prominent "donors"—more accurately, lessors, for they were parties to what was actually a lease agreement between the Fort Worth Chamber of Commerce and the United States Army: "Land for Camp Bowie was leased from the city for a token of \$1 per year."<sup>19</sup> Attorney Robert W. Flournoy lent 220 acres north of the Weatherford Road [Camp Bowie Boulevard]. John P. King, candy manufacturer and Heights developer, lent land in the northeast corner. W. E. Paddock and James E. Mitchell lent "400 acres on the south of the [Weatherford] road."<sup>20</sup> Banker and developer Benjamin O. Smith lent parcels all over the Heights. City-dweller William Monnig, president of Monnig Dry Goods and Mutual Home (Savings) Association, lent much of his inherited Frisco rail yard south of West Seventh Street—a transportation hub vital to the army.

Leasing to the U.S. Army reaped considerable *quid pro quo* for landowners: they were entitled to retain the benefits of water lines, sewers

and any other improvements the army or the City of Fort Worth made on their land before its return.

The job of pulling the available land together into a single lease fell to Arlington Heights resident and realtor Delbert O. Modlin. Since civilians lived and remained on scattered parcels throughout the area, this was no small task<sup>21</sup>

### Creating a Cantonment

Descriptions of army Camp Bowie vary almost as much as the earlier ones of Arlington Heights. Most news reported "1,500 acres in one body and a similar amount a short distance northwest of Lake Como."<sup>22</sup> One article said the eastern boundary began west of Van Zandt's Addition [today's University Drive] and extended to Lake Como, including the pavilion.<sup>23</sup> Another article described an additional "220 acres north of the Weatherford road [Camp Bowie Boulevard] owned by R. W. Flournoy and 400 acres on the south of the same road owned by W. E. Paddock and J. E. Mitchell."<sup>24</sup> Flournoy's parcel comprised the western portions of today's Monticello and Hi-Mount districts. Still another news release defined the camp as "1410 acres, plus 750 more for a rifle range [farther west off Stove Foundry Road, now Vickery Boulevard] and another 125 acres for trench training. Artillery firing was about fifteen miles further [*sic*] west."<sup>25</sup>

The major portion of the camp, including the independent base hospital, lay south of Arlington Heights Boulevard toward today's Vickery Boulevard, and spread from Burlison Avenue [University] to Sixteenth Street [Horne]. Another portion occupied sections north to White Settlement Road through today's Hi Mount and Monticello neighborhoods. Altogether it would total 2,186 acres.

Mention of other large, distant sites was likely the land "fifteen miles further west," an undeveloped artillery and rifle range near the Parker County line. The intriguing aspect of that "1500 acres in one body" lies in its being only about 500 acres less than Chamberlin's first two or three filings, and much of that difference could have been River Crest alone.

Official announcement of army Camp Bowie occurred on July 16—the same day a national draft became active and Fort Worth was court-ordered to construct a single Union Station for all railroads. The army Locating Board, composed of two majors, arrived the next day and met with Fort Worth Chamber of Commerce officers to determine the camp's layout and define its needs. Among details agreed upon: an extension of the Frisco line into the Quartermaster and Remount Stables on the east; three miles of water pipeline from the city; a rifle range on the Weatherford Road near Mary's Creek and the Kuteman cutoff [the Z. Boaz Park area]; a 100,000-gallon water tank erected at Hi Mount; a second

roadway south of Arlington Heights Boulevard; extension of the Lamar [renamed as Pershing] telephone exchange; and a second streetcar track, which the Traction Company would build from the city to Trinity Park. Sewage and trash, the army assured, would be disposed of in pits and incinerators.<sup>26</sup>

An undated photograph of the "Old Tipton Home Place" on a civilian enclave near army Camp Bowie's northeast boundary clearly shows a metal-hooped wooden water tower raised on a high point behind the house. The home was one of the first in North Hi Mount and still stands, but the tower is gone. A similar tower appears in an image of the Zeloski farm on Arlington Heights Boulevard. Both water towers were built much lower than the one that had been erected at what would become Pershing Avenue [the camp's western edge].



COURTESY OF EMILY TIPTON WILLIAMS

### The "Old Tipton Home Place" with Water Tower

The home was built at 3800 Mattison Avenue in 1915.  
This civilian enclave later became the Tipton Place Addition.

Fort Worth burst into action to receive the camp. J. R. Thompson of Dallas won the construction bid. He hired about 1,000 men and started work during one of the hottest Julys on record, portending one of the coldest winters to follow. The plan was for 250 to 300 buildings initially, most of which would be kitchens, latrines, offices, supply depots, medical facilities, and officer quarters. Barns would be built for the horses and mules. Most soldiers, however, would get nothing better than a wooden platform for their conical Sibley tents of Mexican War design. Eventually they would also receive wood-burning stoves. Thompson's crew completed the camp in fewer than 100 days, employing laborers at \$2.50 and carpenters at \$6.25 per day—about double their previous wages.<sup>27</sup>

Roadwork began in August, first with improvement of the Stove Foundry [also called Granbury] Road and construction of a road connection into Hi Mount.<sup>28</sup> Forty miles of streets were laid out within the camp, and each was graveled and oiled to reduce dust and withstand heavy use.<sup>29</sup> Photos and maps suggest that few of these military streets and their "bar ditches" followed the compass points of Chamberlin's plat; what remained would be of little value to post-war developers. Furthermore, the army renamed almost every street except Clarke and Reika [Montgomery], typically changing to names of Texas heroes, American Indian tribes, or Texas and Oklahoma towns. Names we now associate with the camp—like Hulen, Pershing and El Campo (Spanish for "the field")—came only with the citywide renaming project of 1923.

### Protecting "Our Boys"

Before troops ever arrived, the War Department stewed in a medical and moral panic over bringing millions of, essentially, "country boys" into communal living, especially when exposed to the vices of nearby cities. According to a July 22 report in the 1917 *Fort Worth Record*, the Secretary of War threatened: "Fort Worth must be kept clean, and kept clean morally during the life of the national guard [*sic*] training camp in this city, otherwise it will be moved. I am determined that our new training camps, as well as the surrounding zones within an effective radius, shall not be places of temptation and peril."

Two days later, the *Record* reported that President Woodrow Wilson personally reinforced the following order: "No saloons or resorts are permitted within radius of five miles except in places where bars are [already] licensed—but no saloon within a half-mile of the camp." On the other hand, Camp Bowie was already declared an open facility, publicly welcoming visitors up to the 9:45 p.m. bedtime curfew for soldiers.<sup>30</sup> These various orders together handed a moral sword to the anti-saloon and

prohibition crusaders. The orders also provided churches and civic groups with access to the camp, and authorized support services such as the YMCA, Salvation Army and the Red Cross. Aimed primarily at control over enlisted men, both on and off base, liquor-control rules had a loophole that allowed River Crest Country Club to provide temporary membership—including golf, social and bar privileges—to all officers, officer candidates and aviation cadets.

Citizens of Fort Worth ignited frenzies of their own. Prohibitionists, frustrated that Texas remained one of the few Southern "wet" states, themed their cause as a contribution to the war effort.<sup>31</sup> Prohibition would protect fighting men from drunkenness and sexual disease, and would divert grain to bread instead of alcohol. Alarmists declared that German agents "are trying to incite Negroes of the South."<sup>32</sup> Others warned of the need to guard Fort Worth's packing plants, and declared the recently opened Helium Plant on Blue Mound Road equally vulnerable.

Because of America's, and Fort Worth's, large German population, it became politically correct to use any term but that. Before the U.S. entered the war, there was reference to "the Teutons" or "the Kaiser." German soldiers were initially personalized as "Fritz" or "Jerry," and then called "Prussians or Huns." Even sauerkraut became "Liberty cabbage." Our boys were affectionately called "Sammies" at first. After their arrival in France, the term "Doughboys" came back into use; it had been coined about 1847 during the war with Mexico. Soldiers marching on foot from the U.S. border to Mexico City had allegedly written home that they "looked and felt like doughboys"—for dust and dirt infiltrated their woolen uniforms, and occasional light rain turned this into a paste. The mud of France revived the nickname.

## **One Last Sale**

Arlington Heights made a last-ditch effort to sell property even as camp construction was underway. Thomas E. Ware, successor to Handford's Arlington Heights Realty Company, ran a half-page ad in both local newspapers, offering "Choice Lots at Arlington Heights to Close August 1—After then Prices Go Up \$100 to \$300 a lot. Big 50-foot Lots as Low as \$390. Graveled streets and [some] Cement Sidewalks." One ad included a photo of the W. C. Stripling house.<sup>33</sup> Bailey Land Company advertised four- and five-room houses with bath and sleeping porch. Robert McCart employed some of the advertising style reminiscent of Chamberlin, promising that "Arlington Heights was Ten Degrees Cooler Than The City. Location of the Cantonment will increase values 100 percent. Artesian water, gas, sewage, electric lights. No city taxes. Now is the time to buy.

Will sell choice lots one-half of what you will pay in any first-class suburb." Deed records do not indicate much response.

McCart's big personal transaction came as land for the base hospital. As bankruptcy receiver for Chamberlin's former local assets, McCart had reacquired much of his original holdings [between today's Hulen and Horne Streets], less a few sold parcels, plus numerous other parcels elsewhere, including Hi Mount. His lease to the Medical Department—very likely an individual deal, totally separate from Modlin's—was announced July 15. "Ninety-two acres has been set aside near Lake Como for the base hospital . . . probably eight buildings 30 by 100 feet and will accommodate about 3,000 persons. One unit will be devoted to patients suffering ear and nose trouble and another for special diseases. The units will be surrounded by screened porches. There will be 178 company kitchens and mess halls [of 300 buildings, plus] quartermaster supplies and working forces, offices, officer's quarters and other structures."<sup>34</sup>

Although Robert McCart appears to have owned or controlled more land throughout Arlington Heights than any other person did, the main recognition he gained from the press was for this one hospital deal. Yet his ranch had been Arlington Heights' first fully platted district—the greatest recipient of original utilities and the highest initial concentration of homes. Now it would receive a majority of the military's all-weather wooden structures. These would continue to be built throughout the war, and McCart would creatively recapitalize on several of them at war's end.

## FIFTEEN

### Panther Division

The surviving legend of army Camp Bowie is essentially a *veni, vidi, vici* of the Thirty-sixth Infantry "Panther" Division: they came, treated the city to a couple of grand parades, had a wonderful relationship with Fort Worth, went to France, won the war and came back briefly for discharge. Stories of the Canadian aviators and the three nearby airfields get jumbled in. Besides ignoring the remaining segment of the camp's history almost completely, legend forgets the effects of racial integration, moral crusades, acts of arson, several murders, city quarantines and thousands of deaths from disease.

Little was said of the separation of the Thirty-sixth Division and the base hospital; these were not a connected entity. Even though the Thirty-sixth had its own organic divisional field hospitals, the Camp Bowie base hospital was actually an independent service totally commanded by the Army Medical Corps. The Thirty-sixth Infantry Division, newly called into federal service and under the command of Major General Edwin St. John Greble, was being trained to go overseas, and its own medical service would embark with it. But the base hospital—a deal that Robert McCart accomplished on his own—had a different purpose and would remain no matter who occupied the camp.

#### Arrival of the Thirty-sixth

America's military forces had been undergoing continual revision since 1903, ever since fiascos of the Spanish-American War revealed the vastly disparate capabilities of various state militia and volunteer military groups. Even as this new war began, governors remained essentially commanders-in-chief of their state's military units, organized only as regiments and brigades. Now—in 1917—guardsmen coming together at Camp Bowie from Texas and Oklahoma were to surrender their state identities into the newly formed Thirty-sixth Infantry Division, which became known as Panther Division because of Fort Worth's mascot.

State buttons and badges were cut off, replaced by those with a U.S. coat of arms and a collar pin of U.S.R. for United States Reserve. Their eventual insignia of an Indian arrowhead for Oklahoma with a superimposed "T" for Texas initially appeared only as an equipment stencil. Shoulder patches were officially approved nearer the war's end. A more

immediate and welcome revision came at the pay table as private's wage increased from \$21 to \$30, and then to \$36 per month.<sup>1</sup>

The army's hypothetical divisional structure immediately underwent immense change as sheer mass of force for trench warfare replaced mobility. Infantry companies increased from 150 to 200 men, thereby boosting their divisional strength from 16,000 to 25,000 men. Transportation, machine gun and gas warfare specialists were added.<sup>2</sup>

Cavalry's continued value found challengers from the beginning: the army's last recorded cavalry charge of all time had just recently occurred in Mexico and was a desperate breakout from an ambush within a village. Still, the Thirty-sixth had one mounted regiment from Texas plus a troop from Oklahoma until high command decided that the horses would pull artillery and the troopers would trade in their sabers for rifles or trench mortars. Before being dismounted—more accurately, remounted as field artillery—at least one troop of the First Texas Cavalry provided police and security service, especially as night guard over the construction materials. By the end of July, Cavalry Troop L (located downtown) patrolled the city, enforcing curfew and uniform regulations (essentially a military police function).<sup>3</sup>

Attempts were made to revive the nineteenth-century-era volunteer units for home guard service. One was the local First Volunteer Regiment, also called the Wortham Texas Rangers, for *Fort Worth Star-Telegram* publisher Colonel Louis Wortham. Arlington Heights resident George C. Clarke, future director of Fort Worth's street renaming project, was a captain.<sup>4</sup> The War Department, however, respectfully declined all volunteer units.

Between Clarke's own namesake avenue and Crestline Road, Camp Bowie Headquarters occupied several large frame buildings that stood on the equivalent of about four square blocks, backing up to Hillcrest Street. The official camp entrance stood farther east at the intersection of Clarke Avenue, Arlington Heights Boulevard, and Reika Street [Montgomery]. Support functions occupied land from Clarke south between Burleson [University Drive] and Reika: Ammunition and Sanitary Train units nearest Clarke; Supply Train, warehouses and the huge Remount Station south of today's Lancaster Avenue; and the Motor Truck and Quartermaster Division near Stove Foundry Road.

Brigade headquarters, Engineer units, Military Police and several Machine Gun Battalions filled the area between Reika and Hillcrest Street, north from Arlington Heights Boulevard to White Settlement Road. A machine gun range lay just north of River Crest Country Club, near the camp's rifle range.<sup>5</sup> An additional Machine Gun Battalion and the Field Signal Battalion lay south of the Boulevard, almost reaching today's Dexter or Linden avenues. The 61st Field Artillery Brigade lay immediately north of

today's Interstate Highway 30. The 72nd Infantry Brigade lay just south of the Boulevard, slightly west of Hillcrest Street. The 71st Infantry Brigade, with another Machine Gun Battalion and Trench Mortar Battery, extended across today's Interstate 30. Its command post—which occupied a solitary house surrounded by open ground, as shown in photos from that time<sup>6</sup>—was very possibly the home at or near today's 4500 Pershing Avenue.

This mix of military and civilian structures would be unfathomable today. There was no boundary, no wall, no fence around the camp. It simply excluded the densest civilian enclaves: a wedge east of headquarters between Clarke Avenue and the Boulevard; a triangle of Bertrose Avenue to Madeline Place and from Clarke to West Seventh Street; a notch between Fourth and Fifth streets west to Dorothy Lane; the L-shaped sweep around the Sanguinet, Staats, and Tarlton houses on Collinwood Avenue and Sanguinet Street; another notch between El Campo and Birchman avenues from Montgomery Street east; and the stretch where the Brooklyn Heights community bordered Reika and the Stove Foundry industrial area.

Other homes lay within the camp, and many of the owners left Arlington Heights for the camp's duration, surrendering their houses to the military. The house standing at 4720 Collinwood Avenue may have been occupied by the commanding officer of the base hospital, perhaps Colonel Albert Hall, who died from Spanish influenza in October 1918.<sup>7</sup> The house next door at 4708-12 Collinwood is reported to have been occupied by medical officers; however, Miles Wortham was listed at that address through 1918.

For civilians who remained, life must have been both fascinating and exasperating.

## **Camp Life**

Most of the civilian enclaves were pressed by military activity on two or three sides. Those between Dorothy Lane and Bertrose Avenue had a Military Police barracks on the east and an Engineer train of mules and cargo wagons on the west. Brooklyn Heights had an artillery brigade to the north and a trench mortar battery to the west. A wide, low ranch house once standing in the northeast corner of Byers Avenue and Kenley Street had the 72nd Infantry Brigade as its neighbor to the east. Those near the Sanguinets had some green space to the east and a normal neighborhood to the north but looked at the base hospital to the west, and practically had the 142nd Infantry Regiment barracks in their backyards. A cluster of two-story Homestead houses near today's Calmont Avenue and Ashland Street were simply alone within empty campgrounds.

Lowman and Laura Hawes [2600 Merrick Street], the Flournoys and others living north of Lake Como appear to have remained neighbors of the base hospital, which students in Arlington Heights School could also gaze at from across the Boulevard. There was time for gazing: a drought affecting the cotton crop extended the compulsory school term one full month. At Christmas break the students were informed that they must complete a term of 100 days, up from eighty the year before, and sixty before that.<sup>8</sup>

Neighborhoods north of the Boulevard were largely unaffected except by the proliferation of activity at every streetcar stop.<sup>9</sup> Restaurants, grocery stores and barbershops sprang up at all the major intersections of the Boulevard, as well as on Park Avenue [Merrick Street] and down Reika into Brooklyn Heights. Ice cream parlors, bakeries and more restaurants and grocers lined West Seventh Street and surrounded the camp's entry. Remaining homeowners and their families continued riding the streetcar, and the army encouraged steady civilian traffic by inviting people from town to visit not only the camp but even its firing ranges. Not until February 1918 were passes required.

This district became a veritable circus of temporary buildings—like a state fair midway—serving soldiers' appetites for something not government issued. All the food for sale actually supplemented "approximately 30 tons of ice, 40,000 pounds of fresh beef and 30,000 pounds of fresh vegetables" consumed daily at the camp.<sup>10</sup> Alcohol was denied to soldiers, yet the Quartermaster had ready on opening day "95,000 bags of smoking tobacco and 360 pipes."<sup>11</sup> Cigarettes were provided locally and shipped overseas, primarily by the YMCA and even Sunday school groups.

The constant movement of men, wagons and trucks stirred up storms of Texas dust, a pervasive annoyance when windows were open eight months a year. Even though street watering and oiling had begun, a front-page headline in the November 17 *Fort Worth Record* reported that "Dust hangs over the camp like a pall." Winter would have added the shroud of smoke from 3,000 tent stoves and 300 kitchens stoked with fuel from the army's wood yard, which covered a city block with cribs of logs piled eight feet high.

Open windows would also have received a barrage of sound: drill orders and bugle calls for every event from reveille to taps; tramping boots and rumbling trucks; teamsters' shouts to 2,000 animals in the only language mules understand. And on top of all that, from east of Lake Como and south to Stove Foundry Road, came simulated firing exercises at the Maneuver Grounds. Somehow, nearby Arlington Heights Sanitarium managed to treat its mental patients.

## Camp Bowie Base Hospital

Other than its continual movement of supplies and patients, the base hospital had to be the choice neighbor. Adjacent to the camp, it was constructed to handle the expected communicable diseases that are an inevitable part of communal living, and also to care for the wounded troops returning from Europe. There were more than fifty all-weather structures for everybody: long ward buildings containing more than 800 beds with porches for the patients, barracks for their personnel, multistory treatment facilities, separate club and recreational buildings for the officers and nurses, plus an indoor swimming pool with racing lanes.

Well after the camp's closing, Lena Pope recalled a 1917 visit to the hospital area and indirectly suggested that the abandoned Arlington Heights College buildings had been part of it. Referring to the later street layout encompassing the second location of the Lena Pope Home [the college campus], she stated: "Evidently Geddes must have served to separate the hospital on the crest of the hill from the officers' headquarters on the lower grounds."<sup>13</sup> Geddes Avenue [Seventeenth Avenue in 1917] lay north of the college, which sat near a hillcrest but nowhere near the main base hospital. Although use of the facility would have been both logical and feasible, it is not indicated on published camp maps.

## Soldier Services

Unique to the time, social service organizations actually occupied the camp. The Red Cross, the Salvation Army, and the YMCA set up sizeable facilities and also provided personnel to go overseas with the troops. The Y secretaries (all male, and dressed for duty) wore gray-blue English-style uniforms identified by a red triangle within a circle, on each sleeve.<sup>13</sup> Civilian ambulance drivers would embark with soldiers as well.

The Red Cross performed a quasi military role. Because the army's charter specified only "men of good character" (unlike the navy's "persons"), the female Army Nurse Corps was recruited and paid by the Red Cross—assuring nurses "equivalent rank and privileges" as officers (but with lesser pay). A house still standing at the northeast corner of Pershing Avenue and Sanguinet Street closely resembles the original Nurses Recreational Building seen in photographs.

The Salvation Army operated a large, two-story building with a mission facade and full veranda.<sup>14</sup> The YMCA erected and staffed six noticeably large buildings within the camp and another at the base hospital. Its administration building occupied fifty acres of surrounding grounds near the base post office, just west of today's Arlington Heights

United Methodist Church. Its other buildings, which were often two stories, accommodated YMCA units allocated to brigades. Besides serving as a refuge for enlisted soldiers, the YMCA offered educational programs including French for Americans and English for foreigners, of which there were an amazing number at the camp. Military service accelerated an immigrant's path to U.S. citizenship.

The Carnegie Public Library and American Library Association provided a facility described as "in the center of camp" [southeast of today's Dexter Avenue and Belle Place]; this was also where ammunition storage bunkers were noted on camp maps. Near the library was a social center constructed by the Knights of Columbus. For the comforts of visitors, the Daughters of Isabella provided a Recreation Hall for Women, and the YWCA maintained a Hostess House with a cafeteria and lunchroom.<sup>15</sup>

Downtown, a Soldier's Club opened at 826 Monroe Street near today's city hall. As a moral distraction from the declining Hell's Half Acre, the First Baptist, First Presbyterian, and First Methodist churches created an Amusement Row—a district around Seventh and Throckmorton streets that presented plays and music for soldiers.<sup>16</sup> Not content to wait for the soldiers to come to town, the flamboyant (and controversial) Reverend J. Frank Norris convinced the army to let him build a Baptist Tabernacle within the camp near an infantry brigade headquarters.<sup>17</sup> Other churches had been established earlier, before Christmas, but outside the camp proper: Boulevard Methodist at Fifteenth Street [Faron] and the Boulevard, and Trinity Park Baptist at streetcar Stop Six across from the Trinity Park entrance.<sup>18</sup>

## Special Guardsmen

Fort Worth's love affair with Camp Bowie stemmed from its very personal relationship with the National Guard, the heir apparent of colorful nineteenth-century ceremonial Volunteer units. The Guard was equally social: Guard rank typically reflected community status. The Guardsmen were "our boys." Many were already heroes for having so recently served on the Mexican border, and the Guard had already displayed its political muscle by defeating several of the army's proposed controls in the Reorganization Act of 1903.

Unlike the austere and cloistered regular army, the National Guard attracted diverse expertise, and many officers of the newly formed Thirty-sixth Division were notables in their fields. An Austin attorney commanded the 142nd Infantry Regiment, and a San Antonio District Judge commanded another. Brigadier General John A. Hulen, an official of the Frisco Railroad, commanded the 72nd Infantry Brigade. An Oklahoma City

physician and professor of medicine at the University of Oklahoma was a medical staffer. Author-historian James Frank Dobie, a young professor at the University of Texas, was a lieutenant. Frank S. Tillman, news editor of the *Fort Worth Record*, was a field artillery captain. One Oklahoma unit claimed seven millionaires, all American Indians with oil leases. Within two months of the camp's opening, officers from Oklahoma were calling for their polo ponies and equipment; and River Crest Country Club inaugurated a new society event.<sup>19</sup>

Although the national draft had begun, National Guard units were still empowered to recruit directly, often to specific jobs and units. Each division received orders to achieve rapid combat strength, if not by volunteers then by draftees sent from elsewhere. For volunteers, there was a "push-pull" to join: the pull usually focused on service close to home, service with their friends, and service under officers they knew; the push included avoidance of unknown assignment as a draftee. The Guard could promise an initial assignment; however, there were no long-term guarantees. In September, still 1917, the Thirty-sixth appealed for 300 local artisans, specifically for the Camp Bowie Remount Station—mechanics, blacksmiths and saddlers. Within a year, 200 of that group had been assigned elsewhere.

The local papers followed Fort Worth's scattered sons with daily news items and weekly specials, particularly about service, wounds and deaths in France. At least four of these distant soldiers would impact Arlington Heights.

One of the earliest to appear was Lieutenant Raymond E. Buck, smiling beside a Maxwell automobile he had just purchased.<sup>20</sup> One year of service in France later, three months of it at the front, he earned another press release for promotion to first lieutenant.<sup>21</sup> Returning to a highly successful law career, Buck would become a campaigner of national importance for presidential candidates Franklin Roosevelt and Lyndon Johnson, and would move his home from White Settlement Road to 1500 Alta Drive. As chairman of Commercial Standard Insurance Company, he would eventually move its headquarters from downtown Fort Worth to 6421 Camp Bowie Boulevard.

William K. Stripling, heir to the family mercantile, attended Quartermaster School at Jacksonville, Florida, in September 1918;<sup>22</sup> he and Anna would soon to reside at 1315 Hillcrest Street. Charles Kincaid, who would much later retire from Western Union to open a grocery in Arlington Heights, appeared in October 1918.<sup>23</sup> Joe Driskell came to Camp Bowie from East Texas to join the Thirty-sixth; he would later return and develop Bowie Heights.<sup>24</sup>

## Parades and Problems

The camp came to town several times before year-end. The Panther's First Texas Cavalry opened the Fort Worth Horse Show of October 1917, and a parade organized by the Young Men's Business League promised: "Thirty Thousand Soldiers to March in Review. Hundred Airplanes to Fly Over City." Instead, 8,000 soldiers were delivered, marching through downtown Fort Worth on November 21.<sup>25</sup> Nothing was reported about how the "Young Men" in that business league had managed to avoid military conscription.

Contact between Camp Bowie and the town ended the following week with the report of nine deaths from pneumonia at the base hospital, the first site of this epidemic locally.<sup>26</sup> In the next two days eight cases of meningitis arose, and quarantine clamped down the camp.<sup>27</sup> The first wave of disease appeared well-contained after eighteen deaths—all of the deceased were transported elsewhere by the Robertson Funeral Home.

Still, unprepared for one of the region's coldest winters on record, the army soon had to appeal to the community for 25,000 bed comforts.<sup>28</sup> On December 19 the quarantine lifted, and 5,000 troops streamed into Fort Worth for Christmas shopping and celebration.<sup>29</sup> But January 1918 remained so cold that children were sent home from school because of a citywide gas shortage.<sup>30</sup> Few people comprehended this warning of America's, and the world's, impending plague.



## SIXTEEN

### The Three-in-One Airfield

Although not a specific element of Arlington Heights or army Camp Bowie history, Fort Worth's aviation training program during World War I certainly entered into the legend and was closely connected to River Crest Country Club.

Legend said: *Before the United States entered the conflict, Canada established three flying fields near Fort Worth to train pilots for the Royal Canadian Flying Corps.*<sup>1</sup> A verbal history reported by the Texas Writers' Project states more specifically: "Early in 1917, the Canadian government established three aviation training fields called Taliaferro #1, #2, and #3 [airfields at Hicks Ranch, Everman, and Benbrook]. Here noted French, Canadian and Italian as well as American pilots taught cadets representing a large number of nationalities how to fly."<sup>2</sup> Another verbal history, reported by the *Fort Worth Press* in 1940 and repeated in the Texas Writers' Project, added that "Americans came eight months after the war and replaced the Canadians,"<sup>3</sup> implying that the switch occurred around December 1917. More exactly, the Royal Flying Corps left Fort Worth in April 1918; however, this particular quote seems to have fed the legend's wording.

Whether from a stretch of poetic license or from historic misinterpretation, these sources foster errors or ambiguity on at least two points: the timing of the airfield's creation, and the nationality of the aviators.

#### **Airfield Creation and "Canadian" Aviators**

The local press chronicled the sequence of events in a far more concrete manner than legend or verbal histories did. Headlines in both the *Fort Worth Record* and *Fort Worth Star-Telegram*—beginning in June 26, just two months after America's declaration of war in April 1917, and continuing through August—predicted the coming of the airfields. By September 1, they could report the arrival: "Aviation Hicks Station Camp One Begun."

Progress was rapid. By September 19, Camp One [at Hicks] and Camp Two [at Everman] were designated as Canadian, and Camp Three [at Benbrook] was to be American. Less than one month later, twenty-five American cadets with the 17th U.S. Aero Squadron arrived from Canada. On November 11 the *Record* announced: "U.S. and British Aviation Section

Seeks Joint Offices. [42½ Jennings Avenue] Also seeking suitable houses for 'the high officials' of the Royal Flying Corps, including Captain Vernon Castle. Sixty of sixty-seven cadets are American."

The account of B. B. Paddock published in 1922 summarized events from there: "The construction of these fields began about August 1, 1917, and all were occupied about the first of October. On the completion of these fields the British Government transferred from Canada its Aviation training to Fort Worth. About 3,000 Canadian aviators were trained at these fields in addition to a large number of American aviators, who were placed under the direction of the British officers for military training. About April 1, 1918, the British aviators returned to Canada and the fields were occupied by American aviators under the command of Colonel David Roscoe."<sup>4</sup>

The U.S. Air Force historic account of 1917 pursuit training (later called fighters) adds light to the shading of this evolution. It reveals that numerous "Canadians" were actually Americans being trained in Canada before transfer to the United States as bases became established. Both the 17th and the 27th Aero Squadrons had been organized at Kelly Field near San Antonio in May 1917, and soon transferred to Leaside Field, near Toronto, Canada, for training. Both came to Fort Worth by autumn: the 17th to Hicks (Camp One), and the 27th to Barron/Everman (Camp Two). That November, Cadet Walter A. Jones of the 17th became the first casualty at a Fort Worth airfield. One month later, the 17th Aero Squadron awaited debarkation from New York, and the 147th Aero Squadron replaced it, but at Barron/Everman Field.<sup>5</sup> These aviators were originally from America, including instructor Captain Vernon Castle of the Royal Flying Corps.

In short, the airfields actually began five months after—not before—America's declaration of war. Further, although Canada did initiate the airfields, a majority of the aviators appear to have been decidedly American, regardless of uniform.

Loose dating and vague phrasing with regard to the Canadians' arrival could be taken to mean "sometime before America entered the war" or "sometime before Americans entered combat." Either phrase conflicts with press reports that aviation personnel arrived in Fort Worth six months after America's declaration of war and not before. If, as implied, the Canadians had arrived earlier, they certainly slipped past our local print media. To say they arrived before America *entered the conflict* alludes to some nebulous date in early 1918 when General John Pershing's American Expeditionary Force (AEF) first arrived in France. In actuality, several American units—one a full division—had been in Europe and even in combat well before the AEF. Many other soldiers had embarked quite early on: for example, Engineer (railway transportation) troops, and

African-American guardsmen who were culled from their National Guard units and almost immediately shoved into combat within French units.

Regarding the hazy implication that aviation personnel and cadets were totally or even largely Canadian, consider this story of one "Canadian" instructor. Robert Lee Davidson Jr., a native of the Midwest, was a high school teacher in Sedalia, Missouri, when Europe's war began in August 1914. In 1915 he enlisted in the Royal Canadian Flying Corps as an aviation cadet. Upon graduation, after completing the mandatory eight hours of solo time, Davidson shipped to France and piloted observation flights over the stalemated trench positions. Wounded by ground fire, he returned to Canada as an instructor and then transferred to Fort Worth. Here, he accepted the option of transfer to the U.S. Army Signal Corps Air Service as a first lieutenant and flight instructor. During this time, Davidson had served with Vernon Castle and continued to do so, although Castle obviously remained in British uniform.<sup>6</sup>

### **Fields within the Field**

Names of the aviation camps (also referred to as "fields" and "stations") may muddy modern comprehension. The Canadians called them Taliaferro One, Two and Three, apparently in honor of Lieutenant Walter R. Taliaferro [also spelled Talliaferro, pronounced "Toliver"]. Camp One at Hicks Station, about twelve miles northwest of Fort Worth, originally opened as Jarvis Field. Camp Two at Everman Station began as Edwards Field before being dedicated to Robert J. Barron, who died August 22, 1917. Camp Three at Benbrook Station, the last to be named, was later called Carruthers.<sup>7</sup> These name changes came in May 1918 with the American take-over. Actually, the U.S. Army Signal Corps, which commanded the Aviation Section because of its initial reconnaissance mission, called them all collectively "Fort Worth Air Field."

Each fully independent aviation station maintained its own barracks, kitchens and mess halls, water supply, hangars, repair shops, and hospitals. All were built in a hurry, with laborers receiving the inflated wage of \$2.75 per day.<sup>8</sup> Three companies of the 57th U.S. Infantry Regiment divided among the fields for security.<sup>9</sup>

Each field station acquired some degree of specialization. Hicks, an entry station for four squadrons, received the largest gunnery range. Barron/Everman, with three squadrons, became a pursuit school. Benbrook, with only one aero squadron, provided the aviation gunnery range.

## Vernon Castle and River Crest Country Club

The aviation program had little impact upon Camp Bowie and Arlington Heights other than at River Crest Country Club. There, all aviation officers and cadets were hosted alongside Camp Bowie's officers, and River Crest was thoughtfully exempt from the army's liquor restrictions.

Among the most notable guests stood Captain Vernon Castle, who arrived in Fort Worth with his wife, Irene, and one or more servants. They quartered downtown in a suite at the Hotel Westbrook, and Vernon commuted to Benbrook in his chauffeur-driven Rolls Royce touring limousine. The Castles, a dynamic dance team, were the ultimate entertainers of this time. People packed theaters for their stage and silent movie performances, followed their photos in magazines, copied their clothing styles, and studied their dance steps to affect the famous "Castle Walk." Although Vernon Castle's social privilege and freedom from many military obligations did not endear him to fellow officers, Fort Worth adored the prestigious couple.<sup>10</sup>

Castle appeared at River Crest Country Club as both guest and entertainer, once at a dinner dance to raise funds for the Baby Hospital, a charity of the Assembly Club headed by Mrs. Bernie Anderson. With Morris E. Berney as master of ceremonies that November evening in 1917, Castle sang, danced and even played jazz drums for his fellow guests.

Born Vernon Blyth on February 2, 1887, and reared in Norwich, England, he received an engineering degree from Birmingham University; however, almost immediately after graduation, he entered show business in local clubs and adopted his stage name before coming to America in the early 1900s. Vernon returned to England to enlist as a pilot in the Royal Flying Corps but may have already received qualifying training through the New York Aero Club circa 1916. Assignment to Fort Worth came after 200 missions in Europe and receipt of the French *Croix de Guerre*. He died in a crash at Benbrook's Carruthers Field while trying to steer clear of a student pilot in his path. Vernon was thirty years old, leaving Irene a widow at age twenty-four. His Fort Worth funeral, on February 18, 1918, drew thousands of mourners in spite of the 18-degree temperature. Vernon Castle's remains then journeyed by rail to New York.<sup>11</sup> Some episodes within the historic motion picture *Wings* are loosely based on this incident.

Fort Worth received another notable asset in the form of Joseph Roman Pelich. Austrian-born but reared in Cleveland, Ohio, and educated at Cornell, Pelich began training with the Royal Flying Corps in Canada before transfer to Fort Worth. After Castle's death, he became chief flying instructor. Upon discharge in 1919, Pelich remained to establish a long and successful architectural practice, which included design of the William Edrington Scott Theatre.<sup>12</sup>

There were other notables at the airfield: Cornelius Vanderbilt Whitney; Rex Ingram, producer of the *Four Horsemen of the Apocalypse*; and Major Lord George Wellesley, commander of the Canadian contingent at Benbrook. Two of the airfield's flyers stayed and prospered: Joe D. Johnson became a rancher; gunnery instructor Lieutenant Harry Brants acquired enduring renown as a developer and realtor. The Earl Carroll Theater in New York City was named for a deceased flyer at the request of Fort Worth banker W. R. Edrington.

The Canadians left Fort Worth April 1918, one year after America's declaration of war. Two months later, River Crest Country Club had one more run-in with a pilot: "Lieutenant Christopher of Barron Field . . . landed on the links of River Crest Country Club. The plane struck on a large bunker, buried its nose in the earth." Christopher, with engine trouble and in need of a place to land, explained that the links looked level from the air.<sup>13</sup>

### **Casualties, Mishaps and Farewells**

Although assured that its safety record equaled that of other training facilities, Fort Worth Airfield suffered inordinate casualties from several causes—primarily engine failures, mid-air collisions and men walking into propellers. Limited training time contributed to losses. Only in July 1918 did flight time for graduation increase from eight to even fifteen hours.

Another source of mishap was equipment: America's aeronautics remained dismally inferior to that of its allies and its enemies. As late as July 1918, the ability simply to fly from Carruthers Field to Springfield, Missouri, and back without mishap earned recognition as an achievement.<sup>14</sup> The basic training "Jenny" had already been proven a tactical failure with the Mexican Expedition of 1917, even for reconnaissance. This little biplane of a cloth-covered wooden skeleton—not only frail of structure but also weak in power—found most combat maneuvers impossible. Furthermore, its gravity-flow fuel system frequently cut out in steep climbs or loops. Fortunately, once in Europe, pilots were treated to British-, French- and Italian-made crafts of noticeably superior capability.

Fliers themselves contributed to misfortune through cavalier risk-taking. For example, Barron Field permitted unsanctioned demonstrations of wing-walking and mid-air passenger transfer as a right of passage for graduation. One of the harebrained escapades at Barron, however, did plant a highly productive seed. Their risky exploit of handing metal cans of gasoline from plane to plane in flight eventually found universal acceptance as air-to-air refueling. But by the time this flight program

ended in 1919, some 101 aviators and enlisted men had been killed at the various Fort Worth fields.<sup>15</sup>

The final tragedy of Fort Worth Airfield occurred in November 1923. Irene Castle, newly remarried, returned to Fort Worth for an appearance at the Majestic Theater and inquired at city hall about a monument to the fallen aviators. Apparently no one at city hall seemed to know that a monument to the downed flyers actually existed at Greenwood Cemetery, for they sent her on a goose chase to Vernon Castle Boulevard on Northside. Finding no monument at all, she was quoted as saying: "Very ungenerous."<sup>16</sup> Indeed, so it must have seemed. Since then, that boulevard has been renamed Circle Park, but in the town of Benbrook, Vernon Castle Avenue and a monument have been dedicated near the site of her husband's death at Carruthers Field.



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## SEVENTEEN

### Panther Departs

New Year: 1918. Army Camp Bowie reveled in its self-proclaimed "Banner of Health," for there were only eight new patients—and only three deaths—at the base hospital.<sup>1</sup> Three weeks later a soldier died in a fire of mysterious origin at one of the largest warehouses.<sup>2</sup> Nevertheless, the camp remained upbeat. At the end of January, Morris Berney hosted an Officer's Ball at River Crest Country Club honoring Major General Greble, who by this time commanded not only the Panther Division (the Thirty-sixth) but also the 61st Field Artillery Brigade. The following day, Greble proclaimed that there was too much socializing and it was time to get down to work.<sup>3</sup> Apparently he was serious: within ten days, civilians could no longer enter the camp without a pass.<sup>4</sup>

As security tightened, questions arose about the division and why it remained in training so long before embarking for France. Soon, answers came to light.

One major problem was lack of equipment. Ammunition for the artillery's three-inch guns just began arriving for live-fire training at the artillery range fifteen miles west of town on the Corn and Hildreth Ranches.<sup>5</sup> These field pieces were already too obsolete for combat, and artillerymen would not even meet their new and materially different French 75s (75-millimeter field guns) until June. Field and trench training continued through the winter's ice and snow. Demonstrations of new machine guns required transport to a range at Weatherford. Even in France, the Thirty-sixth lacked a full quota of transportation animals until after the Armistice.

Enrollment shortages also plagued the Panther Division. Although the Texas National Guard had initially provided about 18,000 officers and men, Oklahoma had only about 2,500 more to offer. Direct recruitment continued unsuccessfully until February, and only then did the Panthers learn that the War Department, two months earlier, on December 15, had prohibited further direct enlistment of draft-age men. There was no choice but to accept about 8,000 draftees to fill their ranks, and hurriedly to train them before going overseas. On top of this, another unexpected manpower shortage arose: that of training enough lieutenants to fill the enlarged divisional structure.

A continuing increase in illness further impaired manpower requirements. During that same January, which began with a banner

health, soldiers began dying of illness almost daily, and nearly another thousand were discharged for physical disability.

Even a draftee division from Camp Travis, Texas, reached France before the Thirty-sixth Division Panthers did.

## Debarkation

The year's first big parade in downtown Fort Worth came as a War Bond Rally on April 11. The next and final parade was a Red Cross fundraiser on May 20.<sup>6</sup> These were probably the most photographed events of the Panther Division's tenure, but horses appeared more prominent than men even though cavalry had been totally phased out.<sup>7</sup> One explanation for all of these mounted men in a division with no cavalry was perfectly logical for the time. Most of the troopers and their horses had been transferred to the field artillery. As for the past one hundred years, light artillery was pulled by horses with men mounted upon, not driving, them. With all of their field pieces at a distant range and none to show in the parades, the artillerymen simply mounted their horses, using artillery saddles but without the towing harness—and appeared as cavalry.

Soon after their last parade, just as the Panther Division at last prepared to debark for France, a freak disaster struck. "Mess Pans Draw Lightning On Soldiers" said the *Fort Worth Star-Telegram* headline on July 12. Prisoners surrounded by barbed wire in the camp stockade had lined up to eat when lightning hit the steel mess kits, killing two and injuring thirteen. Telephone poles for a half-mile down Arlington Heights Boulevard were blown down, and several buildings were damaged. Army mess kits would later be made of aluminum.

Shortly before debarkation, 300 Camp Bowie soldiers from nineteen nations became U.S. citizens. Great Britain led the number with twenty-five, next came Turkey with thirteen, followed in order by Greece, Denmark and Norway, Mexico and France, Belgium and Romania, plus one each from Brazil, Bulgaria, Guatemala and Switzerland. Twenty of these new citizens changed their names.<sup>8</sup>

The Panthers departed Camp Bowie by rail, leaving in small units over a period of weeks to avoid alerting the Kaiser's ever-watchful spy network (somewhat like the von Trapp family's slipping out of Salzburg in *The Sound of Music*). Finally sailing from New York for France on July 18, they arrived on August 2. Once there, the Panthers continued training under, typically, French and British battle veterans until receiving their own trench sector on October 15. Less than one month of war remained.

Major General Greble had been left behind pending a medical discharge and was replaced at the last minute.<sup>9</sup> A second replacement

appointed at the time of debarkation, Major General William R. Smith, would command the division in France until its return.

Although in combat for only twenty-two days, the Panther Division suffered losses of 1,250 men.<sup>10</sup>

### **Return and Departure**

Panther Division's 61st Field Artillery Brigade, which had never reached the front, received orders to return home alone just before Christmas 1918.<sup>11</sup> Most of that brigade mustered out at Camp Bowie and was discharged before the end of March. A balance of the Panther Division remained encamped around Tonnere, France—thinking they were destined for occupation duty, but instead ordered home on May 17, 1919.<sup>12</sup>

Returning troops were wearing shoulder sleeve insignia recently approved by the War Department; that of the Panther Thirty-sixth first appeared as a gold *T* on a black arrowhead, rather than today's olive-green *T* on a sky-blue arrowhead.<sup>13</sup> Meanwhile, more sweeping changes were in the works: the army had actively turned its Camp Bowie onto a new course.

### **After the Panthers**

That void following the Panthers' debarkation and subsequent departure filled with rumor throughout Fort Worth. Even before the soldiers left, the city chattered with speculation about the camp's becoming a permanent base with the largest army school for cooks and bakers in the United States. The "school" part of the chatter was born out in news that reached all the way to St. Petersburg, Florida. In the *Evening Independent* a page-four article with a Fort Worth September 6 dateline proclaimed "900 GRADUATE AT CAMP BOWIE COOKING SCHOOL" and elaborated: "Nine hundred skilled cooks, trained for overseas duty, have been graduated . . . from the governments [*sic*] schools for cooks and bakers, the largest school of this kind in the country, which is being conducted at Camp Bowie here under the command of Captain Fred. H. Morrel . . . The course includes lectures and instructions on rations, bills of fare, component parts, field specifications, preparation, sanitation, temperatures, mess management, stock sheets, field cooking, recipes and visits to the packing houses here . . ."

The "permanent base" part of the speculation jived with extensive work that was going on at the camp: road repairs, more bathhouses, an extended sewage system, and even a new rifle range south of the camp. On July 26 word leaked out that supplies had been bought for 100,000

men.<sup>14</sup> On August 2 an official notice confirmed that a new division would train at Camp Bowie.<sup>15</sup>

Soon after the Panther Thirty-sixth Division debarked—and before the new mystery division arrived—the Camp Bowie and Fort Worth fire departments answered a call down the road. The home of Albert D. Evans at the southeast corner of Park Avenue [Merrick Street] and Sixth Avenue [Byers] burned to the ground. As the news explained, "The firemen were helpless as they were without water. The fire hydrants of Arlington Heights had been dismantled several years ago because the residents of the Heights had declined to pay for the protection. The [Arlington Heights] water company officials stated that the supply of water was adequate . . . that whenever the residents wished fire protection and arranged to pay for it, the hydrants would be put back in shape."<sup>16</sup> Evans, an employee of Labatt and Company and an Arlington Heights resident since 1914, moved back to the city and even changed jobs. He would miss the most turbulent and controversial stage of Camp Bowie's short life.

## EIGHTEEN

### The Other Camp Bowie

The Panther Thirty-sixth Infantry Division had completely departed Camp Bowie before the beginning of August 1918, having slipped away piecemeal during July, and without fanfare. Meanwhile, also without fanfare, a new division headquarters was forming in its place. Camp Bowie and Fort Worth verged on an entirely different interrelationship.

Both legend and history agree that Camp Bowie trained, or at least processed, about 100,000 soldiers during its two-year life. The Thirty-sixth could account for about half of this based upon the division's 30,000 ultimate combat strength plus probably 20,000 more through turnover. Neither popular local history nor legend clearly defines the other half.

#### Camp Transition

Except for the base hospital and the camp's Quartermaster Corps, Camp Bowie held only sixty-seven officers to process as many as 1,200 new arrivals daily, mostly draftees.<sup>1</sup> More arrivals to come from three regiments of cavalry troopers being dismounted into field artillery would raise the expected number to 15,000. The camp's 5,000 horses and mules received additional veterinarians. Nurses at the base hospital acquired new quarters, but the camp's troops remained in their tent city, partly because the cost of lumber jumped from \$19 to \$38 per thousand square feet.<sup>2</sup>

Almost immediately, downtown Fort Worth thrilled to patriotic fanfare. Reports appeared in the *Fort Worth Star-Telegram* in rapid succession. On August 29: Three military bands came into the city to enliven the draft registration event. On September 2: Fifteen hundred infantry and mounted artillerymen marched along side labor organizations, men from the airfields, and airplanes overhead in the Labor Day "Loyalty Parade." On September 8: Local leaders were raising \$3,000 for a Good Cheer Cottage at Camp Bowie, \$700 of it coming from a team led by Mrs. T. J. Howell of Arlington Heights.<sup>3</sup> On September 9: A field day for the public took place on the artillery parade ground behind YMCA Building Number Sixty-two [probably near Ashland Street and Calmont Avenue].

Two new types of soldier also arrived. The first group, 3,000 limited service recruits, joined the camp cadre—primarily for the hospital, quartermaster and remount depot. Soon Major General Greble accepted disability retirement at age sixty, reduction to brigadier general, and

replacement by Brigadier General Harold P. Howard as camp commander.<sup>4</sup>

News about the camp quickly turned sour throughout September. Accusations arose that draftees were using narcotics simply to get discharged, allegedly obtaining morphine, cocaine, heroin and other drugs from "peddlers who loaf around the outskirts of camps." The Detention Camp hospital (a two-week quarantine for all new arrivals) reported twenty-six cases of venereal disease; just a few days later, 3,000 were released from quarantine detention, "only six percent afflicted." The officer who began Camp Bowie's construction was convicted for taking a personal ten-percent override on materials at Camp Custer, Michigan. A \$10,000 reward was posted for the return of 200 Camp Bowie soldiers who had deserted during the past year. Spanish influenza returned with eighty-one new cases, passing its crest a week later with 1,908 patients in the base hospital. Glanders disease struck the remount station, and 110 horses were put to death.<sup>5</sup>

The dark cloud of that September became lightened somewhat by a concert performance of six Camp Bowie bands at Fort Worth's Coliseum.<sup>6</sup>

As the quarantines increased and lengthened, fewer soldiers went to town, and more merchants came to them. One of those entrepreneurs, druggist Hugh T. Pangburn, expanded into the ice cream business. Pangburn's crew would whip up batches of ice cream and immediately dispatch a boy with a carton to the camp by trolley, quickly selling out near the main gate. Pangburn remained in the ice cream business after the camp closed, also adding a cafeteria and a candy plant to his enterprise. Highly successful as Pangburn's Candy, and renowned for the "Texas Millionaire" piece with caramel and pecans, the business brought Hugh Pangburn wealth that eventually exceeded John King's. The Pangburn fortune passed to an only daughter with no heirs other than a myriad of cats. Her will established the Pangburn Foundation for their care. Thus, in a roundabout way, Camp Bowie became an initiator of the Fort Worth Humane Society.

## Integration

Fort Worth seemed in a quandary about the camp's future. Another new type of troops soon arrived, and their inclusion appeared extremely uncharacteristic of that day's army. On September 9 the *Fort Worth Star-Telegram* informed locals that "3,000 Negroes Are Ordered to Camp Bowie," adding to an estimated 10,000 troops on hand. The news included a consoling conjecture that they would be there "only temporarily and may be used for guard duty and labor battalions." Although bigotry would

come from higher levels, these men arrived to an equally uncharacteristic response from that day's soldier. An article buried on page eighteen of the September 29 *Star-Telegram* said that "the white recruits cheered the truckloads of negroes . . . and the darkies yelled back. Three different jazz bands are being formed among the negroes [*sic*]." And although stationed in segregated areas of the camp, within a month "Four thousand white and negro [*sic*] recruits were reviewed [and applauded] on the parade ground."<sup>7</sup>

That same week, 800 Missouri recruits who joined the camp were identified as "the first white recruits in Class I [i.e., combat capability] to reach camp since last June when 6,000 men were sent to fill vacancies in the Panther Division."<sup>8</sup> To accommodate them, the African-Americans were moved to another site south of Arlington Heights Boulevard.

Racial integration by the army, even within the boundaries of a single camp, represented an anathema in 1918. Although a side story to both Camp Bowie and Arlington Heights, the background to this quasi-integration sheds some light on American attitudes of the time and possibly upon the early history of Como's forthcoming residential growth.

### **Buffalo Soldiers, Teddy and Pershing**

From America's very beginning, free African-Americans fought as members of both the army and navy. Slavery actually began withering as an economic inefficiency around 1800. Abruptly, Eli Whitney's cotton gin made cotton king and slave labor profitable. The American Civil War twisted attitudes in two directions. Units of free, northern African-Americans proved themselves during the war, to the degree that a post-war Congress established two regiments of infantry and two of cavalry, each of black men with white officers. Out of sight and out of mind, serving continually on America's western frontier, these four regiments of "Buffalo Soldiers" were perhaps the most combat-ready troops sent to Cuba in 1898. Contrarily, Confederate General Nathan Bedford Forrest who ordered the slaughter of black Union prisoners at the "Fort Pillow Massacre" had, upon return from his brief exile to Mexico in 1866, founded the Knights of the Ku Klux Klan.

The recent conquest of Cuba remained essentially a regular army war. One exception was the Seventy-first New York Infantry Division, taken along primarily because they were at full strength, but quickly placed behind the lines as ineffective. Another exception was the First Volunteer Cavalry formed by then-Assistant Secretary of the Navy Theodore Roosevelt from his personal friends, typically cowboys from the West and polo-playing sportsmen from the East. Roosevelt bullied his way to Cuba, partly by influence and partly by having secured the highly competent

Colonel Leonard Wood, MD, as the titular commander of his "Rough Riders." Step One of Roosevelt's highly political agenda transpired with Wood's promotion to replace an ailing superior—a move that not only thrust Teddy into his desired limelight but also began his conflict with the African-Americans.

Cuba became a politician's or career military officer's dream come true. Newspapers, having fomented the war in the first place, demanded and got correspondents embedded within each and every regiment. Not only did virtually every incident receive extensive coverage, but also news transmission was instant via underwater Cuba-to-America cables that had been saved. Fast packet boats stood just offshore from Siboney as a backup. Within days after landing in Cuba, Roosevelt got his chance to lead an incursion a few miles inland toward Santiago. Cubans warned him of an entrenched Spanish position called Las Guasimas in a grassy knoll near the road. Ignoring them, Roosevelt was soon pinned down with a jungle on both sides, but his problem was quickly resolved by the Tenth U.S. Cavalry (Colored), which arrived from another direction. Roosevelt vociferously retorted the press reports that he had been "ambushed" by the Spanish and "saved" by the Tenth. He did, however, accept the friendship of a young, white, first lieutenant of the Tenth named John "Black Jack" Pershing.

A few days later, in the final assault upon Spanish trenches on San Juan Hill outside Santiago, Roosevelt was directed to take nearby Kettle Hill and then swing to San Juan. San Juan Hill was, of course, about to become the highlight of this war and, therefore, about to receive the greatest press coverage. When the Rough Riders did arrive at San Juan, they discovered quite a number of black infantrymen already there. The press accurately acknowledged this, but Roosevelt countered that these troopers attacked only because he had found them milling around and ordered them to advance.

Later, as President, Roosevelt achieved his political revenge against the black troopers when 167 men of the Twenty-fifth U.S. Infantry (Colored), also veterans of Cuba, were court-martialed on circumstantial evidence over the Brownsville [Texas] Incident in 1906.<sup>9</sup> Roosevelt withheld pardons, even for those troopers sentenced to hang.

Pershing picked up and carried that torch when Roosevelt pulled rank to make him a general. Upon requesting that Pershing be elevated from captain to colonel, President Roosevelt was informed that Pershing lacked seniority for that promotion; an aide reminded him of his presidential privilege to appoint generals outside the system. This jumped Pershing's place in line to become commanding general of the Southern Department headquartered in El Paso. His superior died soon afterward, and Brigadier General Pershing assumed command of the Mexican

Punitive Expedition. That combat role made him the natural selection to command American Expeditionary Forces in Europe.

Arriving overseas, Pershing laid down two conditions to the British and French. First, knowing full well how the Allies, especially some British generals, wasted men as "cannon fodder," he refused to place American troops under their direct command. Second, he demanded that American troops receive additional combat training before frontal assignments. Not all American troops were granted these blessings.

Some northern National Guard units were racially integrated before their call to federal service, a condition totally unacceptable to the War Department. African-American Guardsmen were reassigned to all-black regiments with, generally, white officers. Three such regiments in the new U.S. Ninety-fourth Division were transferred into the French Fourth Army, forming their 157th "Black Hand" Division and thereby solving this conflict with U.S. Army regulations. A fourth regiment, the Eighth Illinois Infantry from South Chicago, was assigned to the French Tenth Army, Fifty-ninth Division. Contrary to Pershing's protective conditions, the black Guardsmen were turned over to the French almost immediately, based on a rationale that the French were experienced in handling Africans throughout their colonial empire. With equal speed, these men were thrust to the front after little training in the French weapons and equipment that replaced their own. Adding further injury to insult, Pershing issued orders to the French officers, essentially detailing how they should abide by America's "Jim Crow" segregation laws.<sup>10</sup> Black officers were at least allowed to remain officers, but only as ordered.

In some ways, those black Guardsmen assigned to the French 157th Division were actually lucky, for the Fourth Army was commanded by General Henri Gouraud—the "Lion of Africa" who stood out as possibly the most successful, respected and respectful of all French generals. Camp Bowie's "Sammies" of the Panther Division would also encounter him by war's end.

Further illustrating what African-Americans endured for little credit was the 369th Regiment (Colored) from New York City, which served 191 days at the front—six times longer than the Panther Division, and longer than any other American units. The 369th, the "Harlem Hellfighters," suffered thirty-percent casualties, never lost a man as a prisoner, and was honored with a regimental *Croix de Guerre* for having never surrendered one yard of ground taken. Even though the honorable service of the regiment was highly commended, the soldiers' glory in the homecoming parade through Manhattan became short-lived once they became black civilians. Undaunted by prejudice, the 369th later earned recognition at Okinawa and, again, in Korea.

## Pervasive Prejudice

Bigotry of the time remained openly expressed, not only toward African-Americans but also toward immigrants. Those speaking German were especially suspect. Anti-German panic shut down their newspapers and terminated teaching of the language at a time when such communication could have been highly productive. Oliver Knight relates such an incident, condensed from three pages and paraphrased as follows. Ella Behrens, daughter of German immigrants who had settled near Grapevine, Texas, many years before, physically unable to perform ward duty, supervised diets in the Camp Bowie hospital kitchen. She had been heard singing a German song and conversing in German with another nurse. When the influenza epidemic struck again in 1918, hysterical witch-hunters spread a hideous rumor that Miss Behrens was slipping flu germs into the food. She was held incommunicado in the city jail, and released eight days later. The War Department informed her that she had been dishonorably discharged without pay or appeal for being absent without leave for those eight days in jail. Years later, a congressman from Grapevine secured an honorable discharge for her on January 29, 1949.<sup>11</sup>

Fort Worth's local press seemed more concerned about another extremely similar case, reported on page one: "Head Nurse At Camp Bowie Held As Alien Enemy. Miss Gertrude Lustig . . . is being charged as being pro-German and failing to register as an alien," also for permitting nurses of German extraction to sing their songs, and for expressing favor of an early peace. Although born in Breslau, Germany, "alien" Lustig had come to America at age one. Her twelve-year service as a U.S. Army nurse included active duty amid combat during the prolonged and arduous Philippine campaign. She suffered confinement to a downtown hotel and was allowed only guarded walks around town. The month after the war had ended, she was transported to Ellis Island for deportation.<sup>12</sup>

## War's End

By October 1918, Camp Bowie's legend-less soldiers received a name—the 100th Infantry Division—and an equally legend-less commander: Brigadier General William B. Cochran.<sup>13</sup> Although the 100th Division had been officially constituted during July in the national army, it was officially organized that October at Camp Bowie. Assigned to it were the 199th and 200th Infantry Brigades with command over the 397th, 398th, 399th and 400th Infantry Regiments and approximately 16,000 soldiers.<sup>14</sup>

Division Headquarters formed at a camp still plagued by problems. Death from the Spanish flu claimed an officer, a nurse and three privates

in twenty-four hours. A recruit was found dead in his tent with his throat slashed. Conditions described as "bad weather" put 1,351 in the base hospital producing three deaths within thirty-six hours.<sup>15</sup> Fortunately, the base hospital had achieved full staffing: thirty-eight physicians, forty-eight female nurses, and 374 hospital corpsmen to serve 1,688 patients, including 631 with measles—the other epidemic.<sup>16</sup> Meanwhile, R. F. Godbey, the alleged ringleader of twelve escapees from the stockade, was captured at Wichita Falls.<sup>17</sup>

The following month, war came to a close. Austria surrendered on November 4, and Germany sued for an armistice on November 11, 1918. Almost immediately, all draft calls were cancelled, and demobilization plans began for 1,790,000 men under arms to be released at 30,000 per day. Camp Bowie was designated a demobilization camp for the Panther Division and others. The base hospital prepared for its other mission, that of processing trainloads of up to 2,000 wounded soldiers at a time.<sup>18</sup>

Plans for a Motor Transport School covering perhaps ten acres near Lake Como would never consummate, but rumors assured Fort Worth that Camp Bowie and the airfields would all become permanent bases.

Billy Sunday arrived in Fort Worth one week after the Armistice. Evangelist Sunday was to preaching what Vernon and Irene Castle were to song and dance—and every bit as much a showman. His last local sermon poured forth at Camp Bowie's base hospital the next month and was delivered from the diving board of their indoor swimming pool to spellbound convalescents and their nurses sitting around the pool's edge.<sup>19</sup> Sunday's sendoff came with a check for more than \$14,000 from the grateful citizens of Fort Worth. This stipend stood over and above the sponsors' cost of installing showers everywhere he appeared "because he sweat so profusely while preaching."<sup>20</sup>

In the final week of the war, the Thirty-sixth Infantry Division—by this time called the "Lone Star" Division in France—received assignment to General Gouraud's Fourth Army for the final push at Champagne and a brief occupation of Strasbourg. Here they first heard news of going home. Five other divisions, many constituted from recently drafted national army men like the 100th Division troops, were on their way to contain Germany behind a "Watch on the Rhine." Containment, however, hardly appeared necessary. Germany had its hands full with the Bolshevik revolution and actually begged the Allies to cross that border and help. The YMCA shipped 80,000 cigarettes as their Christmas gift to the boys overseas.

## **Demobilization**

Camp Bowie entered 1919 focused on demobilizing and getting back to peacetime. Soldiers actively sought civilian jobs, often in the oil fields,

especially after hearing the announcement that "No man is discharged who cannot get a position."<sup>21</sup> Young women from town entertained wounded soldiers at the base hospital. The army began selling horses at auction, averaging \$190 for artillery horses and \$165 for the remaining cavalry mounts.

A jazz orchestra formed at the base hospital: violin, cornet, trombone, piano, baritone, with drums by Sergeant Arthur Worman, drummer for the film *The Birth of a Nation*. Plays were performed for returning veterans at the camp's Liberty Theater. Vincent Sortello of the Camp Bowie cooks and bakers school revealed himself as nationally known female impersonator "Eldorado the Dancing Girl." Officers of Fort Worth's "Police Purity Squad" arrested six people on suspicion of drug use, including a soldier and a girl.<sup>22</sup>

Men began arriving for discharge before January ended, and the first wounded reached the base hospital on February 10. Two days later, one of these men was strangled in his tent.<sup>23</sup> Within a week, fifty contracted measles, and quarantine resumed. Almost one percent of the world population died of the influenza epidemic of 1917-18, including 550,000 (one-half one percent) of America's 105,000,000 people: a greater toll than any recorded plague of history.<sup>24</sup>

July 14 celebrated the Panthers' final homecoming, almost exactly one year after their departure. Camp Bowie's "Headquarters Demobilization" closed the following day, having discharged a total of 55,204 soldiers.<sup>25</sup> Army surplus food was soon sold off. On August 3 the last troops—the 43rd Infantry Regiment, regular army—were literally sent packing: they hiked cross-country to their new station at San Antonio. Within two weeks, the base hospital closed, transferring their remaining patients to Fort Sam Houston.

## The Century Division

The 100th (Century) Infantry Division was demobilized November 30, 1919, one year after the Armistice that inactivated it. The 100th did not die, however; it was reconstituted in 1921 with headquarters in West Virginia, and no longer carried its "infantry" middle name. By that time, the striking insignia of a gold-and-white numeral "100" upon a royal-blue shield had been designed. It would be worn in combat two decades later. The 100th Division, which was ordered into active service in November 1942, landed at Marseilles, France, in October 1944 and fought its way across the Rhine River to Stuttgart, Germany, by the end of World War II. Although the 100th acknowledges Fort Worth's Camp Bowie as its birthplace, no memorial to the soldiers of the Century Division stands among those to the Panthers at Veterans Memorial Park.

## NINETEEN

### Back to Suburbia

Army Camp Bowie existed for two years, almost to the month. During that time, a circus of restaurants, grocers, barbershops, ice cream parlors and variety stores had popped up along West Seventh Street surrounding the camp entrance. The sideshow extended south down Montgomery Street to Brooklyn Heights, and west along Arlington Heights Boulevard on the northern "civilian district," turning south again at Merrick Street along the streetcar line to Lake Como. Vanishing far more quickly than they arrived, these temporary enterprises left Arlington Heights like a deserted midway.

#### Merchants and Streetcar Stops

Before the army camp arrived, the only retail merchants west of the Trinity River were a few grocers. Four scattered down West Seventh Street between the river and Reika Street [Montgomery], and Fort Worth's Italian Consular agent owned one of those: the Ortolani Brothers' market, nine blocks west of the Frisco tracks. Frank Thaxton operated another grocery south on Reika in Brooklyn Heights. West of him, three more grocers spread along Stove Foundry Road [Vickery Boulevard]. Only two grocers actually located on the Heights. J. Edward Finley had a store on Arlington Heights Boulevard at "se cor. 9th st. [Penticost]" and lived at "ss 7th ave. [Collinwood] btn 8-9th sts. [Eldridge/Penticost]"; the residence address became 4911 Collinwood Avenue. John L. Overmeier and John P. Smith still ran the Lake Como Grocery that they had opened in 1907 on Lake Avenue; they, too, resided nearby. Otherwise, Arlington Heights had no businesses.

Arrival of army Camp Bowie had swiftly and dramatically changed this languid scene. Because the army substantially altered street locations and names within the camp, streetcar stops became substitute addresses. Between downtown and the camp, twelve stops dispersed between the Trinity's Clear Fork and Montgomery Street, some more active than others. Stop Three, the first west of the river, served the Chevrolet Café and the Chevrolet Assembly Plant [2321 West Seventh]. Stop Four served Alfred Coker's grocery and the Ortolanis' market [2414 West Seventh]. Stop Six served some homes and the Trinity Park Baptist Church. Stop Eight served W. A. Daugherty's grocery and the Van Zandt School [Modern Art Museum]. Stop Twelve served homes and a grocer [2916 West Seventh].

Then came Stop Clark, the station at Camp Bowie's entrance. Although guarded by the nearby Military Police barracks, this remained an open camp, even after restrictions were imposed. At least three grocers, one barber, a variety store, the Alamo Canteen, an amusement center called Joyland Park, and T. V. Byers' Bowling Alley [now North Texas Health Science Center] surrounded the intersection. Four streets created this cross roads. Reika [Montgomery] proceeded a mile south to Brooklyn Heights at Stove Foundry Road. H. R. Graham, the area's only civilian physician, officed on it, one-half mile south. Hi Mount Street [Bertrose Avenue] headed northwest toward a cluster of homes carved out of the camp, then on to the army's Machine Gun companies and their firing range. Seventh Street continued west toward the few River Crest homes. Arlington Heights Boulevard began at this point, bending southwest with the streetcar line. Montgomery Street did exist under that name, but only north of Seventh Street.

A second street rail line, added jointly by the army and City of Fort Worth, permitted two-way continual traffic. Detraining the cars was a hazardous task and caused the death of one soldier. The army had also added a second graveled lane south of the track for vehicles. Once past the Camp Bowie Headquarters cluster, military structures and activities pressed toward the Boulevard from the south side, while merchants and civilian homes prevailed to the north; in addition, at least a dozen families remained within the camp throughout the war. A ride on the streetcar along the Boulevard during the camp's heyday would have provided glimpses into these civilians' lives within and around the camp's edge:

Stop Hi Mount: a few nearby homes.

Stop Belle [Belle Place]: one restaurant.

Stop Hill Crest: two restaurants, one barber, a commercial photographer, and a Wolf and Klar jewelry store one block west.

Stop Headquarters [Washington Avenue]: the camp administration, quartermaster office structures, and staff officer quarters.

Stop Post Office [Thomas Place]: four restaurants, a barbershop, the camp post office and YMCA administration.

Stop Country Club: at least four nearby homes, two restaurants, two barbers, the Lone Star Canteen, and River Crest Country Club a short walk north.

Stop Thirteen: a few nearby homes.

Stop Lone Star: a few homes, three restaurants, three confectioners, and both the Texhoma and American theaters.

Stop Fifteen [Kenley Street]: several homes, a grocer, two restaurants, two confectioners, a barber, the Stop Fifteen Garage [4700 Bryce Avenue], and the Ellis and Kindred Pool Hall.

Stops Sanguinet and Byers: about ten homes north and south. Here, the streetcar diverted due west from the Boulevard, proceeding along Bryce Avenue.

Stop Moore [5000 Bryce, formerly Stop McCart]: two grocers.

Stop McCart [5100 Bryce]: homes and the Arlington Heights School.

At Park Avenue [Merrick] the streetcar turned southwest toward Prevost Street, past the streetcar barn and water tower at Pershing Avenue, bending again back to Park. Then came Stop Hawes [2600 Merrick] and the base hospital. From there it progressed downhill to the turnaround at Stop Lake Como. Across the lake, two new grocers competed with Lake Como Grocery.<sup>1</sup> But nothing remained of Lake Como's recent splendor except for a dirt road across the dam, leading to the boathouse and deserted pavilion.

By the time of the camp's demise, the street rail lines would be one of the few visible remnants of Arlington Heights' infrastructure. The sequence of stops, however, would become history—for not only would many of the destinations disappear, but so would many of the streets as they existed. It was time for the Boulevard to receive a new name.

### **A Battle of Names**

Six months before army Camp Bowie disintegrated into heaps of lumber, Fort Worth's citizens began suggesting ways to honor their veterans. Naturally, someone suggested naming the main road "Camp Bowie Boulevard." Street Commissioner C. D. Wiggins countered that the name did not mean enough, that it should be named for some distinguished citizen who had fallen in battle. He reasoned: "In a short time Camp Bowie will be nothing but a bald prairie and Camp Bowie will be forgotten." Park Superintendent George Vinnedge agreed: "I do not think the name is strong enough. I would like to see a more forceful one used."<sup>2</sup>

Fort Worth's battle of names began, suggestions arriving daily for the next two weeks. Those that ended in "Boulevard" included Texas and Oklahoma, Our Brave Soldiers, Liberty, United Bowie, Heroes, Our Boys, Texhoma, American, Cantonment, Sammies, Humanity, Bowie-Castle, Soldier-Aviator, Fort Worth Honor, Victory Peace, Fort Army, St. Mihiel, U.S. and C. B., France-American, and Man of War. Other variations included Soldiers' Lane, Woodlawn Avenue, Liberty Lane, Woodrow Avenue, Troops Highway, World Liberty Lane, Thirty-Six Avenue, Panther Trail, Hike Pike, and Trail to Khaki Hill.<sup>3</sup> As one citizen put it, "Names for Fort Worth's war memorial boulevard are as plentiful as oil companies."

On January 30, 1919, the day after ratification of the Eighteenth Amendment—which set a deadline for prohibiting "intoxicating liquors" and thereby stimulated the impending Roaring Twenties—a committee

from the Federation of Women's Clubs announced: "It's Camp Bowie Boulevard."<sup>4</sup>

As part of the memorial, the Federation of Women's Clubs also promoted a string of 800 sycamore trees along Camp Bowie Boulevard from Taylor Street downtown to the base hospital [Merrick Street].<sup>5</sup> The Wednesday Club alone donated fifty. Others came from the Cadmean Club, and from notable ladies of the Penelope Club. Plans were underway to tap a water main along the Boulevard for their care. Today, only one elderly sycamore tree actually stands along Camp Bowie Boulevard. Yet scores of their possible offspring abound nearby, many in small clusters.

### **Taps for the Camp Ground**

True to the terms of their dollar-a-year lease, the army marched away, leaving behind all of the roads, water and sewer lines they had built. Apparently army improvements progressed right up to the last minute: one sewer line, which crossed Hulen Street near Byers Avenue but was recently replaced, carried a 1919 date.

When deconstruction started in August 1919, General Engineering Company received the government contract; they set up a sales office in the old Quartermaster Headquarters near the base library building and placed their ads. First came a do-it-yourself salvage for lumber and plumbing: "Buildings are offered as they stand, to be wrecked by buyer. Lumber #1 grade, cleaned of all nails, thoroughly seasoned."<sup>6</sup> Later photographs would show a sea of barren land dotted by islands of piled lumber; still, a few structures apparently were either purchased and moved intact or just happened to stand on parcels owned by the buyer.

Health problems and sanitation issues at this carnival ground prompted concerns over its return to civilian use. A year before the camp's close, the Fort Worth and state health departments began examining a five-mile radius around both Camp Bowie and the airfields for evidence of malaria and typhoid conditions. None were reported.<sup>7</sup>

### **Reveille for the Heights**

Surprisingly, a few new houses continued rising around the camp's periphery from July 1918 onward, mostly to the north and east. Examples of homes: George W. Polk's at 4600 Alta Drive; Frank Wren's at 1320 Virginia Place; and J. G. Estes' at 130 Darcy Street, "within a few hundred yards of Camp Bowie [near the recent Arlington Heights Post Office at Darcy and Arch Adams streets]." One photo showed a small craftsman house with a loggia-style porch.<sup>8</sup> What would become a signature house

of the era followed in December—a "Colonial Bungalow," cross-gabled with an eyebrow vent over a half veranda, and also a carport, fireplace and square straight columns. Foundations remained pier and beam, but concrete underpinning began replacing brick.

Suddenly in 1919, one year after the camp's closing, newspapers filled with real estate ads for the neighborhood. Lone Star Realty, an Arlington Heights newcomer, featured a seven-room bungalow for \$5,500, or five rooms on a brick foundation for \$7,000, and an eight-room two-story for \$10,000. Another ad offered a six-room "airplane" bungalow for \$7,000. Lot offerings ranged from \$500 to \$800, except for River Crest where they started at \$1,000.

A pair of possibly unconnected teasers each hit the *Fort Worth Star* on August 10. Nelson and J. O. Hargrove of San Antonio announced a 200-room family hotel to be built in Hawes Heights at a cost of \$800,000. On another page Wallace, Nelson and Wilford, realtors and Hi Mount promoters, offered "two lots on the corner of Arlington Heights Boulevard, short distance from the proposed Arlington Heights Hotel."

Hawes Heights, while actually platted as such, remained an undeveloped dream of Lowman L. Hawes, a lumber dealer and true Arlington Heights Pioneer. Lowman and his wife, Laura, had remained through the war at 2600 Merrick Street, surrounded by the base hospital buildings. Hawes' property occupied the northeast corner of Chamberlin's block A, originally reserved for Fort Worth University. Block A did receive a small structure called the Bachelor Apartments but never a hotel, and the site did eventually develop, but not by Hawes.

On the last of August, the *Star* reported: "More building is going on in the Arlington Heights than some of the other suburbs . . . Fifty houses are going up, with a value somewhere around the \$200,000 mark. These homes are substantial buildings, as are most of the residences already built. Some of these houses are worth as much as \$10,000 and a number are around the \$5,000 mark."

More clues about the Heights' reveille came from the *Fort Worth Star-Telegram*. Residential accommodation for automobiles appeared frequently in ads. Trucks began replacing horses, even in the fire department. Street improvement was a growing concern. Housing demand exceeded construction capability. One notice on September 7 read: "Garage First Dwellers . . . living in their garages while waiting for builders, carpenters and masons. Even Morris Berney, a cotton factor, lived in his more than a year."

## Dealing Again

By January 1920, Fort Worth claimed a population of 106,472 as nationwide prohibition went into effect. A fresh crop of realtors and developers sprouted again, generally promoting Arlington Heights although they were more active in the Hi Mount area.

Delbert O. Modlin—who had been Camp Bowie's primary leasing coordinator and was now with Tempel, Modlin and Jackson—offered "one hundred acres cut up into small parcels, streets will be graded and sidewalks installed."<sup>9</sup> Within two years he would form Hill Crest Land Company located at Hillcrest Street and still-called Arlington Heights Boulevard. For some reason the name Camp Bowie Boulevard received slow acceptance.

Harry C. Trentman, another newcomer to the newly-named Country Club Heights (north of the Tipton triangle) officed at Clover Lane and the Boulevard. Trentman promoted 162 lots for \$400 to \$950 on the recently graveled West Seventh Street, and lots for \$1,000 to \$1,750 on Westview Terrace. He soon began buying from pre-war developer J. Stanley Handford, as well as from John Tarlton and Robert G. Johnson in Chamberlin's First Filing: the historic western Arlington Heights. He switched to the southern Second Filing in 1928, and to Indian Oaks near Lake Worth. Through 1937, as Better Bungalow Builders, Trentman completed more than 600 transactions, many with Edna Burchill in the Burch Hill Addition. Although Harry and Emily Trentman lived in town, Harry Jr. later resided in Arlington Heights. In 1946, when Lena Pope acquired the old Arlington Heights College campus and what would become Chapel Hill, some parcels came from the younger Trentman.

Frank N. and Fred M. Hammond were taking profits from the Worth Hills Golf Course [now TCU dorms and athletic fields] and Bellaire Addition, plus buying land from Robert McCart and family in the Hi Mount Addition and west beyond Merrick Street during the time that army Camp Bowie still occupied the Heights. In 1919 Fred acquired J. P. Montgomery's holdings [along today's Montgomery Street] and some western parcels now called Westover Hills. Quickly they assembled enough land in northeast Arlington Heights to plat the Hammond subdivision. They then deeded their Hill Crest holdings to Clover Land Company and focused on Hi Mount, including the Mattison, McCart and Byers-McCart subdivisions. Active there through the 1920s, the Hammond brothers turned their attention back to the TCU area during the Great Depression. Although they were connected with the Westside's major competitor—the Southside's Thomas M. Ryan Land Company—both brothers and their wives resided in Arlington Heights: Frank and Verna at 111 Western Avenue, and Fred and Clara on Tulsa Way until moving to Wyatt Drive.

Simeon C. Clover and his Clover Land Company moved to 4060 Camp Bowie Boulevard as both home and office in 1922. Today that address is a triangular garden, once a home site and part of his deal with the Hammonds, which included sales rights in the Crest Mont, Hi Mount, Hill Crest and Strathmore subdivisions. Clover's vice president, Clarence R. Backus, and Katherine, lived at 4720 Collinwood Avenue, while James D'Arcy, his manager and successor-in-waiting until 1931, resided at 1600 Frederick Street.

Throughout this third decade of Arlington Heights, both Hammonds, Trentman, Clover—and also Carlton and Hazel Call Gaynor of Veazie and Gaynor, Builders—were dealing Heights land among themselves and with Robert McCart at a dizzying pace. Although the Hammonds could claim that more than 500 lots had been sold and \$1 million spent on houses during the first post-camp year, little of that lay in the heart of Arlington Heights. General Engineering, the Camp Bowie deconstructor, became the prime builder with fifty-one houses to its credit, all north of Camp Bowie Boulevard.<sup>10</sup> Understandably, General Engineering controlled most of the region's extremely short lumber supply.

### Filling the Space

Humphrey Chamberlin had totally concentrated every appealing element of his development on the Heights' western edge. More than a decade later, Stanley Handford repeated that marketing plan with about the same success. Now, post-war building focused on the eastern and northeastern districts of Westside, in turn ignoring the historic strip. Paucity of activity there, as in time past, once again highlighted even small events—two of which made the news almost simultaneously.

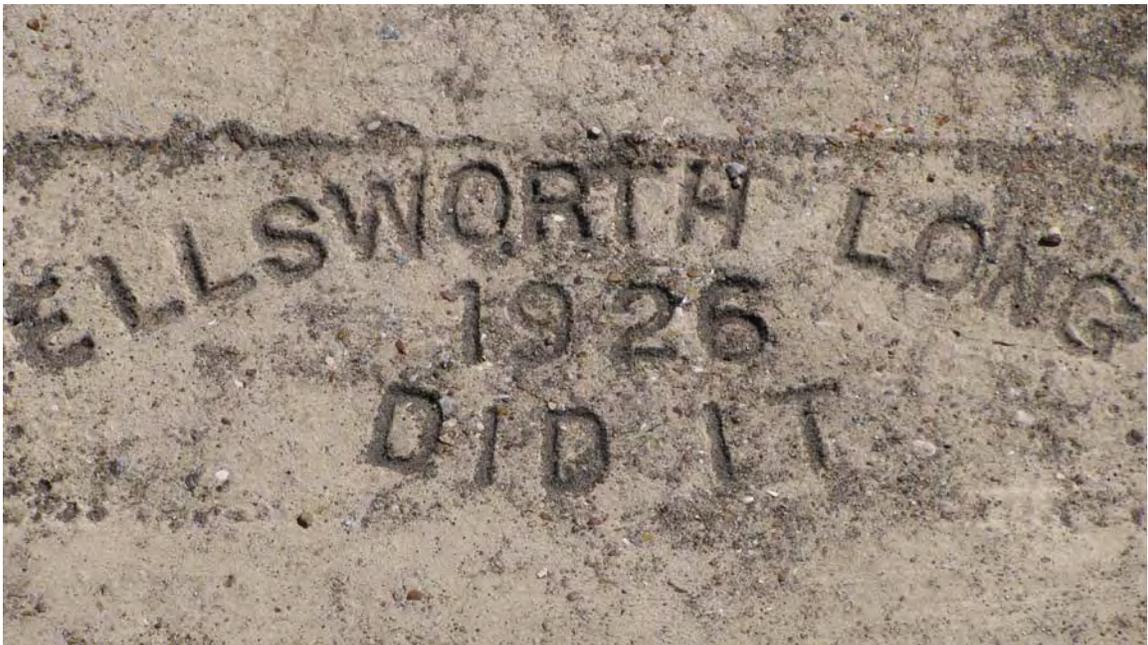
A small Acme Brick ad about construction of architect Carl G. Staats' "beautiful apartment" appeared in the *Fort Worth Star* on January 18, 1920. The detailed visual showed a broad two-story building with a single Palladian entrance, low hip roof, five windows across the second floor and two windows plus bay windows on the first. Hardly an apartment by modern definition, this triplex rose at 4637 Collinwood Avenue, eastward across Kenley Street from his earlier home. Rather than a commercial venture, it was constructed to accommodate Staats and his caretakers. Staats shared the triplex with Myron W. and Elsie Sherman, an African-American couple, and F. H. Wiche.<sup>11</sup> A quarter century of tuberculosis claimed the honored architect's life on June 2, 1928, in a San Antonio sanitarium. His Heights triplex survived another seventy years to become a vacant lot.

One other notice, by General Engineering in February 1920, stated: "Base Hospital Must Be Removed. Several large buildings remain unsold,

thirty small buildings just released, twenty by twenty-eight feet at \$200, fifteen small huts from \$15 to \$100. This past week we have wrecked and cleaned nearly a million feet choice lumber."<sup>12</sup> These buildings stood on land owned by Robert McCart, and several verged on a new and very different second life.



ATKINSON-WOOD 2010



ATKINSON-WOOD 2010

## TWENTY

### The Twenties Roar

Although the General Engineering Company had removed and sold all of the camp's buildings by the summer of 1920, little home construction occurred through 1921. Yet despite this delayed development—and further delay from another flood—Arlington Heights suddenly piqued the interest of the City of Fort Worth. Thirty years after Chamberlin's time, the Heights harnessed the energy of the Roaring Twenties and sped forward on a growth streak as new gates opened.

#### The Flood of 1922

Fort Worth had growth of its own in mind, for new Texas legislation in 1921 permitted towns exceeding 50,000 populations to annex towns of under 2,000 without their consent. Plans for suburban annexation were in the works. But in the last week of April 1922, the Trinity River crested, rupturing the levees and drowning ten people in the bottoms.

The first Westside victims, most in Van Zandt's several subdivisions along West Seventh Street, found refuge in Fort Worth's downtown churches. For ten days water continued to rise, severing the Heights from the city. Schools sheltered forty-five neighborhood families, and William Bryce became chairman of West Side Relief Finance Committee for flood victims.<sup>1</sup> By early June, the Chevrolet plant, the Oil Mill and Machinery Manufacturing Company, and the Star Refinery (all near the Frisco line at West Seventh Street) were wrecked.<sup>2</sup> In July, eleven homes burned: all were owned by the C. H. Wiggins family and stood in the neighborhood of "the large two-story residence on the northeast corner of a triangle block near Clark avenue [Ashland Street] and Camp Bowie [Boulevard]."<sup>3</sup>

This flood—which left a dozen dead, thirty-five missing and a thousand homeless—prompted construction of lakes Bridgeport and Eagle Mountain, and dams on the Trinity River's West Fork.<sup>4</sup>

#### Annexation

Despite Fort Worth's legal authority to annex, news portrayed the surrounding suburbs, rather than the City, as seeking annexation. The month before the flood, a front-page article in the March 7 *Fort Worth Record* reported that Arlington Heights' petition bore signatures of 363 of its estimated 500 voters, nearly three-quarters of them residents of the Hi

Mount and Hill Crest subdivisions. Since a certain percentage of those voters would have been women (assuming the pollsters recognized the Nineteenth Amendment), and development in the western part of the Heights at that time was still sparse, the numbers underscore how much vacant land existed—plenty of wide open spaces ripe for growth.

One week before the vote, the City of Fort Worth paraded a "grand review of the City's resources and equipment." Annexation passed seven to one in July 1922.<sup>5</sup> Arlington Heights, Mistletoe Heights, Rosen Heights, Niles City, Poly, TCU and other nearby subdivisions merged into Fort Worth. River Crest, a separate entity, missed out on this round. The honeymoon ended when Fort Worth Independent School District boundaries were drawn: five subdivisions, including Arlington Heights, filed suit over the exclusion of previous students. Their dispute, however, was quickly resolved.

Arlington Heights became Fort Worth's Sixteenth Ward, spanning from Alta Avenue [Crestline Road] to Twentieth Avenue [Wellesley] and from Eastern Avenue [Clover Lane] to Seventeenth Street [Guilford]. Extension of City services began immediately, starting with installation of sixteen fire hydrants along Camp Bowie Boulevard. Within a year Fort Worth purchased the West Side Water Company for \$100,000 and constructed the Water Pumping Station at 3716 Watonga Street.<sup>6</sup> Also that year, Fire Station Eighteen arose at Carleton Avenue and Camp Bowie Boulevard on a lot that cost \$1,850, up from \$100 just two years before.<sup>7</sup> Fire alarm boxes designated 514 through 524 were distributed up and down the Boulevard.

### **Street Renaming Round Three**

Annexation created a chaos for street names and numbers. Like Arlington Heights, many other suburbs employed numbered streets and avenues, but few integrated with those of Fort Worth proper. Northside made, no doubt, the easiest transition by retaining numbered east-west streets and simply extending Fort Worth street names northward. Most Arlington Heights streets existed in name only, at least for any distance, and only West Seventh Street merged into the city.

Chamberlin's original street system was laid out on the plat as a grid of rectangular blocks with numbered east-west avenues and named north-south streets. But few streets actually existed in reality, so there had been little conflict when the army allowed its new streets to parallel the angled Boulevard instead. The army further ignored Chamberlin's plat by assigning street names to reflect Oklahoma and Texas culture. Now the City had a different scheme, so street names changed for a third time.

The following examples illustrate name transition from Chamberlin's plat to army Camp Bowie to post-Annexation:

Park Avenue	--	Travis	--	Merrick
First Avenue	--	Seneca	--	Washburn
Second Avenue	--	Mohawk	--	Harley
Third Avenue	--	Lafayette	--	Lafayette
Fourth Avenue	--	Mineola	--	Dexter
Fifth Avenue	--	Liberty	--	Bryce
Seventh Avenue	--	Edmonds	--	Collinwood (Knox east of Clover)
Ninth Avenue	--	Jackson	--	Pershing (Reed east of Clover)

On paper, Chamberlin's plat carried these numbered east-west avenues out to Twenty-ninth (later named Craven) before ending at Stove Foundry Road (later named Granbury Road, and then named Vickery Boulevard). Likewise, it carried his numbered north-south streets out to Sixteenth (now named Horne).

Although seemingly logical, neither El Campo Avenue nor Hulen Street received their names name designations from the army but rather, like Pershing, from annexation. Both roads, however, did exist during army Camp Bowie days: El Campo as Eighth Avenue, an unpaved lane serving about three homes west of Fifth Street (Hulen), which also held just three houses. In photos from that era, Eighth Avenue proceeded east as a dirt trail curving south past one isolated house. As Spanish for "the field," El Campo may have been just that.

By the end of October 1922, the City had approved a simple integrated system, which the *Fort Worth Star-Telegram* reported on October 31: "All streets running east and west starting at the Court House will be numbered consecutively, and as new additions are annexed the same system will be followed. The north and south streets will be named."

The next day's *Star-Telegram* stated attorney W. P. McLean's plea to retain pioneer street names, including that of his ancestor [William Pinckney McLean, an 1870s pioneer, congressman and judge]. That November 1 article, which appeared on page two, also further explained the history behind the naming of many Fort Worth streets.

Park superintendent and former real estate developer George C. Clarke, who was in charge of the naming project, opposed McLean Avenue but approved retaining his own name for a Hi Mount street, according to page eight of the November 5 *Star-Telegram*.

Months later, in July 1923, the Chamber of Commerce announced opposition to numeric street designations, and the search for names intensified.<sup>8</sup> Finally, the Fort Worth City Council established the current system with Ordinance 999, announced March 15, 1924.<sup>9</sup>

Street addresses of that day, as given here, began at the Trinity's Clear Fork. They are, therefore, 1900 numbers short of today's system, which begins at Main Street. The north and south numbers began and divided at Camp Bowie Boulevard rather than at the court house.

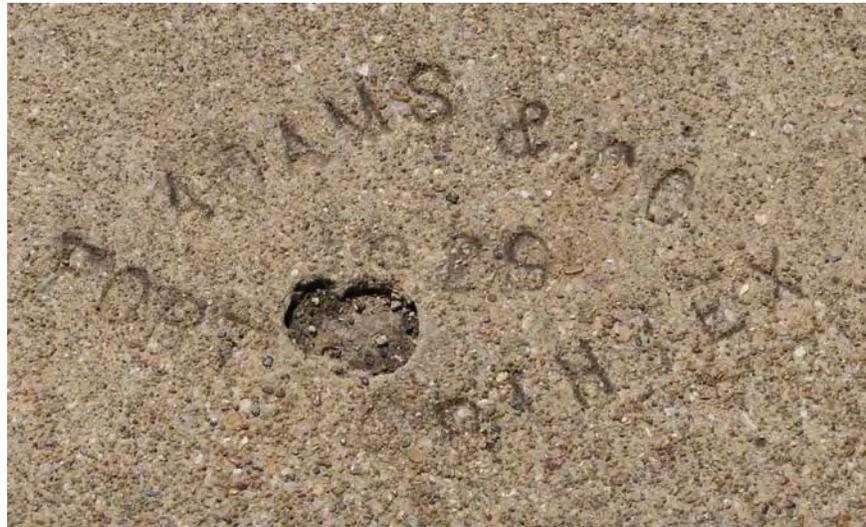
## Street Paving

When early post-war Heights arrivals Daniel H. and Genevieve Priest moved from the city, Dan became the first president of the Arlington Heights Civic League—and the force behind the drive for paved streets. His job as cashier of Glen Walker and Company (a general agent for Millers Mutual Fire Insurance Company) provided useful connections. Furthermore, he was assistant to Ed K. Collett, an early River Crest president and highly effective member of the Fort Worth Park Board. (Ed K. Collett Park of today borders Vickery Boulevard below Lake Como.) Five years later, Dan succeeded Collett as assistant treasurer of Millers Mutual, and the Priests moved from 112 North Ashland [now 1708] to 601 Rivercrest Drive.

Arlington Heights did begin receiving paved streets, largely between 1923 and 1928. With a contract to Standard Paving and Construction in 1926, the street work was preceded by storm sewers, first on Collinwood and Byers avenues, Dorothy Lane and Belle Place. Paving started on West Seventh Street, angled and extended four miles along Camp Bowie Boulevard to the western city limit [the edge of today's Ridglea]. There, in a stretch between Horne and Halloran streets, the Boulevard became Bankhead Highway, a designation still used in Weatherford, Texas.

Camp Bowie Boulevard was paved in Thurber bricks, replacing creosoted wooden blocks, and enhanced with streetlights. Many secondary streets were simply graveled, oiled and rolled—a common method through the 1940s. By 1928, the Boulevard's brickwork was completed approximately as far as Sanguinet Street, and Clover Lane was paved to El Campo Avenue.

Not a gift by any means, street paving was assessed to property owners, costing them \$668.57 per lot: more than \$5,000 in today's money. Since many curbs and sidewalks of Arlington Heights bear contractor brands of the 1920s, presumably these would have been at resident or builder, rather than City, expense. After nearly a century, segments of sidewalks are being replaced, and the early imprints in cement are rapidly vanishing from the neighborhood.



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Discussions about another major road south of Camp Bowie Boulevard arose along with talk of another bridge over the Clear Fork. Fort Worth's Master Plan, unveiled by the *Fort Worth Press* on December 13, 1927, projected a connection from the Polytechnic area to Malvey Avenue [Rosedale], reaching 5500 Camp Bowie Boulevard. The road was to be a 130-foot wide corridor with a parkway center. This news delayed further housing development along the Malvey corridor but led to its commercial development into the 1940s; it also led to the platting of Ridglea, soon followed by construction of tourist courts and service stations on Bankhead Highway. Three decades later, the Malvey corridor with its parkway center would evolve into today's Interstate Highway 30.

### **Birth of a Community**

Boom time struck Arlington Heights between 1923 and 1925, with impacts coming from many directions and in no clear sequence. This was the period when small business clusters started, serving expanding clusters of surrounding homes. This was the era that would evoke the Arlington Heights of nostalgia—the beginning of its naturally evolved "urban villages." Celebrating the birth of its community, the *Arlington Heights News* began weekly publication.<sup>10</sup>

As permanent businesses began replacing the army camp sutlers by 1923, development along West Seventh Street between the river and today's Montgomery Street gave the Heights convenient access to a commercial strip. The portion of West Seventh that is in today's Cultural District gained two grocers, two auto garages and a druggist. It also retained W. H. Sales' Restaurant [424] and Camp Bowie Lumber [1215], which continued their businesses from army camp days. Yet West Seventh

was still somewhat sparse when the Ku Klux Klan rallied around their fiery cross in a vacant lot on the north side of the street, across from the Chevrolet plant.<sup>11</sup> Four years later, in 1927, Montgomery Ward acquired all of those fifteen acres from John P. King, Amon Carter and others for their new mail order warehouse and store.<sup>12</sup>

Henry Ford's drastic price-slashing of the Model T to \$350 profoundly impacted middle and working-class America. New homes required a driveway and garage or carport and could be built beyond public transit lines. Oil became a new source of wealth, and "filling stations" popped up on every thoroughfare. As people began traveling farther by motor car, the Camp Bowie-Bankhead Highway connection caught its share.

Responding to increased tourism, the City of Fort Worth erected its tourist camp in Trinity Park in 1924. Other tourist courts, restaurants and service stations began capturing this new trade along the Bankhead Highway in today's Ridglea, and their higher quality raised travelers' expectations. The City's tourist camp closed by 1928, unable to provide increased amenities. Another flood in April also affected the decision. That flood prompted additional widening of the Trinity levee, pushing the Trinity Park entrance westward one more time. The old tourist camp location became a water garden.<sup>13</sup>

### **School Additions**

Public schools quickly reflected the Westside's growth. Shortly before annexation in 1922, the first Hi Mount Elementary School opened its four rooms at Thomas Place and Lafayette Avenue. That year, after annexation, the two-story Arlington Heights School that had been built in 1909 at 5000 Camp Bowie Boulevard was renamed Arlington Heights Elementary School. It soon gained recognition for the City's highest educational cost: \$94 per student.<sup>4</sup>

The original Arlington Heights High School was built next door at 5100 Camp Bowie Boulevard and had six seniors in its class of 1923.<sup>15</sup> Arlington Heights Junior High School followed, located on "Lane Street [Clover Lane] between Bryce and El Campo [avenues], serving all 8th to 11th grades west of the Clear Fork."<sup>16</sup> By 1926 Arlington Heights High School enrolled 331 students, and the junior high enrolled 461.<sup>17</sup> The high school became a dedicated junior high when the new W. C. Stripling High School opened at 2100 Clover Lane in 1927.

### **Budding Urban Villages**

As grocers and other convenience stores began springing up within neighborhoods, businesses of that time survived within small markets. Co-

mingling with residential clusters, they generally concentrated near the Boulevard but also located in deeper reaches of the Heights. Unlike so many urban villages that developed nationwide between the two world wars, those in Arlington Heights were not the characteristic two-story multipurpose buildings in which the proprietor's professional offices or residence were located above the shop. Such buildings, however, did exist in other parts of Fort Worth.

Self-service groceries—sometimes called "groceries" during the 1920s—were still something of a novelty. They had produce, a meat counter and perhaps one brand of labeled goods. The owner was typically the butcher. Others in the family might ring up the manual cash register, take telephone orders or make deliveries. Customers could buy on credit: a handwritten entry in a ledger.

Business beget more business. Frank and Martha Zeloski, addressed as 1617 Camp Bowie Boulevard, platted their dairy farm in 1921 and then in 1927 constructed a commercial row on the site [today Zeloski Street intersects at 3900 Camp Bowie]. Among their first tenants were the Blind Pig Lunch Stand, Elizabeth Cafeteria, and Renfro's Pharmacy [1611]. Vogue Cleaners [1615] moved in nearby. Two blocks down the Boulevard stood Hill Crest Pharmacy [1803] before a skip to Arlington Heights Lumber [2625] where Dexter Avenue intersected; there was a grocery, pharmacy, and filling station to their west, plus another grocer and a confectioner in three more blocks. A grocery, pharmacy and filling station also started up on Bryce Avenue near Kenley Street. And there were others, like F. L. Brown at 3408 Tenth Avenue [5308 Birchman], and B. S. Harkrider's market at 410 South Seventh Street [a short-term pre-annexation address that would be on Sanguinet near Calmont].

Arlington Heights expanded most around Clover Lane and the Boulevard, there being more customers to the north and east than elsewhere. Ashland Street spanned only three blocks. Hillcrest Street held just nine houses north of the Boulevard, but forty to the south. Virginia Place almost filled to capacity with twenty houses north and thirty south, all within two blocks.

Another cluster developed farther south. Ninth Avenue [Pershing] quickly gained sixty houses within the ten blocks west of Western Street. Tenth Avenue [Birchman] held thirty houses in the same stretch.

At the western edge, that small community between Fort Worth University's dedicated block A and Lake Como changed little in twenty years. On Twelfth Avenue [Malvey/Rosedale] Charles and Cora Mattison at 3309 [later addressed as 5317 West Rosedale] saw only three neighbors. On Thirteenth Avenue [Locke] the Flournoys at 3240 [later 5220] had only four neighbors within three blocks. There were just two houses on

Fourteenth Avenue [Lovell], both near Sanguinet Street, and only two on Fifteenth Avenue [Curzon] near Eldridge Street.

Business also began across the lake. John W. and Laura A. Arthur acquired Overmeier's Lake Como Grocery, addressed as "20th ave. se 12th st." [Wellesley/Prevost]. Also in Como J. O. Hill started a cleaners just south of the lake, and Angus Woods left his store in the city to partner with William W. Johnson and open their Woods and Johnson Grocery at [now] 5337 Bonnell Avenue.

Arlington Heights began coming of age. In addition to its budding urban villages and businesses, there were new lodges, clubs and churches. Yet during this time, no physicians' offices listed on the Heights.

### **Lodges, Clubs and the Meadowmere**

In 1922, almost before any new houses appeared, Walter Cox began building Masonic Lodge Number 1184 on the Boulevard at Hulen Street. Cox's name—engraved on that building and imprinted on countless sidewalks throughout Fort Worth—provides a lasting tribute to his craftsmanship. Brooklyn Heights gained a Woodman of the World (WOW) Lodge within two years.

A new Fort Worth Country Club golf course opened February 1, 1923. Their temporary clubhouse arose northwest of Tenth Street [Neville] and Camp Bowie Boulevard, west of the River Crest Country Club grounds.<sup>18</sup> During that year, twenty-five government and twenty commercial airplanes presented an air circus in a cattle pasture just off the Weatherford Road in today's Ridglea.<sup>19</sup>

For Arlington Heights, a highlight of this era must have been the Meadowmere Club. Back in 1903 Fannie (Mrs. Robert) McCart had acquired, or reacquired, blocks 93 and 94 [49-5000 Birchman/Pershing avenues]. This parcel provided the heart of McCart's land lease to the Camp Bowie base hospital. Now it returned with improvements, creating groundwork for the club. As described by B. B. Paddock, "The Meadowmere Club built by the government and the Red Cross during the war . . . approximately 15 acres in the club site, and four substantial buildings, the club house, bachelor quarters, swimming pool and garage. There are at this time 140 members, the limit of membership being 200. All of the appointments are first class including the tennis court, swimming pool, stables for equestrians, and other opportunities . . . Mr. T. E. D. Hackney is the managing director."<sup>20</sup>

McCart and Hackney, his son-in-law, had retained the structures and (according to the Sanborn Map) very creatively rearranged four of the large, long buildings into a connected Latin cross with a wide surrounding overhang. A separate building in the property's southeast

sector, where Billy Sunday preached, housed an indoor swimming pool and became the club's Natatorium. Another large building across Merrick Street on block A became the Bachelor Apartments. The Hackney home stood nearby at 5021 Birchman Avenue.

Regarded as exclusive, the Meadowmere rivaled River Crest and other clubs in many ways, except for having a golf course. Tournaments transpired on its tennis courts; dances and holiday events frequently occurred; and even national conferences booked there. But, by 1936, it gave way to the seven-building Meadowmere Apartments, later replaced by a gated town home community that retains the name.

## Early Churches

Soldier's Memorial Baptist Church—one of the first churches outside of Brooklyn Heights—broke ground in August 1922 on Camp Bowie Boulevard, one block east of Hi Mount [at Bertrose Avenue, a future hospital site].<sup>21</sup> The church disbanded by 1936. The successor of Soldier's Memorial Baptist Church was the Baptist Temple, which would change its name again and again over the years.

Broadway Presbyterian Church had purchased land from American Land and Investment Company (J. Stanley Handford's firm) for an Arlington Heights mission as early as 1905. In 1922 Fort Worth Presbyterian Church secured that parcel [today's 4701 Bryce] from John Tarlton and almost immediately began laying the cornerstone and completing a sanctuary.<sup>22</sup> That was after removing the KKK frame-shack meeting hall that allegedly occupied the property.<sup>23</sup> In 1929 the church changed its name to Arlington Heights Presbyterian Church, and its address moved around the corner to 2108 Kenley Street. In 1965 they sold to Partners In Prayer. In 1976 the First Church of Christ Science moved there from 502 Lamar Street downtown.

Arlington Heights Methodist Church (South) organized in 1923, possibly utilizing a facility retained from army Camp Bowie. Like several other churches, their first permanent structure was an education building, initially addressed as 1600 Thomas Place through the 1940s.

The, then called, Arlington Heights Baptist Church organized in 1925. Services were first held in the basement of their "three story [educational] building, erected for utility rather than beauty, through the efforts of G. H. Connell and others."<sup>24</sup> Originally listed as 4609 Camp Bowie Boulevard, the sanctuary soon appeared at 4737 Bryce Avenue.<sup>25</sup> In 1929, when Giles H. Connell died, the church renamed itself in his honor. (At that time, the Baptist Temple assumed the Arlington Heights Baptist Church name.)

Arlington Heights Christian Church purchased block 36 from John Tarlton in 1925, and by 1930 built on their current location of 4629 Bryce

Avenue at Kenley. Following this initial surge of religious institutions, Arlington Height's churches continued virtually unchanged until after World War II.

### Lena Pope Home

Near those sanctuaries, at today's 4801 Camp Bowie Boulevard, stood the old Baldrige house, at that time owned by the First Baptist Church and then acquired in 1929 by Lena Pope, a champion of orphans.<sup>26</sup> As Mrs. Pope described the fieldstone structure, "The place we have selected is a 'white elephant' on the hands of the First National Bank—too large for the average family to afford and not in a restricted district, not exclusive enough for a family who could—but it seems ideal for our present need."<sup>27</sup> Next door at 4811 stood another large, elegant fieldstone house, occupied through 1947; this was the home of prominent road-builder James T. Taylor and his wife Edna. Mrs. Pope quickly began plans to build an adjacent home for her 175 children. She personally tracked down fieldstone in Parker County to match the two houses and surrounding low stone wall.

This neighborhood already included the Henry S. Martin Building at 4630-38 Camp Bowie Boulevard; the Elliott Commercial Row at 4709-38; and Steve Murrin's Restaurant at 4700, today Lucile's Stateside Bistro. The Helpy-Selfy Grocery Store [Number Twelve] at 4624 no doubt welcomed Mrs. Pope and her hungry brood.



PUBLIC DOMAIN

The Thurber-bricked Boulevard in the 1920s. Note the water tower to the west, Masonic Lodge No. 1184 in the center, and River Crest Country Club on the horizon to the north.

## Political Fallout

After River Crest, Bailey Addition, and Factory Place [Montgomery Street/Calmont Avenue area] were annexed in 1924, Fort Worth's new Westside soon virtually commandeered the city council. Residents Willard Burton and William Monnig (Senior) were councilmen; William Bryce was mayor pro tem until elected mayor two years later. The new police budget added twelve mounted officers to patrol the suburbs, including Arlington Heights.<sup>28</sup> Suburban garbage collection began almost immediately, and by June 1926 construction of the Arlington Heights incinerator at 4501 Geddes Avenue was underway.<sup>29</sup> In addition to more streetcars, ten eighteen-passenger city buses arrived; one bus was specifically for a new West Seventh Street route to River Crest, presumably to transport domestic workers.

Fort Worth Mayor E. R. Cockrell became the prime casualty of all this development. Continually plagued by complaints about City debts arising from the costs of service extensions to the suburbs, he found relief in 1925 by accepting the presidency of William Woods College at Fulton, Missouri. Explaining the Water Department's \$313,000 operating shortfall, Cockrell stated: "One of the reasons for this was payment of \$100,000 cash to A. J. Duncan, Amon G. Carter and Tom Yarbrough for the West Side Water Company last year."<sup>30</sup> Less than two years earlier, Yarbrough, vice-president of the First National Bank, had made the press concerning his two-story Mediterranean mansion in River Crest.<sup>31</sup> Cockrell also made the press for withholding condemnation of the revitalized Ku Klux Klan.

## Craft Houses: a 1920s Signature

Although large Classical Revival homes and mansions proliferated along Crestline Road and Hill Crest Drive during the 1920s, a different style, new to this region, outpaced them elsewhere. America's Arts and Crafts Movement for simplicity of design had been evolving in other regions of the nation for thirty years—three decades when middle-class housing construction was virtually absent from Arlington Heights. Now, however, the Heights began presenting variations of that new signature design: the Craftsman house inspired by Gustav Stickley (1858-1942) and promoted through *The Craftsman* magazine (1901-1914).

Many were called "bungalows" from the Hindi *bangala* for the low, wide travelers' lodges that dotted India. Strictly defined, a bungalow should be a single story; however, the term carried over to one-and-one-half and even two-story houses, more correctly designated as "cottages." Common denominators of the Craft house were gabled roofs, some ending in jerkinheads (clipped gables), almost all with exposed rafter tails

but no soffits and seldom fascia. One theory is that two-by-four-inch rafters reveal houses built for wood shingles, with two-by-six-inch beams employed for heavier roofs. Braced L-brackets supported the extended gables, usually of four-by-four-inch pieces, but some two-by-four-inch frames appear. Most Craft houses featured straight-across, covered verandas, replacing both stoops and Victorian-style wraparound porches. Many verandas extended on to carports at the side. Another commonality was the simplicity of porch posts, which replaced earlier turned columns. Most porch posts became (square) piers, often a battered (sloped) wooden pier above a half-pier of brick or stone. Porch supports appeared in almost infinite variety; many reflected the era's art deco styles, and others retained (round) columns, either full length or placed above half-piers.

Interiors of Craft-style homes were often influenced by the designs of America's Frank Lloyd Wright and Scotland's Charles Rennie Mackintosh. Both featured straight, simple, often vertical themes with wooden interior paneling and built-in features. Many original windows and doors of Arlington Heights Craft homes still present artistic geometric placement of the panes and delicate detailing of the etched and beveled glass. In an era that emphasized compatibility between architecture and furnishings, furniture was influenced by designs from manufacturers like the Shop of the Crafters in Cincinnati and the Charles C. Limbert Company. All offered Mission pieces—a generic name assumed not from its style but from a marketing slogan that it was "furniture with a mission."

Regardless of price, Craft style in housing divided over both materials and design. The larger houses of brick and masonry were typically architect-designed and contractor-built. The more scaled-down houses tended to be entirely of wood and were very often a mail order blessing for do-it-yourselfers.

Totally pre-cut with all parts numbered, these houses could be ordered from numerous suppliers, even from Sears, Roebuck and Company and from Montgomery Ward. One of the largest providers—the Aladdin Company of Hattiesburg, Mississippi—was so confident in its materials that it could promise "\$1 rebate for every knot found."<sup>32</sup> Many of these homes present front-to-back gables with smaller porches.

The brick and masonry homes, which are more frequent north of Camp Bowie Boulevard than south, have roof ridges that tend to run laterally. One such Arlington Heights home received more attention than all the others combined. Throughout the fall of 1922 the *Fort Worth Star-Telegram* ran feature articles about their "House Beautiful," located "in Crestmont, north of Camp Bowie Boulevard, east of River Crest County Club." In November 1922 they announced its opening, attended by 15,000

visitors.<sup>33</sup> Photos showed a house of cream brick with jerkinhead gables, an eyebrow roof ventilator and porte-cochere facing Hermosa Avenue, exactly where it stands today at 1325 Clover Lane, although now painted cream and without the ventilator.

Regardless of their exterior cladding, Craft houses of this era tend to contain roughly four times more lumber than post-World War II construction houses do—one reason so many remain structurally sound eighty years later. Plasterboard had recently become available, and some examples of joint-covering battens appeared in photos of Camp Bowie interiors. But this was just the beginning of the impressive construction, which was highly labor-intensive. The interior and exterior of every wall was clad with one-by-twelve-inch, knotless boards nailed diagonally inside and out, and the same diagonally placed high-grade lumber covered the entire roof before surface roofing material was laid. Interior sheathing was covered with sized canvas and wallpapered. A cold-bond plywood had also been invented around 1900 and remained suitable, but only for protected interior use; it was surpassed by a hot-bond, all-weather board developed during World War II.

### **Expansion Swerves**

Westside home-building expansion during the 1920s assumed the parabolic form of a slowly inflating football laid over Camp Bowie Boulevard between Montgomery and Merrick Streets. Bulges in the profile were most noticeable in the Hi Mount area. On Tulsa Way, construction began with a house at 3820 and had been underway for a short time. Westover Hills began with a house designed by Wyatt C. Hedrick. Monticello (organized by William J. Bailey, John P. King and W. C. Guthrie, a River Crest developer) positioned itself as "the subdivision with a personality" and planned its opening for early 1929. Monticello owners proudly announced that "the William H. Harmon Foundation of New York granted \$2,000 for beautification of the playground."<sup>34</sup>

Plans and prosperity for many took a sudden turn on October 24, 1929, the Black Thursday stock market crash.

## TWENTY-ONE

### The Great Depression and 1930s

Just as the Panic of 1893 and drought had destroyed Humphrey Chamberlin and stalled Arlington Heights, the October 1929 stock market crash and ensuing depression foreshadowed another extended drought, adding a "Dust Bowl" to human misery. Unlike previous panics and recessions, the Great Depression took an additional three years to fully impact middle-class families, workers and the middle of America. Meanwhile, those years ushered in President Franklin D. Roosevelt and his New Deal economic programs. Incredibly, because of this new administrative course, Arlington Heights and many other parts of Fort Worth showed numerous signs of unexpected benefits.

#### Depression Years

More than four million Americans were unemployed and 1,300 banks had closed by 1930. That same year, one of the President Herbert Hoover's programs, the Public Buildings Act, budgeted \$230 million for public construction, followed by an additional \$116 million for public works before year-end. In this era when few married women worked outside their homes, \$15 a week constituted a living wage. Those earning a \$100 monthly salary—no withholdings then—could purchase an Arlington Heights home. As a result, the Heights soared to 13,983 residents between Montgomery and Guilford streets during this epoch of smaller families.

As the depression deepened, federal works programs broadened. By 1933, with unemployment peaking at thirteen million and wages declining by sixty percent, Congress approved the Public Works Administration (PWA), followed two years later by the Works Progress Administration (WPA), which alone employed more than eight million people. Many of Fort Worth's existing public structures and public schools are products of these programs. Moreover, works programs also gave us huge amounts of public art; photographic documentation of the era; a substantially more readable rendition of public records such as property deeds; cataloguing of genealogy; and invaluable historic research amassed by the Federal and Texas Writers' Projects.

In a different direction, the Federal Home Loan Bank Act of 1932 and the National Housing Act of 1934 established the Federal Housing Administration (FHA). These acts generated another housing boom

throughout the nation, and Arlington Heights became an extraordinary respondent.

### **Public Schools**

Thanks to the PWA and WPA, which funded most of America's school building projects during the 1930s, the Fort Worth school system made giant strides during a decade of despair. A comprehensive study of the system, completed in 1931, recommended that "North Hi Mount split—half of the children living north of Camp Bowie. Population saturation less than 25% south of Camp Bowie."<sup>1</sup> One cause of this shift came from the sudden and continued growth of Monticello, almost filled to capacity within a decade. The survey stated that "Brooklyn Heights is one of the oldest and poorest in the system."<sup>2</sup> The survey recommended two new schools: a high school at Calmont Avenue and Neville Street, and a junior high at El Campo Avenue and Winthrop Avenue in the Ridglea area. The Great Depression quashed any response until 1935.<sup>3</sup>

Work, however, actually proceeded by March 1931 on twenty-one schools citywide. Thanks to the PWA, Westside received three picturesque public schools in three years: the North Hi Mount Elementary School (Spanish/Mediterranean Revival) completed in 1935 on West Seventh Street; the South Hi Mount Elementary School (Moderne interpretation of Colonial Revival) completed on Birchman Avenue in 1936; and the new Arlington Heights High School (Georgian Revival) poised on a hilltop and completed in 1937. Over on Clover Lane, the W. C. Stripling High School (which has touches of Georgian Revival) was converted to a junior high school that year.<sup>4</sup>

Another New Deal program—the Civil Works Administration—commissioned the repair and painting of other public schools.<sup>5</sup> And while the PWA completed Arlington Heights High School in early 1937, the Works Progress Administration began planning an all-city high school stadium named for the late E. S. Farrington, former athletic director for high schools. His son broke the ground for Farrington Field at Lancaster Avenue and University Drive on March 1, 1938.<sup>6</sup>

### **Other Public Works**

At the turn of the 1930s, several pre-depression projects in Fort Worth reached completion. The "Spirit of the American Doughboy" statue was dedicated at Mount Olivet Cemetery about two weeks after the October stock market crash.



"The Spirit of the American Doughboy"

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The Lake Worth Bridge opened the following May, providing direct access to the new Lake Worth Casino, immediately active on weekends even through the winter. Southwestern Bell Telephone Company completed three Art Moderne style buildings designed by staff architect Irvin Ray Timlin; the Pershing Exchange building stands at 5416 Pershing Avenue on the Heights. Morris E. Berney, aided by Ed K. Collett of the Fort Worth Park Board, secured the rose garden and pavilion at Rock Springs Park [now the Fort Worth Botanic Garden]. Along the stretch beyond the city limits, Ridglea Riding Club opened at 5433 Camp Bowie Boulevard in 1932. Then a lull set in until 1936.

By 1936, federal construction and home loan programs were in full swing. Most significant for Fort Worth was the 145-acre Texas Frontier Centennial Park, addressed as 3100-3600 Camp Bowie Boulevard but actually surrounding Arch Adams Street and Lancaster Avenue. Created to challenge Dallas for the Texas Centennial, it centered on the Will Rogers Memorial Coliseum and 210-foot Pioneer Memorial Tower with

design features by Fort Worth architect H. Paul Koeppel. The entire complex extended east to the Jumbo Theater Building called Casa Mañana. Intended to be only a temporary 4,500-seat outdoor café theater for six months, Casa Mañana with its shows on a 135-foot revolving stage above a pond and lagoon became such a hit that it remained in use until claimed by disrepair in 1939. Directly south of Casa was the West Texas Building, displaying West Texas products and industry.<sup>7</sup>

Also built was the Pioneer Palace, a 1,000-seat café bar and dance hall with a disappearing stage behind mirrors, located between Casa Mañana and the Will Rogers Auditorium. It survived as a "dime-a-dance" joint into 1939.<sup>8</sup> Frontier Fiesta opened the Frontier Centennial on July 18, 1936, and featured showman Billy Rose, musician Paul Whiteman, and dancer Ray Bolger of "Wizard of Oz fame." World-renown stripper Sally Rand both produced and performed in her ongoing "Nude Ranch" show for the Centennial.<sup>9</sup>

Trinity Park in general benefited from the federal projects. Two artificial pools that had been created in 1935 were excavated into a five-acre section just west of the main gate on West Seventh Street. The front one was a reflection pool and the back a lily pond, complementing a small lake deeper within the park.<sup>10</sup> The following year, enlargement of the Clear Fork levee forced another western shift of the main entrance but permitted construction of a sunken garden and the existing stone shelter house.<sup>11</sup> By 1938, the Acme Stables at 2706 Spring Street and Beasley's Stable at 2500 DeGary Street rented horses for bridle paths connecting Trinity Park, Forest Park and Rockwood Park.<sup>12</sup> The AA Tourist Court opened its frame cottages at 2136 West Seventh, opposite the Trinity Park entrance.<sup>13</sup> Back within the city proper, Rotary Park, constructed at 1415 West Seventh in the southeast corner at Summit Street, provided tennis courts, swimming pools and bathhouses.

Bridge and road building began changing the face of Arlington Heights. Started in 1931, a Santa Fe Railroad bridge crossed the Clear Fork into Trinity Park; the Purvis Bridge at Rockwood Park connected Arlington Heights to Northside; and the 372-foot West Vickery Boulevard Bridge crossed the Clear Fork to Stove Foundry Road.

The Heights' last streetcar ran at 12:45 a.m., August 2, 1936, replaced by bus service.<sup>14</sup> By early 1937, even the tracks were gone.<sup>15</sup> Troop A of the 124th Cavalry, Texas National Guard, established their stables at 2100 through 2200 Montgomery Street while Troop B continued stabling their horses at 4917 Pershing Avenue in the heart of the Heights. Garden Center Park opened at the west end of El Campo Avenue, soon balanced by the Rock Springs Park Golf Course at the east end.<sup>16</sup> After a few years delay, Monticello Park opened on about four acres, and the El Campo Triangle was dedicated at its wedge with Camp Bowie Boulevard

and Penticost Street. The Fort Worth Park Board did, however, reject the Arlington Heights Civic Association's request for an eighteen-acre park south of South Hi Mount School between Malvey Avenue [Rosedale] and the Stove Foundry Road [Vickery Boulevard].<sup>17</sup>

By 1938, the "Old Spanish Trail" interstate highway from St. Augustine, Florida, to San Diego, California, was designated U.S. Highway 70, 80 and 30—also locally referred to as both Texas Highway 1 and the Bankhead Highway (west of the city limits). Its route through Fort Worth at the time followed West Seventh Street and Camp Bowie Boulevard, generating considerable business for filling stations, restaurants and tourist courts.

The 140-foot Burleson Street [University Drive] Bridge, which crossed the Clear Fork, created a new connection to Forest Park and the TCU neighborhoods. The 4,422-foot Lancaster Avenue Bridge, opened in 1939 to relieve West Seventh Street congestion, became the longest in Tarrant County. Originally, the bridging began at Ballinger Street and passed through an 800-foot tunnel under Penn Street and 150 feet above Fournier Street at the riverbank.<sup>18</sup> Because Lancaster Avenue still connected with Camp Bowie Boulevard at Montgomery Street, Arlington Heights' merchants on the Boulevard were granted one more decade to enjoy the traffic.

### **Changing Face of the Heights**

Developers and realtors rebounded about 1936, rolling out the carpet for new residential and commercial ventures bolstered by the FHA. Clover Land Company, headed by James D'Arcy and affiliated with the Fort Worth Housing Company, opened at 1600 Frederick Avenue. When Darcy Avenue became Mattison Avenue after annexation, his name (without the apostrophe) transferred to a short street in the Van Zandt Addition, where a branch post office later stood. West Side Land Company, headquartered at 3800 Pershing Avenue, opened a field office at 1500 Owasso Street to develop that district. Several officers of the firm had residences along Pershing: W. L. Pier, its president and also president of the Stockyards National Bank, lived at 4500; O. H. Frederick, vice president, lived at 4704; and H. M. McKinley, manager, lived at 3801. Joe S. Driskell, developer of the Bowie Heights Subdivision, also resided nearby at 4236 Pershing.

When Robert McCart—the original and essential Pioneer of Arlington Heights—died in 1933, his daughter Frances ("Fannie Belle") and her husband, T. E. D. (Ted) Hackney, carried on developments in the Bellevue Addition, the Van Zandt Addition, and some new areas around 5600 Byers, 4900 Pershing and 4500 Harley avenues. The seven-building

apartment complex that replaced McCart's Meadowmere Club was one of their projects.

Arlington Heights business thrived along Camp Bowie Boulevard—the highway, which brought the traffic. Earlier businesses that had failed or moved were more than replaced by 1937. Most of the commercial action between the Montgomery and Hulen intersections occurred along the Boulevard's south side. Its north side was largely undeveloped except for scattered houses. Then suddenly at Hulen Street, Camp Bowie Boulevard was abuzz with business right and left and onward to the city limit. Many little diagonal streets intersected from the north; these were populated with residences that often ran right up to a business. Clusters of necessities were within walking distance. The true urban villages of the era continued to evolve.

Here is what one would have encountered while strolling along Camp Bowie Boulevard westward from Montgomery Street.

On the Boulevard's south side, Harveson and Cole's Funeral Home turned into a service station next to Butler's Grocery. Frontier Café had just opened across the street at 3703. Hill Crest Pharmacy remained a block west, but the earlier Turner and Dingee Grocery had become Zeloski's building at 3901, occupied by Renfro Drugs and Piggly Wiggly Grocery. Vogue Cleaners remained. Next to the Hi Mount Grocery and Hi Mount Barbers, a newcomer was just starting up: Alton Roberts' Blue Bonnet Bakery.

Two blocks farther west, just past Belle Place, Rockefeller Hamburgers, Hi Mount Cleaners and Cava's Cleaners comprised a row. West of there stood a few houses before reaching the still-remaining Valentine Garage Apartments at 4466. Spider Vine Garden Restaurant was completing its first decade at 4516, and Fred Alexander's Café at 4520 began conversion into a beauty school. Next door stood Consumer's Grocery at 4526.

Arlington Heights Lumber Company [4529-33] filled most of the block toward Hulen Street. The adjoining Pottery Shop succumbed into an additional corner service station.

Here at the Hulen junction, most of the new activity began. Crystal Ice, an outlet for the Arlington Heights Ice Company, at 4600 Dexter was well established, and a Sinclair station began construction at 4620 Camp Bowie Boulevard. West of there, Safeway took over Helpy-Selfy Grocery. Henry S. Martin's Commercial Building housed a barber, and the A. J. Lee Market replaced both the Stop Fifteen Deli and A&P Grocery. Next door was Moseley's Pharmacy. Across the Boulevard, Manning Cleaners celebrated ten years at 4616. Tillery Taxidermy and the Waterbury Service Station, later River Crest Mobil, built in that same corner. One shop stood

on the north, just west of Kenley Street: a liquor store at 4706 celebrating the repeal of prohibition in 1933.

The Boulevard's south side from Kenley westward had begun filling before 1930. Geronimo and Lola Pineda founded the Original Mexican Eats Café [4713] and shared that building with Green Front Variety Store and Hope Cleaners. A Cities Service filling station took up the corner point between John Tarlton's home [now a park] and Steve Murrin's Restaurant [now Lucile's Stateside Bistro]. The radio shop, barbershop and La Chica Golf Course in that block had already closed. Lena Pope's home for orphaned children occupied most of the block west of Sanguinet Street, and Andrew Byers' home still stood on the grounds across the Boulevard.

One block west, where Collinwood Avenue and Eldridge Street intersect, came the Ideal Food Market, and then Unk's Repair Shop, Nick's Service Station, J. D. Bowlen Hardware and Hale's Restaurant. Closed by that time were Ford's Confectionery, Arlington Heights Café, Mathis Grocery and Finley's Grocery. Howeth's Gulf Station was new at 5001. Activity skipped toward Neville Street where Owl's Sandwich Shop opened on the south side. On the north was another Iceteria, a local chain and forerunner to the convenience store concept.

A cluster of business was developing around Merrick Street and the Boulevard. Robert A. Corbett opened a grocery on Merrick at 2300, also housing Carnegie Public Library Station Number Seven; in addition, he moved his residence from town to 4933 El Campo. (His store location became Roy Pope's Grocery by 1947.) Surrounding the Merrick intersection were Cohen's Service Station, Town Liquor, Meyer's Service Station, Mill's Café and Service Station, and the Hatch Motor Garage—plus one house. The Yo Yo Café, established at 5328 Camp Bowie Boulevard in 1930, was the outpost before hitting open highway at today's Ridglea district. In the meantime, another road system was brewing.

### **Folk Tudor: a 1930s Signature**

During the 1930s, most home building south of the Boulevard took place in Hillcrest, where several streets attained almost three-quarters of their current occupancy: Ashland, Belle, Carleton, Clover, Hillcrest, Thomas Place and Tremont. Tulsa Way to the east and Pershing Avenue west of Hulen Street had similar increases. A few other avenues were at about their half-way point: Birchman (primarily west of Merrick), Byers (west of Clover), Collinwood, Dexter, El Campo (west of Hulen), Frederick, Harley, Lafayette, Washburn and Western. Arlington Heights remained virtually empty in the southeast corner near Montgomery Street and south of Pershing Avenue.

A new signature home began appearing in the late 1920s and throughout the 1930s: the Folk Tudor. Unlike the Grand Tudors of Tulsa Way and the English Manor styles of Westover Hills, Folk Tudors seldom exceeded 2,000 square feet. Like their Craft predecessors, these Tudor-style cottages were available pre-cut by catalogue order, appealing to do-it-yourselfers. Once again, architect-designed and professionally built versions tended to be brick or masonry, and the others all wood, unless clad in mineral or asbestos siding.

Steeply pitched roofs provided usable attic space and often presented a concave "cat slide" feature, usually over or near the front entrance. Few had verandas, and porches were smaller, some merely small entrance stoops. More elaborate varieties might possess ornate chimneys, some with divided flues and chimney pots. Some displayed quarreled (diamond-shaped) windowpanes and planked entrance doors like the Manor homes. Extended eaves, typical of Craft houses, were greatly reduced to smaller boxed eaves, some to only the width of a cornice. Arches, especially in the brick or masonry houses, were a predominant and greatly varied feature. While "basket handle" arch designs are most common in Arlington Height's remaining Folk Tudors, this feature ranges from pointed tents to ogee curves, and at least one example of a double ogee. Frederick Street and El Campo Avenue present a variety of these homes.

During the 1930s, the Pinedas (owners of the Original Mexican Eats Café) lived in one of two extremely unusual Mission-style houses that Peter Jenkins had built at 2201 and 2205 Kenley Street a few years before the Crash, and originally intended for his adult children.<sup>19</sup> Perhaps only coincidentally, both cottages are of a stone that could be called "seal red"—the type used for Fort Worth University, built in 1889 (the university that Humphrey Chamberlin had hoped to relocate to Arlington Heights). After FWU and its grounds were acquired by the Fort Worth School District in 1917, the building became Fort Worth Central High School and was since demolished. In 1926—the year Jenkins built his cottages—two new *brick* schools were erected on the FWU site, implying that the seal red stone had become available. Even though Humphrey's university never materialized on the Heights, perhaps a portion of its essence did.

Stone for the court enclosure at 2205 Kenley is quite different from the cottage but unique in its own right. By the end of the 1930s, the Pinedas moved to 1709 Ashland, across the street from Dan Priest's former home.

## Westover Hills and Ridglea

The 1926 hurricane that virtually destroyed the Florida's five-year land boom probably had some effect in blowing developer/implement-dealer A. Clayton Luther to Fort Worth by 1930. Following a slight delay, Luther formed a partnership with John E. Byrne to develop Westover Hills. Their residences typically cost \$10,000 and up; Mayor J. E. Ferrell's home was said to cost about \$250,000. Luther at time lived at 5630 Collinwood Avenue, and the Byrnes at 5631 Byers Avenue, with their office nearby at 5504 Byers. Both had moved by 1937—Luther to 50 Valley Ridge in Westover Hills—and shifted their attention to Ridglea. Westover Hills, even with only thirty-five houses, possessed the resources to incorporate separately from Fort Worth and almost immediately begin construction of a \$200,000 fire and city hall.

Cow pastures and horse farms (like the Ridglea Riding Club) along the Bankhead Highway caught the attention of developer Charles L. Mobley as early as 1931. However, little development of any magnitude occurred until Harry E. and Elizabeth M. Brants [4132 Edgehill Road] began subdividing their farmstead to form the Ridglea Country Club. The Club opened in 1936, advertised as privately owned but open to the public for golf fees of \$1 to \$1.50.<sup>20</sup> Two years later, Mobley's Ridglea Building Company and Mo-Del Lumber Company established a field office on Camp Bowie Boulevard [6300] at Westridge Avenue and declared Mobley and Delaney as developers of the Ridglea Country Club Addition. Byrne and Luther Real Estate entered the promotion, leaving Ridglea with many new homes plus Luther Lake and Clayton Drive as reminders of them.

Halloran Street had been the Fort Worth city limits since 1923, and Ridglea's earliest development typified that of any city's outer edge. In the 1930s this began with Westmoor Tourist Court and the Camp Bowie Package Liquor store [5800], later a shopping center. Right next door was the Camp Bowie Tourist Lodge [5820]. Across the street were Miller's Tourist Court, Café and Service Station [5801], and the Fort Worth Tourist Lodge [5821]. One block west was Rockway Tourist Camp and Café [5900] with beds priced up to \$3.50 a night. Cottage City Tourist Court and Ridglea Package Liquor Store stood alone slightly farther west. Most of these tourist courts were described as "rough, primitive cottages of field or native stone," typically with twenty to twenty-five beds each.<sup>21</sup>

Reminiscent of more historic days, White Way Dairy remained for a while on pastureland, as did dairy farmers Miguel and Modesto Briseno [today's 6030 and 6500 Camp Bowie, the old Bankhead Highway]. Ridglea's real boom was yet to come, during and after World War II.

## TWENTY-TWO

### Como's New Deal

While Arlington Heights got off to a sluggish start in the twenties and thirties, Como emerged as the dramatic exception. Dairy farms began giving way to houses. Avenues named Blackmore, Farnsworth, Goodman, Helmick, Humbert, and Libbey collectively added new homes to those on the more historic Bonnell, Kilpatrick and Wellesley. Along Houghton Avenue, which ended at J. J. Wright's dairy farm in today's Ridglea, there were twenty-five new houses, and at 5332 the Tabernacle Baptist Church was underway.

Como's expansion toward the south seems to have veered initially toward the old Fort Worth Industrial and Mechanical College site. It expanded westward from the hill above Lake Como, a starting point likely influenced by proximity to the streetcar terminal that was the community's connection to the City years before bus transport began.

New small businesses, such as the Como Cleaners at 5329 Bonnell Avenue, were joining J. W. Arthur's Lake Como Grocery and the Como Service Station. The Fort Worth City Directory of 1926—one of the first to use current street names—listed approximately 150 homes in Como. Businesses, homes, churches and schools would all express Como's growth during these two decades.

### Twenties Progress

Como's own founders announced themselves to the City of Fort Worth in 1922, shortly after annexation. By July 11, 1924, thirty Como residents petitioned the mayor and city council for city water, sewers and paved streets.<sup>1</sup> Regrettably, Fort Worth was stewing in virtual bankruptcy from the expense of city services extended in those massive halcyon annexations and had no more to give. The residents' petition clearly described Como's needs for improvement: for services better than their water wells, privies, septic tanks and dirt roads. Those conditions remained unanswered for another two decades. Despite these hardships, most of Como's pioneers remained, and more people kept arriving.

The 1924 petition carried a single page of signers: those people who cared enough to try for more. The first signature loomed as that of the Reverend George W. Burton, founding pastor of Zion Baptist Church. Although Reverend Burton was not yet recorded as residing in Como, nineteen of the thirty signers had a recorded past and future there. Among them were three truckers for Southern Pacific Railroad, two

janitors, one teamster, one mechanic's helper, one chef, two waiters, and two grocery owners. Their occupations were not unlike those of the whites in Brooklyn Heights, although not so many were carpenters, electricians or metal workers. Surprisingly few of Como's male residents listed as railroad workers, except for a small number of porters and boiler stokers, and only a few women listed as domestics or laundry workers. Almost half of the residents were noted as homeowners—nearly the same ratio as in white Arlington Heights.

Many earlier buyers, the wealthier speculators in Arlington Heights, had continued acquiring secondary lots, especially when prices crashed as they did several times. However, Como lots had been total speculation from the start; the lack of utilities dampened the market, especially for development.

Como residents acquired their properties from a variety of grantors. John W. and Laura Arthur, proprietors of the Lake Como Grocery at 5237 Wellesley Avenue, bought from Lucille Holland, Mable Henderson and Arlington Heights Realty. Eugene G. Baker, a teamster, and Lula bought 5634 Bonnell Avenue from John Tarlton. Herbert Baker, a janitor at the Gay Street School in Fort Worth, bought 5410 Humbert Avenue from Lillian Dickson. G. H. Atkinson bought lots from Fred H. Chambers in block 115 as early as February 1921.

### **The Army Camp's Mark**

Another explanation for Como's early growth could well be tied to army Camp Bowie. After the Thirty-sixth Infantry Division left for France in July 1918, the camp became a center for inductees, and its relations with the City gradually but steadily diminished. More soldiers spent extended time in detention (medical quarantine); fewer invitations were extended to civilian visitors; heightened concerns about morality reduced soldiers' access to town—and about four thousand black soldiers arrived. With limited recreational options, those soldiers no doubt visited Lake Como and the defunct pavilion. Logically, some would have climbed that hill behind it to discover what lay on the other side.

Ten World War I veterans are buried in Lake Como Cemetery, an inordinately high percentage for any cemetery covering less than one city block. Here lie Martin Abren (1892-1944), Charlie Dors (1903-1946), Luther Fields (1889-1964), Douglas Harper (1894-1961), Samuel Hayes (1892-1945), John Meeks (1894-1986), Chester Oggs (1888-1949), Charlie Shavers (1890-1952), John Wesley Stewart (1895-1955), and Jessie Williams (1882-1948).

Among more recent interments are World War II veterans James C. Register (1921-1972), former U.S. Army Sergeant George W. Burton III (1919-1990), and Mondester Harris (who died during the war on August 5, 1943).

Reverend Burton and his Zion Baptist Church established Lake Como Cemetery in 1924 on land from Trentman Realty. The cemetery may have been inaugurated by the 1927 burial of eight-year-old George Wilson Jr., the son of grocery owners George H. and Mary Wilson, who resided at 5327 Bonnell Avenue. Mary Robinson, a member of George Burton's family, was buried there in 1930, sixty-six years after her 1864 birth into slavery.



Halloran Street and Helmick Avenue

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### Thirties Progress

The Great Depression of the 1930s brought the same unexpected benefits and expansion to Como as it did to the balance of Arlington Heights—but faster. Roosevelt's New Deal programs for building and home ownership provided financing that African-Americans had long been denied. By 1932, the four primary streets of Como had increased their population to roughly 250 homes. Increasing population also brought more churches and more businesses, especially restaurants and grocers.

Earlier business arrivals like J. W. Patterson's Drug Store at 5324 Wellesley Avenue, and Lake Como Grocery were becoming a community nucleus. Willie H. Cannon opened the Westend Café at 5700 Wellesley

Avenue. John W. Arthur had competition from Angus Woods and William Johnson, grocers at 5337 Bonnell Avenue. Sam and Gert Fryson started a restaurant across the street at 5326. Alf P. Bumpass bought a corner lot from George W. and Ada B. Scaling for \$750 and operated his service station there at 5301 Houghton Avenue from 1928 until 1945.



Remains of the Bumpass service station.

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The Bluebird Café began in 1930, occupying a castoff streetcar at 5636 Wellesley Avenue on the corner of Horne Street. Vance and Viola Grant bought it in 1935, and either they or Annie L. Baker constructed a building around the streetcar by 1937. Mabel Everhardt operated it as a blues bar through the 1940s, featuring musicians such as guitarist U. P. Wilson and saxophonist Ornette Coleman. Later known as the New Blue Bird Night Club, it closed upon losing its liquor license in 1989, but recovered for a while.<sup>2</sup>

Several institutions arrived by 1931. The IOOF (International Order of Odd Fellows) Hall rose at 5329 Bonnell Avenue, as did a commercial building at 5529-37. The Lake Como Golf Course opened at 5309 Wellesley Avenue and the Lake Como Service Station at 3500 Prevost Street. The Greenleaf Café at 5504 Wellesley Avenue and the Thomas Russell Restaurant at 5309 began by 1937.<sup>3</sup> Lake Como Park soon followed at

3410 Hervie Street with I. B. Brooks as proprietor. Employment opportunities came closer to home with the Ridglea Riding Club stables at 5433 Camp Bowie Boulevard and Thomas J. Johnson's new Rockway Tourist Court at 5901, where Hervie Street intersected.

As a sign of the times, Gertrude Starnes, Como's teacher and principal, left her rented house at 3720 Merrick Street and moved to the 5200 Bonnell Avenue home that she had purchased with Roy. Most of Como's residential growth concentrated on Bonnell, Fletcher, Wellesley and Houghton Avenues, and half of these homes became resident-owned between the years 1926 and 1932.

Churches followed quickly. Zion Baptist Church was joined by Tabernacle Baptist Church at Houghton and Hervie. Johnson Chapel AME (African Methodist Episcopal) Church opened at 5229 Bonnell. Mount Pleasant Baptist Church arose on Houghton at Prevost with John B. Miller as pastor. Two additional churches reflected continuing population growth: the Church of God in Christ at 5209 Goodman Avenue and Cogswell Chapel Methodist Episcopal Church at 5201 Libbey Avenue.

Throughout the 1930s Como expanded farther west from the lake to Horne Street and Littlepage Street, and south through Blackmore Avenue. A preponderance of the Como population resided on six original avenues. Even Horne Street held only sixteen residences plus Zion Baptist Church at 4100. Another five streets to the north offered less than fifty residences, as did the three streets south of that area, no doubt affecting the delay of city water and sewers until after World War II.

## Como Schools

As Como grew, so did the schools, largely during the tenure of principal and teacher Gertrude B. Starnes, nee Harris. Beginning with a two-room temporary building—probably a Camp Bowie structure lent by Arlington Heights Realty—at School Site J [5500 Bonnell], Como shortly acquired two, still temporary, school buildings on Littlepage Street between Goodman and Libby avenues. By 1931, daily attendance averaged 215 in grades one through five; fourteen in the sixth grade; and fifty-eight in the six-year I. M. Terrell High School. The Fort Worth school survey of 1931, even then, reported Como's need for new buildings and for grounds larger than its current one-quarter acre.<sup>4</sup>

The Fort Worth School Board responded with simply another small temporary building at 5700 Goodman. Stability began in 1937 with the new, then called, Arlington Heights Colored School at the site. That year, Principal Starnes' name appeared as Gertrude B. Smith in the City Directory, and the old School Site J was sold to J. L. Broadway. By 1942, the older school would become Lake Como Elementary School at 4001

Halloran Street, where Reverend Burton's home had once stood, and J. Martin Jacquet would become principal. The movement of the schools followed the westward shift of Como homes.

### Civic Expression

Como of the 1930s began generating its own civic activists. Reverend Burton had purchased a home at 4001 Halloran Avenue. The Reverend James T. Atkinson had transferred from North Ebenezer Baptist Church to Mount Pleasant Baptist in Como and resided at 5336 Diaz Avenue with Cora. The Reverend John H. Winn, long-time pastor of Saint James Baptist Church at 210 Harding Street in the City, resided at 5137 Bonnell Avenue with Martha. Mira Campbell had come to Como in 1927, about the time Viola Pitts' family arrived. Sopor Hicks, in her thirties, would soon open Hicks Beauty Shop at 5501 Goodman Avenue. Fort Worth would soon take notice of all.

William Howard Wilburn Sr. arrived in 1935, while still working as a porter for Montgomery Ward; he moved to 5529 Wellesley Avenue and founded the *Lake Como Weekly* newspaper. His wife, Travis Dearman-Wilburn, was an associate who also connected with the *Como Monitor* and seven magazines, including *Sepia*.

One Como event that paralleled Fort Worth's Centennial Celebration and was credited as the creation of the Reverent T. S. Boone received at least slight notice by the *Fort Worth Star-Telegram* on June 18, 1936. Headlined as "A Century of Negro Progress," the news stated that "hundreds of Negroes gathered at Lake Como for a preview of the Centurian [*sic*] Night Club exhibits showing the art, culture and progress of the Negro race in the past hundred years."

A few months earlier, three grand Pioneer widows from the Heights elite—Mesdames Marshall R. Sanguinet, Charles S. Mattison, and Lilly B. Hovenkamp—unsuccessfully appealed to the Fort Worth Park Board for restoration of Lake Como Park.<sup>5</sup> That park denied, a new one eventually arrived in 1940. During America's emotional lull as the Great Depression segued toward another war, Como received its Goodman Park at 5400 Goodman Avenue.

Unlike most other portions of Arlington Heights, Como was on a course of astonishing growth that would continue into the forties and on through wartime.

## TWENTY-THREE

### The Second War Decade

War began to reach Fort Worth when Hicks Field, an old World War I airfield on the Jarvis Estate, reactivated for 120 aviation cadets in the summer of 1940.<sup>1</sup> The Selective Service draft started the next October. That December, the U.S. Army Quartermaster Corps opened a distribution center on Pecan Street in the Ellison warehouse, originally a meeting hall of the Ku Klux Klan. The reactivated Thirty-sixth Infantry Division, faithful to its origins, began resurrecting a new army Camp Bowie—this time near Brownwood, Texas.

On Fort Worth's Westside, war boosted Como's growth and created Ridglea, yet nearly put Arlington Heights to sleep. Like much of small-town America, the Heights built a few houses and gained a few businesses but lost more. Unlike much of small-town America, though, the Heights awakened to a renaissance once peace returned.

#### Segue to Wartime

As the Great Depression ended and the 1940s arrived, people were getting over their doldrums and getting back to work. An initial burst of residential construction activity after the depression culminated in the completion of 500 homes citywide by November 1942.<sup>2</sup> During that decade since the 1930 U.S. Census, Fort Worth had added 14,301 people and risen to a population of 177,748—prompting the City to pass its first zoning ordinance. (Developer Edna Burchill voted for it; Arlington Heights resident Charles K. Scaling opposed.) Plans for a children's museum near Will Rogers Coliseum were presented. The future looked rosy.

But everything changed on December 7, 1941.

By April 1942, the Consolidated Vultee B-24 "Liberator" plant [later General Dynamics, and then Lockheed Martin] was underway near White Settlement. By August, the adjoining Tarrant Field activated for aircraft shuttle. The field soon become Carswell Air Force Base, honoring Fort Worth's Major Horace S. Carswell, a B-24 pilot in the Pacific Theater and a posthumous Medal of Honor recipient who died while saving his crew. The four historic cannon once seen in Veteran's Memorial Park, east of Arlington Heights Methodist Church, were very likely salvaged during one of many scrap metal drives.

Some property owners felt war's pinch when the Office of Price Administration established limits on rents. Many others felt the pinch when

rationing began—especially the rationing of food, gasoline and automobile tires.

Dwindling auto traffic ironically coincided with the grand opening of the Lancaster Avenue bridge, built to ease congestion. At the opening ceremony on Christmas Eve 1942, Fort Worth's mayor pro-tem heralded the bridge as the "new Gateway to West Texas to help crack the bottleneck on 'the Broadway of America,'" a popular name for U.S. Highway 80<sup>3</sup>. The Lancaster bridge, at that time the longest in Tarrant County, did indeed help break the bottleneck of the West Seventh bridge, over which every motorist heading west through Fort Worth had been forced to travel. Now traffic could follow Lancaster Avenue (formerly the Old Weatherford, or Stagecoach, Road) past the Van Zandt cottage, cross the bridge and connect with Crestline Road west of Montgomery. But at that point traffic was funneled back onto the "Broadway"—Camp Bowie Boulevard, the designated U.S. Highway 80 / 180 and State Highway 377.

### **Boulevard Turnover**

Rationing devastated many merchants, especially those along the Boulevard. Many of those businesses had been founded on traffic and tourism from the cross-country Broadway of America, but even though traffic was still funneled their way, the volume was drastically reduced. People forced to travel reverted to trains and buses, and people at home thought twice about surrendering their food and meat ration coupons to restaurants.

Of the sixteen historic service station sites on or near the Boulevard between Montgomery and Prevost streets, only ten remained in 1940, and eight of these changed ownership before 1945. Some eventually changed function altogether. Over the coming decades, the Waldock Service at Montgomery Street would give way to McDonald's, and the Hill Crest Service Station at Clover Lane would become the Look by Kile before it became a wine café.

Many small, one-person businesses, including pharmacies, were closed or sold when their owners joined the military or took defense jobs — suggestive of Norman Rockwell's "closed for the war" poster themes. Defense work arrived nearby, not only at the Consolidated Vultee "bummer plant" but also with sub-contractors. The Brown Machine Works set up shop briefly at 4915 Camp Bowie Boulevard [recently the address of a wine boutique].

As the war began, however, the Boulevard was a still-thriving urban village with about eighty-five businesses out to Prevost Street, and nearly fifty private homes, primarily in the first four and the last three blocks of

that expanse. An additional ten businesses extended to Horne Street, at that time the nominal end of Arlington Heights. Just slightly more than half of those businesses survived into 1945. Some were notables: Sula Dillard's Sula Vista Tourist Court opened at 3850 in 1942, operated for twenty years and then became a vacant lot behind a stone wall. Blue Bonnet Bakery, founded several years earlier by Alton Roberts, was acquired by Charles B. Harper but remained where it started in the Zeloski Building. Rockyfeller Hamburgers [Number 22] opened about the same time near the Crestline point.

Half of those businesses at the Clover Lane intersection survived the war: Hill Crest Service Station, La Cava Cleaners, Arlington Heights Shoe Repair and two dentists. The next two blocks beyond Rockyfeller contained only three houses and stretched toward a full-service community at Hulen Street. There the Spider Vine Garden Restaurant, founded in the mid-1920s, still occupied 4516. An Iceteria stood next door. Across Hulen Street to the west stood a Crystal Ice Starr Store—this historic Mission-style building north of Masonic Lodge Number 1184 now houses Into the Garden. The Sinclair Service Station building of 1937 still stands at 4620-22. Nearby Foster's Service Station became Cook's by war's end. Safeway opened at 4624 in that same era and closed about 1947.

Henry S. Martin's Commercial Building, built in 1926, occupied the 4620-38 stretch along with several tenants: the barber at 4630 remained past 1950, and the Green Front Variety Store at 4634 expanded into 4636 after Frank Smith's Grocery was sold. Moseley's Pharmacy stood separately next door at 4640 as it had since 1928.

On the Boulevard's south side, Arlington Heights Lumber shared most of the 4500 block with the Fort Worth Power and Light transformer station until about 1950. Farther west, the Best Foods Café, Manning Cleaners, Tillery Taxidermy, Babcock Radio, and Waterbury Service Station had all closed during the war. However, right behind them on Bryce Avenue remained Maudlin's Service Station, Zent Liquors, and Clifton Cleaners.

On a curbed island at 4700, Steve's Place—a restaurant founded by Steve Murrin and sometimes called Steve's Triangle—had provided meals since 1926. Just across the street, the Original Mexican Eats Café begun by the Pinedas about 1930 drew diners from all over town. The Pinedas still lived within a block of their restaurant, as did the Murrins. Lena Pope's Orphan's Home and the home of contractor James Taylor still occupied the 4800 block's south side.

Ten businesses had once occupied the 4900 block. After the war, only Unk's Repair Shop and Bowden's Hardware survived, joined by Bonner's Service Station out on the point and the Tot'm convenience store on its separate island at 4940. Johnson's Service Station [5001] and

Arlington Heights Grocery [5037] occupied a near-empty strip facing Arlington Heights School. Harry Hopkins' grocery stood at 5317 Pershing Avenue. Robert Corbett still operated his grocery at 2300 Merrick Street but soon sold it to Roy Pope, whose grocery remains in business there today. Pope also teamed with retired Western Union manager Charles Kincaid to open a market at 4901 Camp Bowie Boulevard, initially listed as the Pope-Kincaid Grocery and various other trade styles. The early store provided a postal service until the Arlington Heights Post Office arrived at 2206 Eldridge Street about 1950, remaining into 1962.

Camp Bowie Boulevard west of Merrick to Horne Streets began the highway strip. Ten houses interspersed with the Motor Inn Hotel and Café [5225], Mills Café and Service Station [5300], Grover's Service Station [5320], Yo Yo Café [5338], Lazy H Service Station and Tavern [5433], Routh Memorials [5621 and Orn Service Station [5633]. That the only other businesses were Oscar Brown's Feed Store [5426] and the Camp Bowie Feed Store [5500, later Virgle's LaBarn Restaurant] tells something about the cattle and dairy country to the wide-open west.

The Weatherford Highway through today's Ridglea ["new" Camp Bowie Boulevard] remained primarily a highway strip of six tourist courts and a scattering of liquor stores, lumberyards and cafés; however, population apparently increased in off-shoot subdivisions. Much of that growth came from engineers and technicians (predominantly from California) who were transferred to the new aircraft plant. General Lumber at 6020 and Ridglea Lumber at 6800—where the Bankhead Highway began—both remained until after 1950. Blue Star Restaurant opened at 5716 in 1943. That same year, in spite of wartime construction restrictions, Ridglea Methodist Church and Ridglea Presbyterian Church managed to build, indicating that nearby congregations existed.

## Como Soars

While the portion of Arlington Heights east of Merrick Street and north of Calmont Avenue experienced little growth in either businesses or homes during the war, Como's district continued its 1930s successes in both. By 1942, Bonnell Avenue alone had added the Negro Community Hospital at 5137 (until 1950), Williams Recreation Club at 5613, West End Drugs at 5537 and Sheldon's Grocery at 5601. On Libbey Avenue, Mack Ferguson's Grocery opened at 5215, and Bertha Jones' Beauty Salon opened at 5617. Several of Como's avenues—notably Blackmore, Goodman, Houghton and Kilpatrick—virtually doubled in houses during the 1940s.

According to Fort Worth City Directory listings, Arlington Heights had virtually filled with houses south to Calmont by this time. One exception was the vacant band around the historic Brooklyn Heights community

[approximately centered at today's I-30 and Montgomery Street]. Another surrounded a drainage stream near Montgomery from Lafayette Avenue to Byers Avenue. A third encompassed land to the south of Malvey Avenue, soon to become West Rosedale.

Much land south of Malvey lacked water and sewage service. It was isolated enough to be suitable for an incinerator; however, the Arlington Heights Incinerator that had been built at 4501 Geddes Avenue in 1932 remained virtually isolated for two decades, long after Arlington Heights High School had opened to its north.

By 1946, a thirty-year-old petition for water, streets and sewers finally received attention from the City. Bonnell Avenue was promised "hot top"—asphalt pavement. Horne Street became the first in Como to receive concrete. To the south, new homes and churches began rising on four streets of Harlem Hills, filling the gap toward Vickery Boulevard.

By 1947, Como opened three new grocery stores: Aldridge at 3600 Horne Street, Hardeman's at 3700 Horne, and Alexander's at 5508 Fletcher Avenue. The Victory Grill opened at 5529 Bonnell Avenue, two doors east of John Brawley's new Como Theater. Both were gone by 1960.

### **Churches Flourish**

The war years began a golden decade for churches everywhere. Brooklyn Heights Methodist Church, founded about 1891, left 2734 Montgomery Street [now a freeway bridge] in 1942 to reestablish as Grace Methodist Church at Clover Lane and Calmont Avenue. Brooklyn Heights Church of Christ, founded around 1903, moved from 2634 Montgomery [now a freeway service road] to become Calmont Avenue Church of Christ at 3600 Calmont. Brooklyn Heights Baptist Church, established at Lovell Avenue and Montgomery Street about 1910, had become Birchman Avenue Baptist Church at 3740 Birchman. Arlington Heights Church of Christ, founded in 1940, later built its sanctuary at 5001 El Campo Avenue for \$70,000.

Several area churches organized in 1942 and completed building projects before 1952. All Saints Episcopal Church built on Crestline Road. Saint Alice Catholic Church constructed their asbestos-sided church at 5617 Locke Avenue and then built an Austin stone rectory at 5609. Saint Alice School soon followed at 5601 with a playground east of Faron Street, all facing Camp Bowie Boulevard. Trinity Lutheran Church built at 3621 Tulsa Way. Gideon Baptist Church, led by George L. Norris, son of J. Frank Norris, pastor of First Baptist, held services in the basement at 4447 Camp Bowie Boulevard while completing their sanctuary. That building now houses the Texas Girl's Choir. Long-established Arlington Heights Methodist Church [4200 Camp Bowie Boulevard], Arlington Heights Baptist Church

[3730 Camp Bowie Boulevard] and Connell Baptist Church [4736 Bryce Avenue] completed new sanctuaries. Arlington Heights Church of the Nazarene built a redwood sanctuary at 5220 West Rosedale Street; it became West Freeway Church of the Nazarene when the street designation changed ten years later.

Lake Como Church of God in Christ expanded to 5212 Goodman Avenue. Johnson Chapel AME (African Methodist Episcopal) Church grew at 5229 Bonnell Avenue. Saint Veronica Catholic Church established at 5331-35 Bonnell Avenue about 1947, and remained through 1963. Tabernacle Baptist Church and Mount Pleasant Baptist Church, both founded about 1926, were joined in the 5300 block of Houghton Avenue by Jubilee Temple CME (Colored Methodist Episcopal) Church.

### **Minimalist Houses: a 1940s Signature**

A new signature house—the Minimalist, sometimes called a "starter home"—provided a majority of in-fill during the late 1930s and continued for a decade. The Texas version remained most frequently one-story, seldom exceeding 1,400 square feet. A few of northeastern influence did appear in two-story versions and some in story-and-one-half styles with expandable attic space. Truly minimalist, these houses typically had clapboard or asbestos siding; gabled roofs with imperceptible eaves; square floor plans; and front landings rather than porches, many having little or no entrance cover. Such construction had been featured nationwide throughout the thirties in large-scale developments, such as the highly publicized Levittown on New York's Long Island.

The Minimalist style also remained a favorite of manufactured housing when building resumed after the war. Versions after 1945 featured garages and carports, and driveways became noticeably wider to accommodate the larger post-1939 automobiles. By the time federal lumber standards were downgraded circa 1947, the vast majority of Minimalist homes had already been completed. Many remain occupied today, and many have been embellished and expanded.

On a grander scale, the turnover of several stately homes provided more excitement for Arlington Heights. At 3859 Camp Bowie Boulevard, where Frank and Martha Zeloski's home had stood, the Bowie Theater opened. John King's mansion at 4926 Crestline Road sold to an executive of the Southland Royalty Company. The old Burton Home at 5200 Crestline Road became vacant, awaiting teardown and replacement by merchant O. P. Leonard.

## Post-War Construction

Residential and commercial building resumed throughout Fort Worth at war's end, and many structures had new construction features. War technology had improved the hot glue process for plywood, making exterior applications possible. Availability of the portable "tulip bowl" concrete mixer, invented in 1936, facilitated solid concrete foundations rather than mortared brick or concrete block piers. Small commercial buildings were often of painted or stuccoed concrete block construction with metal door and window frames, rather than the more historic brick with wooden detail. An outstanding exception from this era is the stone-faced Westridge Shopping Center of Moderne style extending west from Andrew Byers' home site at 4800 Byers Avenue.

Public works also resumed and were well underway before 1945 ended. By 1947, plans progressed for turning West Rosedale, the former Malvey Avenue, into the East-West Expressway. The first step emerged as a 225-foot bridge spanning the Clear Fork in Trinity Park. Exits and entrances to the expressway were provided at Owasso Street, Belle Place, Thomas Place, Ashland Street, Hulen Street, Penticost Street and Prevost Street with overpasses for Western and Merrick streets. Montgomery Street broadened from its variable twenty- to forty-foot width to a standard forty-four feet, and was resurfaced. Shortly before the progressing expressway could be opened, Fort Worth was struck with, hopefully, its final disastrous flood.

## The Flood of 1949

Early Monday morning, May 15, 1949, with little prior warning recorded in the press, fire department dispatchers began receiving reports of flooding from Fort Worth's east and north sides, and the valley of western Ridglea. By Tuesday, following the levee's break at Lancaster, water had risen to the back yard of Van Zandt's historic cottage and the second floor of Montgomery Ward—coursing over the Seventh Street bridge, flowing into the Farrington Field stadium and reaching into the Seventh Street Theater. Before the flood subsided, eleven people were killed, and hundreds of homes were destroyed; miraculously, the animals at the Forest Park Zoo were spared, despite the flooding there. City water remained polluted for more than a week.

The time had come to harness the tempestuous Trinity River. By 1952, the Clear Fork was impounded at Benbrook.<sup>4</sup>

## Highways and Bridges

Malvey Avenue's linkage with Rosedale Avenue imposed a major impact upon Arlington Heights. The gap between Spring Street (three blocks east of Montgomery Street) and Mistletoe Drive (only seven blocks farther east) finally connected by bridging the Clear Fork. That done, the new East-West Expressway officially opened on November 1, 1951.<sup>5</sup> The expressway became a segment of the Bankhead Highway system as U.S. Highways 80 and 180. A by-passed Camp Bowie Boulevard retained only State Highway 377 and U.S. 80 and 180 Business Route designations.

A portion of Malvey Avenue would retain its name, and a fragment in Como would join Ridglea; the other portion would be renamed West Rosedale and would become a freeway dividing Westside.

As Rosedale Avenue extended westward, replacing Malvey's name and becoming the East-West Expressway, few structures appeared on its north side; however, the south side began development that continued for thirty years. Joe Driskell, developer of Bowie Heights, built a commercial strip in the block through 4039 West Rosedale Avenue just west of Clover Street, soon to be a full-service urban village containing Heights Drug, Wehring's Foods, Arlington Heights Community Center, Heights Beauty, Goodwin's Five and Ten, Head Cleaners, Boteler's Jewelry, Marvin's Ladies Ready to Wear, Roy's Shoe Repair, an osteopathic clinic plus a dentist, and the Heights Theater.

The Driskells, who had moved from 4025 Linden Avenue to 4236 Pershing Avenue by 1937, remained there until Joe's death in 1980. In addition to Joe's real estate office and Jewell's interior decorating business at 4117 West Rosedale Avenue, they also owned Driskell Lumber Company at 4033 West Vickery Boulevard. Driskell's Bowie Heights development—coupled with Lena Pope's acquisition of land west of Hulen Street—no doubt motivated the district's expansion toward the south and west. As a result, the venerable Arlington Heights Sanitarium on Lovell Avenue soon became a block of twenty houses.

Arrival of the East-West Freeway, followed by the limited access East-West Expressway (which would become Interstate 30 in the mid-1980s), spurred continual growth both in density and diversity along West Rosedale Avenue but drastically changed its character. While Old Rosedale would have more nearly followed the natural landform, I-30 with its cuts and fills of up to fifty feet is considerably different. Today's south service road once held a strip of houses and businesses, all removed. The expressway's north side remained noticeably lower in elevation, reflecting the hillside's drop from Locke Avenue. The extent of this drop is well illustrated by the depth of cut at Thomas Place. Here the expressway's

wall is further topped by twelve additional feet of retaining wall above the service road. The Heights Theater once nestled into this hillside.

Residential havens neighboring the expressway could not escape the impact. Martha Flournoy, widow of Robert, was one of the fortunate owners: she had already sold their home at 5220 Locke Avenue and moved to 801 Hillcrest Street by 1926. The still-surviving historic Messer House began passing through several hands, starting with Edward H. and Cora McKinley of the Bowdry and McKinley Iron Works, and on to notable Pioneer Lillie Burgess Smith Hovenkamp by 1940.<sup>6</sup> Laura Hawes, widow of Lowman L., still lived at 2600 Merrick Street, within block A, previously the Embassy Apartments and now the Taj Mahal Apartments.

Today's deep, extensive slash through this hilltop for I-30 conceals the land's original magnificence just four blocks south of one of Tarrant County's higher elevations—Chamberlin's water tower site at Pershing Avenue and Prevost Street.



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## TWENTY-FOUR

### The Heights Divided

Much of what Fort Worth treasures in Arlington Heights today came as post-war startups that ushered in an exuberant mid-century. The Heights' struggles through its first sixty years at last coalesced into the thriving urban village that many still recall. Widespread teardowns would be restrained for nearly another fifty years, permitting images to become indelible. Many historic institutions are gone, but their lingering aura and their survivors continue to endow the Westside's unique character. Today's nostalgia for the Heights-of-yesteryear arose from an era that teetered on the brink of a great divide—the byproduct of progress.

Although visitors and new residents may sense the pervasive Westside mystique, few other than old-timers, historians and preservationists may clearly visualize the elements of its evolution. This chapter might paint in some details and refresh memories.

#### **Boulevard Nightlife**

Beginning in the 1960s and continuing through the 1970s, Camp Bowie Boulevard became home to several of Fort Worth's best known restaurants of this time: Roundtable Fish and Chips [3716]; London House [4475]; Finley's Cafeteria, formerly Steve's Place [4700]; Fairway Cross Keys, built on Lena Pope's first site [4801]; the Carriage House [5136]; Joe Vigne [5139]; Fairway Steak House [5226]; El Chico [5336]; the Old Swiss House [5412]; and Virgle's La Barn, where the Bob White Feed Store had been [5500]. Also still alive and kicking were Rockefeller Hamburger, the Spider Vine Garden Restaurant, and the Original Mexican Eats Café.

Changes in local liquor laws to permit drinking in "private membership clubs" brought nightlife to the Boulevard. The Stork Club—which had pushed the Spider Vine from 4516 to 4925, where it closed in 1965—became the Fountain Club, followed by Strip City and then Crystal Pistol Beer before replacement by Majestic Liquor in a new building. The Tropicana Lounge at 4907 became the Islander Club, then Showdown Two. The New Tempo Club at 5401 became Quick Draw Beer, then the Celestial Club. The Bacchus Club at 5405 became the Pink Elephant. The Bayou Club at 5428 became Valhalla Club, then the latter-day Fountain Club. The Rangoon Racquet Club reigned at 4936 [where Collinwood Avenue crosses the Boulevard] in a charismatic older house that is history.

Farther west, construction began on the Western Hills Country Club of Ridglea and the Western Hills Hotel—complete with a tropical restaurant, club and dance floor.

### Como Boosters

Community spirit revved up on July 4, 1950, when the first Como Day Celebration took place at Lake Como. Reasons to celebrate accelerated in 1952 when the Amon G. Carter Foundation pledged eighty-six acres for a park, including up to twenty acres of lots for sale with proceeds to benefit the park's construction and other recreational facilities. In 1957 publisher William H. Wilburn led Fort Worth's groundbreaking of the Lake Como Swimming Pool.<sup>2</sup>

Homegrown activists boosted Como further. Publisher Wilburn established the Community Center Organization, which became a reality at 5201 Wellesley Avenue in 1956.<sup>1</sup> Esteemed educator Hazel Harvey Peace received honors there. Sopor Hicks, who opened a beauty shop in her home at 5501 Goodman Avenue, became the "political matriarch of precinct 12" and went on to earn a listing in *Who's Who of American Women* of 1979. Conway W. Haley, a Continental National Bank porter who resided at 5205 Kilpatrick Avenue, established the Arlington Heights Civic League and a post of the Colored War Veterans of America.

### Homes and Churches

Home construction, beyond ongoing infill, continued primarily south of Calmont Avenue, eventually reaching Vickery Boulevard. Since the northern balance of Arlington Heights was largely occupied, examples of post-Minimalist styles were few. Some signature houses of the 1950s era—the flat-roofed Modern and the broad-eaved Ranch—do appear in the Lafayette Avenue to Byers Avenue strip east of Clover Lane, and along Calmont Avenue. Split-level homes, which would sweep America circa 1960, seem to have missed Westside altogether, except for those naturally adapted to the bluffs of Bowie Heights.

Church construction renewed within Arlington Heights through the 1950s. Birchman Avenue Baptist added a Sunday school at 3720. Calmont Avenue Church of Christ built a new brick building and established the Brooklyn Heights Mexican Missionary Baptist Church at 3310 Lovell Avenue—now San Mateo Catholic Church. Sunset Heights Baptist established as a mission of Connell Baptist, at 4535 Fletcher Avenue. Arlington Heights Presbyterian added a reading room. The Church of Jesus Christ of Latter Day Saints (Mormon) organized and soon built at

3515 West Seventh Street, largely with volunteer labor; the site is now part of the University of North Texas Health Science Center campus.<sup>3</sup>

Several churches underwent a similar shuffle. Arlington Heights Assembly of God built at 4832 Houghton Avenue, where it remains. Arlington Heights Church of God acquired the sanctuary at 5001 El Campo Avenue from Arlington Heights Church of Christ, which now stands at 3005 Merrick Street. (Retail merchants assumed the building.) The First Church of Christ Science moved from downtown to the previous Arlington Heights Presbyterian Church, addressed as 2108 Kenley Street in 1976. Calvary Presbyterian Church (organized as an independent at 1326 South Jennings Street in 1950) built a sanctuary at 4800 El Campo Avenue about 1960 and later became a Bible Church. Saint Paul Church of God in Christ acquired the Saint Veronica Catholic Church site at 5325 Bonnell Avenue in Como.

Almost every church in Arlington Heights razed or moved three-to-four houses for automobile parking; in recent years, another twenty-some homes were razed to make way for Christ Chapel Bible Church. Add these to the fifty-plus residences that disappeared from Camp Bowie Boulevard alone—some for commercial buildings but most for parking and driveways—and the impact on the Heights becomes staggering.

### **Spinning a Highway Web**

Road construction continued through the 1950s, substantially altering the role of Arlington Heights business, especially that of a highway service strip. By 1957, the East-West Expressway (formerly Rosedale Avenue) connected the new Dallas-Fort Worth Turnpike with the Convair access highway where Calmont Avenue had been, and the Clear Fork of the Trinity River received a new bridge from Ridglea to the south.

One year later, and also to the south, the old Weatherford Traffic Circle surrendered to a new roundabout. Here converged U.S. Highways 80, 180 and 377, plus State Highway 183 and a road called Loop 217—all wrapped around a triangle of land containing the Boulevard Drive-In Theater, one of the first in Texas. Although Camp Bowie Boulevard's old streetcar median had been narrowed for more automobile traffic in 1953, the Boulevard retained only the status of Business Route 377, but no longer "The Broadway of America."

Compensation for the loss came in 1958: Hulen Street extended to Bellaire Drive South and reached the TCU, Tanglewood and Overton Park neighborhoods. Horne Street extended south to Vickery Boulevard. Burton Hill Road underwent improvement to the north. Crestline Road widened to forty-feet and extended west of Camp Bowie Boulevard,<sup>4</sup> almost in time for the new Casa Mañana's opening show of "Can-Can."

Arlington Heights began moving with style and grace toward its new role as Fort Worth's art and entertainment district, soon blessed by the Amon Carter Museum in 1961. The Fort Worth Art Center (which became the Modern Art Museum) and William Edrington Scott Theater opened on the other side of Lancaster Avenue in 1966. The Kimball Art Museum soon followed, opening in 1972. An evolving cultural district awakened many to the convenience and benefits of Fort Worth's adjoining Westside, prompting investment speculation.

### Parks and Memorials

Additional Westside parks progressed during the 1960s and 1970s. The Botanic Garden (Texas' oldest) began creation of its Japanese Garden near the ancient tribal springs. The Thomas Place school grounds became a city park in 1970; nine years later, the historic school building became a Community Center. Ed K. Collett Park, with nearly eight acres facing Vickery Boulevard, opened in 1971. Wright-Tarlton Park, given to the City of Fort Worth in 1966, began development. The City also received 6.72 acres in Como just north of Vickery Boulevard. That parcel of land near the Lake Como Cemetery, given by the Friendship Baptist Church [5525 Donnelly Avenue] in 1962, became Chamberlin Ball Park—the same correct spelling as Arlington Heights' founder. Unfortunately, the naming petition is missing from City files.<sup>5</sup>

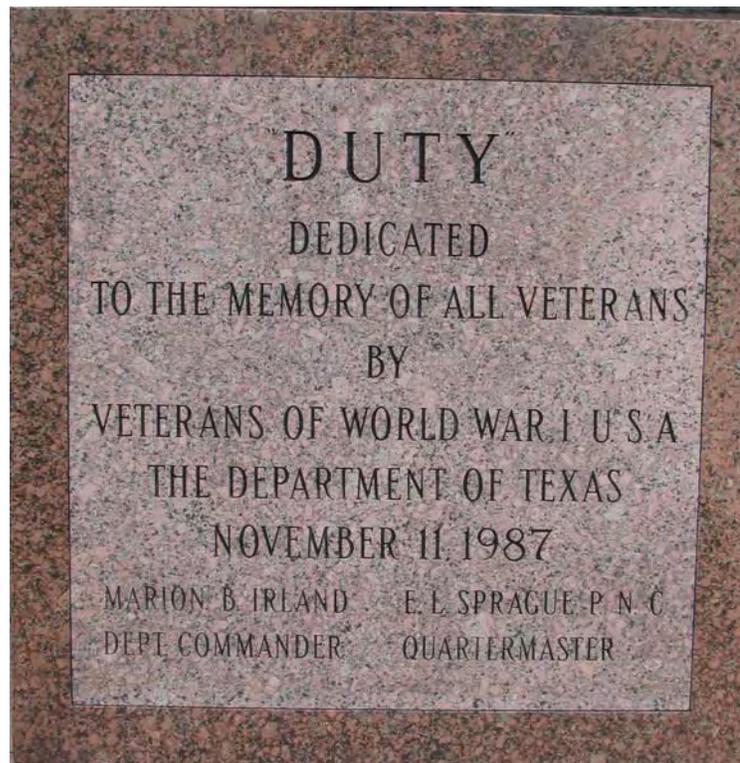


Tucked away near Halloran Street and Farnsworth Avenue.

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In 1972 Veteran's Memorial Park became dedicated to the Thirty-sixth Infantry Division (Texas National Guard) of both World Wars I and II. Beyond any doubt, those veterans truly deserve this memorial; however, the monuments and plaques stand as tributes to the army's (and Fort Worth's) historic Camp Bowie—but fail to pay equal homage to the, perhaps, 50,000 others who served there. Regrettably, no monument rises to the several thousand who died at the camp...nor to the physicians, nurses and orderlies of the base hospital...nor to the cadres of the quartermaster corps, sanitary service, remount depot, and the cooks and bakers school...nor to the post's administrative and instruction staff...nor to the several thousand men of the 100th Infantry Division who arrived just before World War I ended.

In 1978 the City of Fort Worth received this property from Charles Campbell. In 1986 the Crestline Neighborhood Association amassed sizeable funding for enhancements to the park and also to McCart Triangle at Crestline and Neville.<sup>6</sup> No doubt the Walker Barvo sculpture entitled "Duty," dedicated in 1987, was intended to honor every veteran collectively.



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"Duty"

Walker Barvo Sculpture  
1987



Tribute to the 36th in WWI

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Tribute to the 36th in WWII

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More recently, the Fort Worth School District razed three houses on El Campo Avenue at Merrick Street to construct a playground park honoring Pioneer architect Marshall R. Sanguinet.

### **Inflation and Boom**

Orchestrated gasoline shortages and escalating inflation struck America as the crest of Baby Boomers came of age in the late 1970s. Discretionary spending shrank as wage earners were squeezed to the bone. On top of shrinking sales, the merchants of Arlington Heights faced competition from not only major department stores opened in Ridglea but also from recently opened mega-malls, first at Ridgmar and then on Hulen. The lengthy construction of the East-West Freeway sealed their doom by creating a moat between them and southwest Fort Worth, directing consumers toward Ridglea for almost five years. At the same time, a lending and building boom led to over-constructed strip centers and offices; ironically, this accompanied commercial rents that rose to an all-time high around 1985.

That building boom of the 1980s changed the face of Camp Bowie Boulevard even more than commercial construction had done after World War II. Before the boom, Boulevard merchants in one of the six historic commercial rows or Westridge Center typically occupied separate single-occupancy or duplex structures, often converted homes. Several of the new strip centers and professional buildings quickly toppled these. River Crest Station replaced the London House restaurant. Kite's Cleaners replaced two large historic homes. A bank replaced the Collinwood Apartment complex, and one professional building replaced Rangoon Racquet Club. A block of condominiums replaced Carl Staats' first home, and his second home site across the street became a vacant lot.

Some of the closures must have been surprising. Mott's Five & Ten [3921], Rockefeller Hamburgers [4015], Hill Crest Beauty [4217], Hill's Cleaners [4940], and Arlington Heights-Crystal Ice [4600] each closed after fifty years. Arlington Heights Shoe Repair [4113] closed after more than forty years. Boulevard Jewelers [4111] and Anthony Radio and TV [4921] were gone after thirty years, and Sunbeam Appliance Service [3813] after twenty-five. Bowie Theater closed. Mac's Carriage House [5136], like Berry Patch Fabrics [5220] and Vernon's Beauty Salon [4001], survived an additional ten years.

Although McDonald's replaced Arlington Heights Mobil on the eastern edge of the Heights, where service stations had operated since 1936, there was a staunch survivor to the west. Meadlin Texaco/Shell has occupied 5200 for at least thirty years; this is the place where a service

station has stood ever since A. G. Cohen opened in 1928, followed by at least five different operators and a brief vacancy during World War II.

### **The Great Divide**

By 1985, the new Interstate Highway 30 had squeezed Arlington Heights Church of the Nazarene out of its space—and simply wiped out remaining business between Camp Bowie Boulevard's 5300 and 5600 blocks and adjoining streets. Champlin Petroleum's mid-rise office building [5301] was razed. Losses of Shaw's Restaurant [5336], Quick Draw Beer [5401], the Pink Elephant Club [5405], the Little Delicatessen [5428], and Carolyn Teague's Books and Play School [5500-04] chipped away at the urban village feel.

Freeway construction signaled the end of all offices, business and homes on Rosedale, also called the West Expressway. A few exceptions—such as Lena Pope Home, and KTVT Channel 11 at 4801—were sufficiently distant from the new service road and survived a little longer. Losses along the service road were the Rosedale Avenue sites: Driskell's commercial strip including the Capri/Heights Theater; service stations at 4929, 5001 and 5137; and the Armenian Village restaurant, which vacated 5037. Residences, too, were lost: Neal Hospers, a partner in the Cross Keys restaurants, had lived at 4925. Homer G. Ritchie, a more recent pastor of Fort Worth's First Baptist Church, had lived at 5237.

West of the I-30 interchange, Blue Star restaurant [5716 Camp Bowie Boulevard] closed after forty years. Four small shops in the 5600 block closed and were replaced by an auto repair shop. Gateway Motel at the southeast corner of Horne Street and Locke Avenue had become Westway Motel and Lounge, and then became a vacant lot just west of another vacant lot, once the site of Saint Alice Catholic Church and School.

Interstate Highway 30 achieved the City's goal of moving massive volumes of vehicle traffic east and west, but it did so by bypassing Camp Bowie Boulevard. It also effectively severed the continuity of Arlington Heights, Ridglea, and Chamberlin's southern parcel—now remembered by a few only as "Arlington Heights Two." Furthermore, it destroyed the urban village along Rosedale that had once bound the community north and south. In return, however, it did make possible the vibrant Chapel Hill shopping complex, but left the schism.

Several of Arlington Heights' earliest residents had built along that ridge and hilltop, partly because of its outstanding vistas but also because of the promise of being near the University and an anticipated neighborhood west of block A. William Bryce's home to the north and Arthur Messer's to the south are the lone survivors.

Other families had also built on the sparsely-settled hilltop, and several of their homes—nearly all with new owners—prevailed until the final highway clearances approached. Laura Hawes remained for much her life in the home L. L. had built on the University site. Cora Mattison lived at 5317 Malvey Avenue into the early 1950s in the home Charles had built at the turn of the century. The Windsor Apartments replaced their home but lasted only until the I-30 widening. Homer Brannon, an Internal Revenue Service collector, lived nearby at 5337, now the site of an electric power distribution station. George W. Payne, a neighbor for more than twenty years, resided at 5400 Malvey, now I-30's deepest cut.

By leveling land and severing connectivity, Interstate Highway 30 destroyed even more than the unity of a mid-twentieth century community: it effectively demolished the only remaining symbol of Humphrey Chamberlin's dream. Regardless of the magnitude of Chamberlin's land acquisitions, his dream had always focused on the ridge along today's Merrick Street, in proximity of Robert McCart's ranchland—the First Filing and first development of the original Arlington Heights. Here, on a day early in 1889, Chamberlin had envisioned Ye Arlington Inn on the north, Lake Como Pavilion to the south, and at the highest point, the crown jewel of his new community: Fort Worth University, to be reached from the city by "two grand boulevards." The inn burned. The pavilion weathered away. The university departed. All that remained was the hilltop—but I-30, a fast track to a different destination, ripped it to pieces.

The rolling terrain that Humphrey Chamberlin and Robert McCart likely rode across together before consummating the Huge Deal moves into the realm of myth, for that alluring lump of land is no more.

## TWENTY-FIVE

### Conclusion

Humphrey Barker Chamberlin's legacy to Arlington Heights is location. Highways and cardinal roads allowed its birth, boom and breaching. In an era when most residential additions spread outward under the umbrella of existing city services, Arlington Heights was conceived as a true suburb, leaping four miles west for independence from the City of Fort Worth. Indeed, "suburb" was the very word that Chamberlin used.

Chamberlin's original parcel occupied virtually the entire hilltop island between the Trinity's Clear Fork and West Fork, from the rise beginning near today's University Drive to the descent near today's Horne Street. His holdings, although stranded by at least three recorded floods, remained above every high-water line. The highland that he acquired had already shaped Fort Worth's early link to the west by providing reasonably predictable roads—once travelers got themselves across the Trinity.

#### The Westward Trident

Open country roads of the past evolved by trial and error. Only the best, most proven routes survived. A trident of such roads—all pointing west from Fort Worth—provided a three-pronged approach that guided people to the hilltop and the central attractions of Chamberlin's Arlington Heights.

Today's White Settlement Road<sup>1</sup> and Vickery Boulevard<sup>2</sup> ran parallel to the Trinity River forks that defined the north and south boundaries of the hilltop. Today's Camp Bowie Boulevard ran through the middle of the Heights and branched in a second direction creating Crestline.<sup>3</sup>

The river road on the south crossed the outlet from Lake Como, just below the lower Lake Garda, where Chamberlin had built a dam to create a water feature: a recreational freshwater lake for rowboats, picnics and fishing. The Crestline branch, which split from Camp Bowie Boulevard near the Van Zandt cottage, paralleled the northern ridge and terminated at his grand resort, Ye Arlington Inn. The Boulevard led to Chamberlin's crown jewel: his dream site for Fort Worth University.

The lay of the land suggests that the southern river road could possibly have branched again at some point, perhaps connecting with the road that came down off the Heights. This branch could have been the Old Stagecoach Road, now named Calmont Avenue. Although

Calmont crosses the Boulevard today, at that time it existed only west of the Heights. The mystery is: Why was Calmont originally called the Old Stagecoach Road unless it was an extension of the Old Weatherford Road, our Camp Bowie Boulevard?

### **Chamberlin's Gamble**

Humphrey Chamberlin made a huge leap, at a huge expense, for a lump of land with sufficient space to maintain its space, isolating itself from encroachment. He banked on a hunch that he could lure people this distance.

Neither history nor legend surrenders the reasons behind acquisition of this land by Robert McCart and Tobe Johnson, nor does any communication with Chamberlin regarding its development spring to light. Our recorded history of Arlington Heights begins with the arrival of Chamberlin and Henry Tallant. Even from that point, we must wonder what so attracted Chamberlin, what so inspired this acknowledged master of real estate development to believe that buyers would fulfill his dream right here.

Even after its streetcar transportation and its upscale homes with modern utilities, early Arlington Heights long remained a barren treeless hilltop, an hour removed from stores, entertainment, jobs and churches. Its allure resembled, in many ways, more recent developer-planned exurbs: in each case, the resident trades distance and loss of some City amenities for a more predictable quality of life among those of shared values.

Chamberlin centered his suburb on the Weatherford Road (our Camp Bowie Boulevard) by creating Park Avenue (our Merrick Street) as a crossroad and axis between the two star attractions: Ye Arlington Inn and Lake Como. All original development and building existed within one-half mile of that intersection. Although at least 500 parcels were sold throughout the entire 3,000-plus acres, subsequent promotion focused on securing 100 homeowners for the central area. This leaves us wondering why Chamberlin felt so compelled to acquire all the more additional land than his existing market could possibly fill—especially with high-end housing. Although most early buyers acquired at least three lots each, and often entire blocks, there seemed little plan to quickly recoup the tremendous start-up investment.

What locals of the time saw in Chamberlin's lavish and frequent newspaper advertising was the promise of speculative profit on the surplus land itself. But local money, for Chamberlin, was a relatively minor resource. He continued riding on confidence in his ability to attract English investors to snap up any opportunity he offered. The risk was also being

spread through a dozen or more Chamberlin Investment Company affiliate corporations with eastern connections.

Right up to the Panic of 1893, which struck Chamberlin in early 1894, his assets substantially exceeded his liabilities. The problem, of course, was that his recently acquired raw land—the bulk of his assets—was being valued on current market or asking prices. After the crash, unsold land no longer could command \$100 a lot, nor even the \$100 an acre that he had paid four years earlier. Over and above this, the cost of power plants, water wells and pumps, streetcars and their tracks, and Ye Arlington Inn placed the project under heavy obligation. Furthermore, this outlay was burdening other Chamberlin projects, not just in Arlington Heights but also in San Antonio, Seattle and Salt Lake City.

### **How the Chips Fell**

Pure curiosity leads us to wonder what Humphrey Chamberlin would think of his creation today. He knew of Ye Arlington Inn's burning and would surely be disappointed that no comparable hotel returned—other than the once-bustling Western Hills Hotel in Ridglea and, perhaps, the Colonial Hotel and Club [replaced by the osteopathic hospital], both now gone. A champion of higher education, Chamberlin would be severely saddened that Fort Worth University—his centerpiece—had to leave town to survive, as did Fort Worth Industrial & Mechanical College. He would also be saddened that Arlington Heights College failed. But he would find solace in Lake Como: other than its lack of continual usage, absent the water plant and Lake Garda, it is today not unlike he left it, since the entertainment center was a later and short-lived creation of J. Stanley Handford.

The mansions of Crestline Road and the River Crest area would no doubt delight him as models of what he had once envisioned. Chamberlin would have to admire the creativity of Ben E. Keith and Robert McCart in turning the development's second stagnation into an army camp, thereby fueling its recovery. Those earlier homes along Rivercrest Drive and Washington Terrace very nearly expressed the quality and size of his expectations, based on what we still see in the homes of Bryce, Messer and Sanguinet. He would appreciate what Robert McCart and some others accomplished in Hi Mount and Monticello. He would no doubt accept the many enduring Tudor and Craft houses, especially the bungalows, as very suitable replacements for his smaller Folk Victorians.

The number of commercial properties along the Boulevard, and the number of churches, would no doubt surprise Chamberlin, given that neither existed in his original expression. The volume of space dedicated to vehicles might be as incomprehensible to him as the absence of the

streetcar would be. The number and size of trees, the landscaped lawns, the wealth of shrubs and flowers would astonish him.

Since Chamberlin had not publicly announced development plans for all of that land surrounding the central core of only a few houses, we must assume he would be comforted to know that all of it had finally sold, and pleased that it is occupied. However, the current density far exceeds his original projection. Certainly he would be pleased that Arlington Heights grew toward the City, rather than the City toward the Heights, and he would surely be amazed at how Como, Harlem Heights, Alamo Heights and Bowie Heights filled his land purchase to its borders.

Always providing for his church, education and the YMCA, Chamberlin would be delighted to learn of the residents' contributions to civic and political life. It would please him to recall that his primary builder, William Bryce, had been an initial model of civic contribution.

### **Army Boot Prints**

Like any suburb of advanced age, Arlington Heights is filled with history and mystery, but more so because it had the extraordinary distinction of housing an army camp. Walking through Arlington Heights with a map of Camp Bowie in hand is reminiscent of General George Patton's standing on a North African hilltop and visualizing an ancient Roman battlefield.

Few residents elsewhere can stand on a spot in their neighborhood and say: There was an army headquarters here. Right here was where soldiers replicated a trench in France and occupied it through an icy rain. This was where our epoch of the worldwide influenza plague ended. That is where the hospital's indoor swimming pool offered therapy to soldiers, and where Billy Sunday preached from its diving board. Over here is where hundreds of horses and mules awaited their harnessing to wagons and field guns. This bungalow served as quarters for a brigadier general.

One neighborhood north of Camp Bowie Boulevard had a story about artillery rounds buried nearby, the germ of a legend that is possible but not probable. The ammunition bunker, described as being located "in the center of the camp," was most likely in the Hill Crest area. What artillery firing occurred within the camp, as publicized by the United States Army, was short-range sighting practice with .30-caliber bore liners—meaning that about all that could remain would be spent cartridge cases. The three-inch live rounds were fired on a ranch near the Parker County line. We might have more concern about residue from the trench mortar sector at Alamo Heights or the machinegun range at Monticello.

On the other hand, there may have been bunkers not reported in the press of 1918. William Jary, a Thirty-sixth Division historian who continued his search for Camp Bowie artifacts well into the 1980s, related

some other possibilities.<sup>4</sup> One was a tunnel of concrete walls, thirty feet below ground level, located near where Montgomery Street intersects Vickery Boulevard. Another was an underground storage facility, which has since been sealed, located near Horne Street at Vickery Boulevard. The most obvious and provocative trace of Camp Bowie was shown in an undated photograph from about 1985. The photo presents a crumbling rubble stone wall and thick wooden timber, with Jary standing on a concrete slab that is about fifteen feet by thirty feet in size. Jary reached this site by driving west from Hulen Street to the crest of unpaved Donnelly Avenue via a twisting trail; from there, he could see Geddes Avenue to the south and the Arlington Heights Bank to the north [then, 3100 Hulen Street].<sup>5</sup> In addition to Jary's find, an aerial photo taken long before any post-war housing development presents an intriguing, almost extraterrestrial, pattern of sidewalks without buildings lacing this area.<sup>6</sup>

And so a mystery: Was this residue a part of army Camp Bowie, or was it some other remnant of Arlington Heights history? The site, which is at the southwest corner of a park and tennis court, was once owned by Lena Pope Home. It was also owned and occupied by Arlington Heights College, which had other small buildings on its campus.

### **Remnants of History**

Historic Arlington Heights ranges from Trinity Park to the eastern edges of Ridglea and from Monticello to Vickery Boulevard. (Ridglea and the River Crest, Monticello, Brooklyn Heights and Factory Place additions all played a role but had lives of their own, with separate casts of players.) The truly historic portion begins fading south of Curzon Avenue, other than the hilltop of Arlington Heights College and the sanitariums. Portions of the younger segment east of Arlington Heights High School rose from one of army Camp Bowie's tent cities and seem to defy aging.

Every rubble stone wall is a monument to its builder and the structure that it defined. Stone retaining walls reveal the original land forms known to ranchers and trailblazing homebuilders before level roads were cut. Arlington Heights contains scores of sidewalks and narrow driveways leading nowhere, yet telling some story of departed homes and families. Among the more intriguing are those on Bertrose, built for a long-gone house before Dorothy Lane was cut through. That home and those nearby had once forced a notch into the boundaries of army Camp Bowie in order to preserve a civilian sanctuary.

Beyond the old camp's boundaries, residents can stand on a spot in their neighborhood and say: The campus of a major sanitarium spread out on this hilltop before the freeway was cut, and another sanitarium operated just beyond that land rise to the southeast—there in a corner of

the plot that is now a condominium complex. A college stood on this slope. Another college stood to the west, over in Como. A university was destined for that northward hilltop, which lay in wait for thirty years but is now occupied by apartments. The Meadowmere—a country club and natatorium that replaced the Army hospital on the fringe of Camp—was razed to make way for this square block of town homes.

Going further back in time we can tell our visitors: A snake oil collector once trod this ravine. A stage road ran through here. Native Americans and stage robbers sat on this hill to track their targets. This little lake once hosted Fort Worth's most exciting entertainment center. A military biplane crashed on this golf fairway. This hilltop is block D, where one of America's most lavish resort hotels vanished in a blaze of smoke; where Fort Worth's first country club next was built, and where Willard Burton later lived, and after that where O. P. Leonard rebuilt a mansion of his own; where apartments went up, then down, and the land lay fallow until the 21st century. The ghost of Ye Arlington Inn still holds a presence overlooking the West Fork valley. It whispers a mystery about bones unearthed when the inn was built. Were these the skeletal remains of Native Americans, as some say? Or, given the forensic skills of 1890, could these have been victims of just about anything, from snake oil to robbery?

Coming forward in time, we can walk the sidewalks of Arlington Heights, connecting the dates of contractor's brands with six very obvious layers of domestic architecture. We can point to the Boulevard's single sycamore tree, a reminder that 800 of them once lined the Boulevard in honor of its veterans.

Remnants of history are everywhere. Recently visible stones of once used out-buildings lie beneath the Cavalry Bible Church education building, and below its playground like foundation stones of earlier homes. A coin dated 1919—the year of the army's last sewer work—recently responded to a metal detector from the old ranch house depression behind Arlington Heights Christian Church. Archaic pressed brick shows up in alleys and vacant lots, on open land where Ye Arlington Inn once stood, and at a filled-in well near the site of Arlington Heights Sanitarium. Indentations of razed buildings still exist on empty sites, around churches, and at Lake Como where the Arlington Heights Water Plant and artesian wells once functioned.

Nothing remains of Arlington Heights College but its dirt terrace, leaving the mystery: What happened to its buildings' cast concrete blocks? Could they have ended up scattered over the city? There does exist, on El Campo, one retaining wall constructed of the same type of concrete castings that were typical of that time.

Como's Odd Fellows Hall seems to have disappeared, and its golf course, like that of the Fort Worth Country Club, became home sites. The

arcaded house on Lake Como's west side at the dam seems to exist only in photos from another time. Lake Garda and the roads to it disappeared under the eyes of still-living persons.

Every historic service station is a lesson in human labor that only dwindling numbers remember. These were the real service stations of yesteryear: the ones that checked your oil and tires, checked your fan belts and hoses, cleaned your mirrors and windows—all performed by guys in uniforms with black leather bowties, the guys who hand pumped your gasoline up into a glass cylinder before you watched it flow into your tank. These were the times when mothers cautioned daughters to pull their skirt hems over their knees before that attendant approached their windshield or brought their change.

## **Muscle**

America's stampeding gallop to newer suburbs in the 1960s and 1970s, and out to the exurbs in the 1980s, left older communities like Arlington Heights in a slump of property values. Many became rental districts on a continued downward slide. In Fort Worth, this happened in diverse directions from the city center. People tend to honor superior houses and mansions, expecting them to withstand ravages of time; yet they stoically accept degeneration of lesser homes.

Despite its toll on Arlington Heights business, however, the 1980s were a boom for Heights homeowners: for some reason, the predicted harvest of old houses for new in 1985 did not fully materialize.<sup>7</sup> Thanks primarily to its location and the quality of its structures, there were affordable houses that many younger homebuyers found worthy of refurbishing. The value of those homes never again declined, despite the economic slumps. While so many other neighborhoods of similar age have succumbed to time and social change, the bulk of Arlington Heights still projects the robust confidence of its earlier population.

The Heights recovered primarily through the work and sweat of upstart remodelers and do-it-yourself homeowners. Little appreciable help came from developers, city planners, federal funds, or franchises. What minor directed development did occur was largely to the unoccupied south. Vacant land remaining around Arlington Heights College became a mecca for major apartment and condo development. Surplus land of the Lena Pope Home campus became Chapel Hill Shopping Center. Arlington Heights does not qualify for supportive funds as an economic empowerment zone: although it borders the intercity, its crime statistics rival those of smaller distant towns, thanks to an actively nurtured relationship between police and citizens.

Not only did Arlington Heights lift itself up, it arose to a renaissance of Fort Worth's Westside. Today's population reflects Chamberlin's vision of comfortable homes, predominantly occupied by well-educated owners with business and professional occupations, and a harmony of older and younger generations. Almost every major religious expression is represented within Chamberlin's acquisition, including a mosque but no synagogue. Historic Saint Alice Catholic Church, relocated as Holy Family Catholic Church, stands nearby on the edge of the Heights, adjoining a bygone Fort Worth Country Club golf course. Homes built before 1950 rival the numbers built since 1990, still maintaining a precarious historic ambiance.

### **The Sister Suburbs: AH and AH**

Arlington Heights was not the only Texan land to get the Chamberlin touch. On rolling hills an arduous distance from downtown San Antonio, the Chamberlain Investment Company of Denver focused its second largest chunk of assets<sup>8</sup> and launched a sibling suburb: Alamo Heights.<sup>9</sup> Soon after the Huge Deal was announced in Fort Worth, Chamberlin (via the Alamo Heights Land and Improvement Company of Texas) purchased from Hiram McLane the entire 1400-acre Anderson-McLane horse ranch, complete with a mansion, and set forth to capitalize on its magnificent vistas in all directions. They staked out lots for a residential development, and converted that mansion into the Argyle Hotel, which became known nationwide for its sumptuous fare and hospitality. A dozen homes went up between 1891 and 1893.<sup>10</sup> "But plans were ahead of their time. Only dusty roads that could be traveled by horseback or carriage connected Alamo Heights to San Antonio. . . . The answer was a road—River Avenue that later became Broadway—and a rail line."<sup>11</sup> Sound familiar?

There is more. This two-square-mile neighborhood, where churches abound and cottages mingle with grand estates, is "the product of a series of developments, most of them unsuccessful."<sup>12</sup> Just like Arlington Heights, the San Antonio suburb (on acreage less than half the other's size) was pelted by the Panic of 1893...fell to Crebbin in a sheriff's sale and endured a dark age...dug its way out with incorporation in 1922 (the same year Arlington Heights accepted annexation)...attracted renovators after World War II...and eventually blossomed. Wealthier-but-smaller and more homogeneous districts sprang up adjacent to and adjoining Old Alamo Heights, and by the early 1980s it was considered San Antonio's "silk stocking city-within-a-city"<sup>13</sup> Humphrey would be proud.

## The Location Dilemma

Success can attract benefactors and enhancers. It can also attract opportunists and imitators, typically those following but not responsible for the success. The location that blessed Arlington Heights now puts it in peril from developers, builders and home seekers who "love the place but hate the old houses." Structurally sound homes with solid rehab potential are threatened by destruction. Furthermore, surrounding homes risk loss of ambiance when obviously newer, larger, more affluent housing looms over them. Blocks of historic residences are jeopardized by the social and economic division between the new "haves" and the older, smaller "have not as much." Certainly no one feels that every historic house merits preservation: some were never significant in the first place, and others regrettably have become like abused and abandoned pets, requiring therapy beyond the means of most owners.

A compromise expressed by many—but only when a historic house is absolutely beyond saving—is for replacements that preserve the neighborhood's historic character. Some builders have done this very successfully and are applauded for their efforts. No one should suggest that Arlington Heights become a "Disneyland" simulation of the earlier twentieth century, nor should anyone suggest that every replacement be an authentic replication. A "new historic home" is an ultimate oxymoron: replicas have no history!

Surely every one of us has either accidentally or foolishly destroyed something of value, perhaps a family heirloom when attempting a sincere but inept restoration. Unlike mass merchandise from a mall, the loss cannot be replaced. Once an antiquity is gone, it is gone forever. Furthermore, as population grows, there simply are not enough authentic antiques to go around. The preservation of older homes not only preserves reminders of the lives and accomplishments of those to whom we owe our lives, it provides an eclectic setting to put our lives in balance.

Without doubt, the older homes of Arlington Heights and the contractor's brands on its sidewalks will continue to die, although, ironically, at a slower rate than their much younger competitors. At some point – even when a few original homes and marks still exist – the visual history of Chamberlin's Arlington Heights will be dead. At what stroke of the woodsman's ax does a forest cease to be a forest?

## The Big Question

An inflationary multiple of ten, just since World War II, and a rise of mega-developers have no doubt far surpassed the financial value of Chamberlin's Huge Deal. Nevertheless, financially and politically powerful

successors to the trusts of Chamberlin's time must remain awed by anyone who could quietly amass more than three thousand acres a leap from the border of a growing city. Such an achievement must have had a catalyst. But Arlington Heights history and legend put together leave the gnawing question, the biggest mystery: Did Robert McCart and Tobe Johnson arrange and offer the Huge Deal to Humphrey Chamberlin, or were they simply his agents? Who was the Huge Dealmaker?

Two items in the *Fort Worth Daily Gazette*, appearing in 1887—almost exactly two years before Humphrey Chamberlin's grand announcement of the Huge Deal—provide a monumental twist to the Westside's surviving legend. These notices also force us to wonder why no one of the press at that time seemed to recall their similarity.

The first item was a lengthy April 1 *Gazette* article entitled "Flood Tide: The First Swell of the Great Boom . . . Hundreds of Thousands of Dollars Being Expended by Men [*sic*] of Foresight in and Near Fort Worth." McCart in consort with Captain Sam Evans, Major K. M. Van Zandt and Mrs. A. P. Ryan (owners of adjacent acreage in different surveys) together held 2700 acres of land and detailed their plans to make a city in West Fort Worth. There would be:

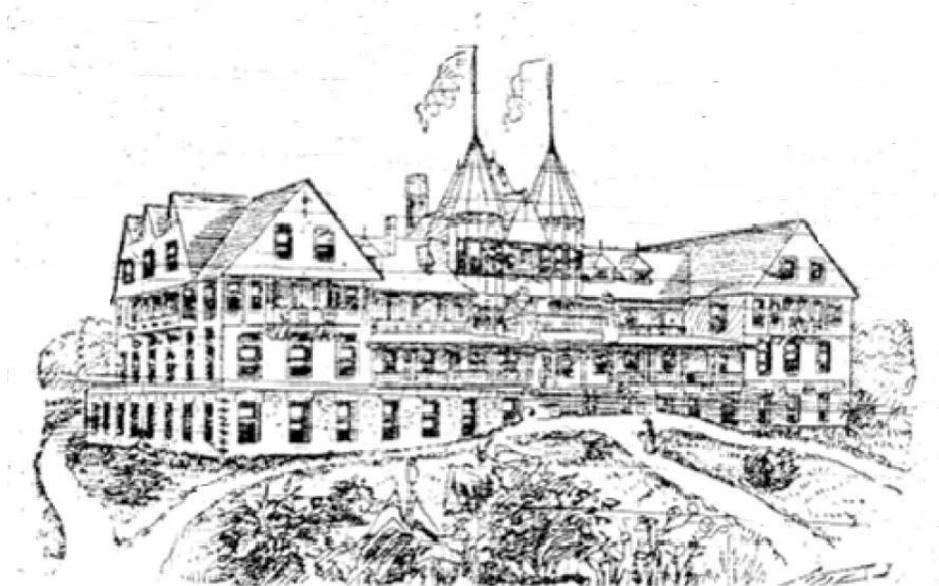
A STEAM STREET CAR LINE to be built from the courthouse . . . to the extreme limit of this tract, a distance of three and one-half miles . . . A GRAND BOULEVARD to be opened 100 feet wide . . . At the end of the boulevard overlooking a FOREST COVERED GORGE . . . will be erected a pavilion . . . off from the high land . . . will be found Forest Park . . . in another part of the park is LAKE COMO, as clear as crystal, fed from perennial spring. The water from Sulphur Springs will be brought by pipes across the river and turned in a grotto, bubbling up through pure white sand. This land will be divided into blocks of 600x600 feet, with twelve lots to each block 290x100 feet . . . Mr. McCart intends to erect at once an elegant residence in the West End . . . We suffice to say that in November, 1000 acres of the tract [will be sold] for \$10.50 per acre.

Then, on the last day of that same month, the April 30 *Gazette* stated: "A party of leading society people composed of twelve or fifteen young, and four or five married couples, will give a moonlight picnic next Wednesday at Colonel Bob McCart's beautiful place, four miles west of the city. The party will leave at 4 o'clock p.m. in private conveyances and return by moonlight. The affair is being arranged by competent hands and will doubtless be grand social success." Very likely this party was

arranging the Heights' first promotion—via what was simply an early version of today's sales events offering a free lunch or resort visit.

But instead of dividing the land into blocks and selling lots that fall, the following spring Robert McCart along with Thomas Burbridge and other great citizens boarded a train toward Chamberlin's realm. Fort Worth's Board of Trade was alive and ready to promote—and McCart was a prominent part of its first excursion to Denver.

So who really launched Arlington Heights and Fort Worth's Westside? It may have been Humphrey Chamberlin's money and Henry Tallant's direction, but it seems to have been Robert McCart's idea from the start.



## Notes

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  - From Mrs. J. B. Thompson: 137 acres in P. Pate Survey. (Western AH)
  - From T. B. Burbridge: 2096 acres in H. Covington Survey. (Western AH)
  - From W. F. Patterson: 505 acres in W. D. Conner Survey. (Northeast AH)
  - From George W. Spawforth: 320 acres in J. T. Turner Survey. (Southwest AH)

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21. *Fort Worth Gazette*, March 31, 1890.
22. Author note: Origin of the howling wolves report was not located or verified. Refer to Ladd (text by Lae), p. 30; Knight, p.133; and "Of Wolves and Words" by Jarid Manos, *Fort Worth Weekly*, August 24, 2005.
23. Paddock, *History of Texas*, vol. 2, p. 619.
24. Tarrant County Deed Records, July 29, 1889; February 13, 1890; September 22, 1890.
25. Paddock, *History of Texas*, vol. 2, p. 619.
26. *Fort Worth Gazette*, October 17, 1889.
27. *Fort Worth Star-Telegram*, April 18, 1920.
28. *Fort Worth Gazette*, June 22, 1890.
29. Barbara Knox, "Yesterday's News in Tarrant County."
30. Author note: Marshall and Edna P. Robinson Sanguinet, married in 1886, had three daughters (Paddock, *History of Texas*, vol. 3, p. 68). These daughters became Mrs. F. B. Lary, Mrs. W. B. Ward, Jr., and Mrs. F. L. Williams. Paddock did not mention a son; however, Marshall Jr. was listed at 4737 Collinwood Avenue (*Morrison and Fourmy City*

*Directory, 1932*). F. N. Sanguinet's purchase of lots 34-40 in block 42 [4700 Collinwood], diagonally across from Marshall and Edna, was recorded in 1901 (Tarrant County Deed Record). This parcel now holds four small, separate rental units of frame construction.

### Chapter 6: Players at the Palace

1. Texas Writers' Project, *Research Data*, p. 18015. By Sheldon F. Gauthier.
2. Hudson, *First Settlers*, "Texas Spring Palace."
3. *Fort Worth Weekly Gazette*, May 30, 1889.
4. Hudson, *First Settlers*, "Texas Spring Palace."
5. Sanders, *How Fort Worth Became*, pp. 104 and 152.
6. *Fort Worth Gazette*, May 31, 1890.
7. *Ibid.*, June 5, 1890; Texas Writers' Project, *Research Data*, pp. 10769-70.
8. *Fort Worth Gazette*, April 12, 1880.
9. Texas Writers' Project, *Research Data*, p. 26476.
10. *Fort Worth Gazette*, May 29, 1890; Texas Writers' Project, *Research Data*, p. 10773.
11. *Fort Worth Gazette*, January 30, 1889.

### Chapter 7: Fort Worth University and Ye Arlington Inn

1. *Fort Worth Gazette*, January 12, 1890; Texas Writers' Project, *Research Data*, p. 2778.
2. *Fort Worth Gazette*, December 29, 1891.
3. Knight, *Outpost*, p. 199.
4. *Fort Worth Gazette*, September 26, 1889.
5. Texas Writers' Project, *Research Data*, p. 13448. A. M. Short interview.
6. Tarrant County Deed Records, book 38, p. 492.
7. Texas Writers' Project, *Research Data*, p. 78. Undated interview with Captain J. C. Terrell.
8. *Fort Worth Gazette*, July 28, 1889.
9. *Ibid.*, May 18, 1890.
10. *Ibid.*, February 21, 1892.
11. *Ibid.*, March 5, 1892; Texas Writers' Project, *Research Data*, p. 10823.
12. Dexter, *Fort Worth Trade Review*, May 1892; Texas Writers' Project, *Research Data*, p. 12567.
13. Acme Brick Company, "History."
14. *Fort Worth Gazette*, November 13, 1894, p. 2.
15. Sanborn Map, reel 8, vol. 1, no. 28.
16. *Fort Worth Gazette*, July 21, 1892, p. 3. Author note: Here the Hurley's firm is stated to be a "Boston syndicate," rather than Chicago.
17. *Ibid.*, September 17, 1892.
18. *Ibid.*, September 25, 1892, p. 7.
19. Chet Turnock, *Fort Worth Star-Telegram*, August 21, 1965.

### Chapter 8: Tallyho! Pioneers

1. Knight, *Outpost*, p. 199.
2. *Fort Worth Star-Telegram*, May 29, 1935. A clipping appears in the Arlington Heights file at Historic Fort Worth, Inc.
3. Craddock, *Historic Resources Survey: West Side*, p. 95.
4. *Ibid.*
5. Craddock, *Historic Resources Survey: West Side; Makers of Fort Worth*, Newspaper Artists' Association; *Morrison and Fourmy City Directory*, 1922.

6. Tarrant County Deed Records (February 27, 1890; July 5, 1992; several recordings in 1893; and January 24, 1910); *D. S. Clark's City Directory*; *Morrison and Fourmy's* directories; Laue, *Early Days in Fort Worth*.
7. Knight, *Outpost*, p. 199.
8. *Denver City Directory*, 1893.
9. *D. S. Clark's City Directory*, 1890; *Morrison and Fourmy's* directories, 1891-93.
10. Knight, *Outpost*, page 199.
11. *Fort Worth Gazette*, March 12, 1893, p. 12.
12. *Ibid.*, April 25, 1893.
13. *Fort Worth Gazette*, June 8, 1893, p. 5.
14. *Ibid.*, May 22, 1892, p. 14.
15. Sanborn Map, reel 8, vol. 1, no. 26.
16. Garrett and Lake, *Down Historic Trails*, p. 71.

### Chapter 9: The Crash and Fire

1. Brown, *Boom to Bust*; quote from the *New York Times*, June 15, 1894, p. 9.
2. Klein, *Book of Neighborhoods*, "Arlington Heights."
3. *Fort Worth Star*, January 31, 1926; Texas Writers' Project, *Research Data*, p. 2372.
4. *Fort Worth Press*, March 2, 1922; Texas Writers' Project, *Research Data*, pp. 4216-17.
5. *Fort Worth Gazette*, September 5, 1893.
6. *New York Times*, February 2, 1894.
7. *Ibid.*, February 11, 1894.
8. *Ibid.*, June 23, 1894, p. 6.
9. Gillmore, *Work Was Made Less*.
10. *Southwestern Reporter*, "Bangs et al. v. Crebbin et al.," pp. 441-43.
11. Shannon, *Twentieth Century America*, p. 14.
12. *Fort Worth Gazette*, January 6, 1894, p. 5. Author note: William J. Bailey graduated from the University of Tennessee and then the Lebanon Law School in 1882. He became a land dealer in Tarrant County by 1886 and was most noted for the Bailey, Monticello, and Hi Mount additions, as well as the Greenwood and Ahavath Sholom cemeteries. Bailey served as Fort Worth City Attorney in 1906. (*Makers of Fort Worth*, Fort Worth Newspaper Artists)
13. *Ibid.*, January 5, 1894.
14. *Ibid.*, April 22, 1894. Author note: Frank O. Barron joined fellow Vermonter A. W. Caswell in the Fort Worth Land and Investment Company about 1890. He was also an attorney with Harrison, Barron and Swayne. He and Minnie lived in Arlington Heights briefly, prior to his death about 1906. (Morrison and Engelhardt, *American Cities*)
15. *Ibid.*, September 7, 1894, p. 6.
16. *Ibid.*, November 4, 1894.
17. *Ibid.*, November 11, 1894.
18. *Ibid.*, November 12, 1894.
19. *New York Times*, March 28, 1897.
20. *Ibid.*
21. Tarrant County Deed Record, April 11, 1895, vol. 104, p. 295.
22. *Fort Worth Gazette*, November 12, 1894.
23. *Ibid.*
24. St. Claire Eyrich, *Fort Worth Star-Telegram*, February 13, 1963.

### Chapter 10: The Dark Age

1. *Fort Worth Gazette*, May 25, 1894.
2. *Ibid.*

3. *Morrison and Fourmy City Directory*, 1894. Author note. Sears, Roebuck and Company began business in 1893 at the height of the Panic.
4. Chet Turnock, *Fort Worth Star-Telegram*, August 21, 1965.
5. Tarrant County Deed Records, April 11, 1895, and January 5, 1896, vol. 104, p. 295.
6. Tarrant County Deed Record, January 24, 1910.
7. *Sketches of Colorado*, "Alfred Crebbin," p. 338; UK in the USA, "History of Consulate in Colorado."
8. *Ibid.*
9. "Virtual Tour of Chamberlin Observatory."
10. Fort Worth University, *Lasso*.
11. *Morrison and Fourmy City Directories*, 1894-1905.
12. *Ibid.*; University of Texas at Arlington, Jary Collection.
13. *Fort Worth Star Telegram*, March 5, 1905; Head, "Beautiful Arlington Heights"; *Morrison and Fourmy City Directories*; University of Texas at Arlington, Jary Collection.
14. Barbara Knox, "Yesterday's News in Tarrant County," *Fort Worth Register* recap of a story from 1902. Fort Worth Library, Local History file.
15. *Morrison and Fourmy City Directories*, 1893 to 1905.
16. *Ibid.*
17. Craddock, *Historic Resources Survey: West Side*.
18. *Morrison and Fourmy City Directories*, 1893 to 1905.
19. Paddock, *History of Texas*, vol. 1, p. 86; obituary, *Fort Worth Star-Telegram*, February 8, 1922.
20. Knight, *Outpost*, p. 199.
21. NASA Astrophysics Data System, abstract, *Observatory*, p. 252.
22. Brown, *Boom to Bust*, p. 9.
23. Obituary Record of Yale University, 1901, "Robert Morse Chamberlin."
24. "Virtual Tour of Chamberlin Observatory."
25. Texas Writers' Project, *Research Data*, p. 13484.
26. Sanborn Map, reel 16, vol. 4, map 84.
27. Pope, *Hand on My Shoulder*, p. 157.
28. *Ibid.*, p. 158.
29. Clarke, "New South—City of Fort Worth," *New England Magazine*, p. 547.

### Chapter 11: Handford's Arlington Heights

1. Biographical information for J. S. Handford is drawn from the following sources: "C. R. Handford and Company," *Biographical Memoirs*, p. 675; *Makers of Fort Worth*, "J. S. Handford"; U.S. Census (1870 and 1890); USGenWeb, Arkansas, Tombstone Project; *Independence County Chronicle*, vol. 40; and the Schooler Collection.
2. Yeatman, "Batesville's Twin Houses," *Independence County Chronicle*; Schooler Collection; McGinnis, "History of Independence County."
3. Yeatman, "Batesville's Twin Houses," *Chronicle*, p. 16.
4. *Morrison and Fourmy City Directory*, 1905; *Independence County Chronicle*, p. 7.
5. *Fort Worth Record*, February 27, 1910; Texas Writers' Project, *Research Data*, p. 7842.
6. *Makers of Fort Worth*, "Arlington Heights."
7. Knight, *Outpost*, p. 166.
8. *Ibid.*, p. 133.
9. Gillmore, *Work Made Less*, p. 25.
10. Head, "Beautiful Arlington Heights."
11. *Fort Worth Star-Telegram*, March 5, 1905.
12. *Morrison and Fourmy City Directory*, 1909.

13. Head, "Beautiful Arlington Heights"; Tarrant County Deed Record, vol. 74, p. 164; Texas Writers' Project, *Research Data*, pp. 3303 and 22653.
14. *Fort Worth Star*, November 11, 1907, p. 9.
15. St. Claire Eyrich, *Fort Worth Star-Telegram*, February 13, 1963; *Fort Worth Record*, January 31, 1926; Texas Writers' Project, *Research Data*, p. 13391; Craddock, *Historic Resources Survey: West Side*, p.109.
16. *Fort Worth Star-Telegram*, June 12, 1917, p. 10; Texas Writers' Project, *Research Data*, p. 16389.
17. Sanborn Map, reel 15, vol. 4, no. 453b, and reel 16, vol. 1, no. 84.
18. Alma Turner Phelps, *Fort Worth Star-Telegram*, n.d. Fort Worth Library, Local History file.
19. Paddock, *History of Texas*, vol. 2, p. 618.
20. *Fort Worth Record-Register*, April 19, 1908; Texas Writers' Project, *Research Data*, p. 12968.
21. *Fort Worth Record-Register*, May 28, 1908.
22. *Morrison and Fourmy City Directory*, 1909.
23. *Fort Worth Record*, February 27, 1910; Texas Writers' Project, *Research Data*, p. 7642.
24. Gillmore, *Work Made Less*, pp. 46-57.
25. *Ibid.*; *Fort Worth Record*, July 1, 1911; Texas Writers' Project, *Research Data*, p. 7758; Tarrant County Deed Record, February 20, 1913, vol. 366, p. 524.
26. *Morrison and Fourmy City Directory*, 1911.
27. Garrett and Lake, *Down Historic Trails*.

## Chapter 12: The Last Pioneers

1. *Fort Worth Star-Telegram*, May 29, 1935. Historic Fort Worth, Arlington Heights file.
2. Craddock, *Historic Resources Survey: West Side*, p. 129.
3. *Handbook of Texas Online*, s.v. "Sanguinet and Staats."
4. Paddock, *History of Texas*, vol. 3, p. 69.
5. *Morrison and Fourmy City Directories*, 1897-1913.
6. *Morrison and Fourmy City Directories*, 1889, 1916, 1926, 1930, 1937.
7. *Morrison and Fourmy City Directories*, 1907-1913.
8. Paddock, *History of Texas*, vol. 3, p. 134.
9. *Fort Worth Press*, May 7, 1901.
10. *Morrison and Fourmy City Directories*, 1905-1926.
11. Craddock, *Historic Resources Survey: West Side*, p. 134.
12. Craddock: *Historic Resources Survey: West Side*.
13. *Fort Worth Star-Telegram*, January 12, 1916.
14. *Fort Worth Record*, July 2, 1916, p. 11.
15. Author note: The perplexing U.S. Census of 1910 for Tarrant County, Texas, listed "Justice precinct (part of) Arlington Hgts Precinct 16" on four pages with some forty households—all addressed as "Arlington Hgts Road." Even more perplexing was a "place of abode" where Mr. Cloud managed two dozen people: a "convict company" of thirteen prisoners along with boarders (laborers) and five guards. Very likely this was one of the era's road gangs. These census pages also included at least three pioneer names.
16. *Ibid.*, August 21, 1914; Texas Writers' Project, *Research Data*, p. 11779; Fort Worth Public Library, Local History Files.
17. Adams, "Trade Token Tales."

## Chapter 13: Como and Its Lakes

1. *Morrison and Fourmy City Directory*, 1907.
2. Head, "Beautiful Arlington Heights."

3. *Fort Worth Record*, June 10, 1906.
4. *Fort Worth Record*, June 1, 1906.
5. Texas Writers' Project, *Research Data*, p. 16198.
6. *Fort Worth Record*, August 18, 1907.
7. University of Texas at Arlington Library, Special Collections.
8. Head, "Beautiful Arlington Heights."
9. *Fort Worth Record-Register*, September 2, 1908.
10. University of Texas at Arlington Library, Jary Photo Collection. Additional credits for the images depicted follow. Upper image: W. C. Stripling's First Annual Picnic at Lake Como, 1910, Photograph, n.d.; digital image, (<http://texashistory.unt.edu/ark:/67531/metaph38271> : accessed February 12, 2010), University of North Texas Libraries, The Portal to Texas History, <http://texashistory.unt.edu>; crediting University of Texas at Arlington Libraries, Arlington, Texas. Lower image: L. A. Barnes. Souvenir of Fort Worth, Texas : photo-gravures, Book, ca. 1907 - 1910; digital images, (<http://texashistory.unt.edu/ark:/67531/metaph41338> : accessed February 12, 2010), University of North Texas Libraries, The Portal to Texas History, <http://texashistory.unt.edu>; crediting Amon Carter Museum, Fort Worth, Texas.
11. *Fort Worth Record*, March 25, 1914; Texas Writers' Project, *Research Data*, p. 7854.
12. *Fort Worth Star-Telegram*, June 21, 1990.
13. 11. *Fort Worth Record*, March 25, 1914; Texas Writers' Project, *Research Data*, p. 7854.
14. *Fort Worth Record*, June 1, 1914; Texas Writers Project, *Research Data*, p. 7893.
15. Ladd with Lale, *Sweetie Ladd's Fort Worth*, "Lake Como."
16. *Fort Worth Press*, May 7, 1924.
17. Wilburn, *Como Weekly Anniversary Supplement*.
18. Tarrant County Deed Record, Chamberlin Arlington Heights second filing, blocks 112-13-14.
19. *Morrison and Fourmy City Directory*, 1909.
20. Wilburn, *Lake Como Anniversary Supplement*.
21. Williams, *News Tribune Bicentennial*, p. 33.

#### Chapter 14: Prelude to Camp Bowie

1. *Fort Worth Star-Telegram*, February 6, 1915.
2. Texas Writers' Project, *Research Data*, p. 19382, Woody Phipps.
3. *Fort Worth Star*, July 15, 1917, p. 1.
4. Texas Writers' Project, *Research Data*, pp. 5278 and 5907.
5. *Fort Worth Record*, March 2, 1913; Texas Writers' Project, *Research Data*, p. 7773.
6. *Fort Worth Record*, March 11, 1914; Texas Writers' Project, *Research Data*, p. 7843.
7. *Fort Worth Record*, January 8, 1905.
8. Texas Wesleyan College yearbook, 1914.
9. Texas Christian University yearbooks, 1918-1924.
10. *Fort Worth Star-Telegram*, June 13, 1913. Author note: A second replacement of the Pershing Avenue water tower appeared about this time. The round steel tank with its "roman candle" conical dome may have been constructed to serve the Camp Bowie Base Hospital, and remained until recently.
11. Texas Writers' Project, *Research Data*, p. 18754.
12. *Fort Worth Star-Telegram*, August 16, 1914.
13. *Ibid.*, June 10, 1915.
14. *Ibid.*, October 9, 1915.
15. *Fort Worth Record*, July 16, 1916.
16. *Fort Worth Star-Telegram*, September 12, 1914.

17. Sanders, *How Fort Worth Became*, p. 168.
18. Mack Williams, *Fort Worth Press*, undated clipping, Fort Worth Library, Local History file.
19. Selcer, *Fort Became a City*, p. 153. Quote from a U.S. Army publication: Records of the Office of the Quartermaster General, Entry 1998, RG 82, NA.
20. *Fort Worth Star-Telegram*, July 12, 1917. Author note: Mitchell was president of J. E. Mitchell Wholesale Jewelers and the Mitchell Motor Company. He resided at 600 Eighth Avenue in the city.
21. *Fort Worth Record*, July 12, 1917.
22. Texas Writers' Project, *Research Data*, p. 15846.
23. *Fort Worth Star*, June 11, 1917, p. 1.
24. *Ibid.*, July 12, 1917, p. 1.
25. Jary, *Camp Bowie 1917-18*.
26. *Fort Worth Record*, July 23, 1917.
27. *Ibid.*
28. *Fort Worth Star-Telegram*, August 1, 1917.
29. *Ibid.*, August 7, 1917.
30. *Fort Worth Star-Telegram*, July 22, 1917.
31. *Fort Worth Record*, April 9, 1917.
32. *Ibid.*, April 5, 1917
33. *Fort Worth Record*, July 22, 1917.
34. *Ibid.*, July 15, 1917; Texas Writers' Project, *Research Data*, p. 11154.

#### Chapter 15: Panther Division

1. *Fort Worth Record*, May 12, 1917, p. 1.
2. *Ibid.*, May 10, 1917, p. 1.
3. *Fort Worth Register*, July 29, 1917.
4. *Fort Worth Star-Telegram*, April 4, 1917. Author note: Chamberlin's Third Street was briefly called Clark before becoming Ashland.
5. *Fort Worth Register*, September 17, 1917.
6. University of Texas at Arlington Library, Special Collections.
7. *Fort Worth Star-Telegram*, October 16, 1918, p. 3.
8. *Fort Worth Star*, September 8, 1918, p. 5 and December 27, 1918, p. 2.
9. University of Texas at Arlington Library, Special Collections.
10. *Fort Worth Star-Telegram*, July 25, 1917.
11. *Fort Worth Register*, July 29, 1917.
12. Pope, *Hand on My Shoulder*, p. 187.
13. *Fort Worth Register*, September 1, 1917.
14. *Fort Worth Star-Telegram*, August 6-7, 1980. Neighborhood Extra.
15. *Ibid.*, November 19, 1917.
16. *Fort Worth Record*, September 16, 1917, p. 12.
17. *Fort Worth Star-Telegram*, January 7, 1918.
18. *Ibid.*, December 24, 1917.
19. *Fort Worth Register*, September 26, 1917.
20. *Fort Worth Record*, August 26, 1917.
21. *Fort Worth Star*, September 13, 1918, p. 3.
22. *Ibid.*, September 10, 1918, p. 2.
23. *Ibid.*, October 30, 1918, p. 3.
24. *Fort Worth Star-Telegram*, April 24-25, 1985, Neighborhood Extra.
25. *Fort Worth Register*, November 9, 1917, p. 1.
26. *Fort Worth Record*, November 17, 1917, p. 4.

27. *Ibid.*, November 19, 1917, p. 1.
28. *Ibid.*, December 17, 1917.
29. *Fort Worth Register*, December 19, 1917.
30. *Fort Worth Star-Telegram*, January 11, 1918; Texas Writers' Project, *Research Data*, p. 12648.

#### Chapter 16: The Three-in-One Airfield

1. Knight, *Outpost*, p. 184.
2. Texas Writers' Project, *Research Data*, p. 14916.
3. *Fort Worth Press*, June 7, 1940; Texas Writers' Project, *Research Data*, p. 29364.
4. Paddock, *History of Texas*, vol. 2, p. 682.
5. DesHetler, "1st Pursuit Group History."
6. Davidson interview, 1952. Author note: Davidson returned to teaching at war's end, becoming a professor of history at the University of Missouri, Columbia.
7. *Fort Worth Star-Telegram*, September 17, 1917.
8. *Fort Worth Register*, September 18, 1917, p. 1. Author note: Workers' wages at the Ford automobile plants had recently increased from almost \$2.50 for a nine-hour day to \$5.00 for an eight-hour day.
9. *Ibid.*, September 28, 1917.
10. Davidson interview, 1952.
11. *Fort Worth Record*, February 21, 1918, p. 1.
12. *Handbook of Texas Online*, s.v. "Pelich, Joseph Roman."
13. *Fort Worth Star-Telegram*, June 5, 1918, p. 8.
14. *Ibid.*, July 25, 1918, p. 2.
15. Leary, *Flyers of Barron Field*.
16. *Fort Worth Press*, November 6, 1923; Texas Writers' Project, *Research Data*, p. 5664.

#### Chapter 17: Panther Departs

1. *Fort Worth Record*, January 1, 1918.
2. *Ibid.*, January 21, 1918.
3. *Ibid.*, January 31, 1918.
4. *Ibid.*, February 11, 1918.
5. *Ibid.*, February 1, 1918. Author note: Although a three-inch cannon and a 75-millimeter field piece are virtually the same caliber, the highly developed hydraulic-mechanical recoil system of the French piece made its firing a materially different process.
6. *Fort Worth Star-Telegram*, May 20, 1918.
7. University of Texas at Arlington Library, Jary Collection.
8. *Fort Worth Star-Telegram*, June 22, 1918, p. 1.
9. *Ibid.*, July 17, 1918, p. 1.
10. *Ibid.*, February 1, 1919, p. 1.
11. *Ibid.*, December 15, 1918.
12. Cope, Summary History. "Texas National Guard."
13. Texas Military Museum, Camp Mabry, Austin, Texas.
14. *Fort Worth Star-Telegram*, July 26, 1918, p. 4.
15. *Ibid.*, August 2, 1918, p. 1.
16. *Fort Worth Star*, July 25, 1918, p. 11.

#### Chapter 18: The Other Camp Bowie

1. *Fort Worth Star-Telegram*, August 2, 1918, p. 1.
2. *Ibid.*, August 9, 1918, p. 4.

3. Author note: Nothing else about the Good Cheer Cottage was found in later publications. Furthermore, neither the Southwestern Telegraph & Telephone directory or the City Directory of 1918 listed T. J. Howell—only John L. Howell at Stop Burton [Merrick at Bryce], a partner in Jahns, Hughes and Howell.

4. *Fort Worth Star-Telegram* 1918: September 6, p. 2; September 11, p. 5; October 18, p. 1;. Author note: Until near its end, Camp Bowie maintained two separate commands: one commanding officer for the camp and its permanent cadre; another CO for the Thirty-sixth Infantry Division.

5. *Ibid.*, September 19, pp. 3 and 10; September 22, pp. 9 and 1; September 25, p. 3; October 4, p. 1; September 12, p. 7. Author note: The numbers of affliction are inconclusive here: "only six percent" of 3,000 is 180—considerably more than the previously reported twenty-six cases.

6. *Ibid.*, September 25, 1918, p. 5.

7. *Ibid.*, October 19, 1918, p. 2.

8. *Ibid.*, October 22, 1918, p. 3.

9. Atkinson, *Soldier's Chronology*, pp. 271 and 280. Author note: Incidences of discrimination and violence by civilians of Brownsville, Texas, against nearby African-American troops led to a shooting in the city that caused civilian deaths on August 13, 1906. Evidence was inconclusive and circumstantial; however, courts martial proceedings were brought against 167 enlisted men of the Twenty-fifth Infantry Regiment (Colored), leading to their discharge without honor and to capital charges against some alleged leaders. By 1909 only fourteen men had been reinstated by appeal.

10. *African-American News and Issues*, "Willie Ethel Matthews."

11. Knight, *Outpost*, pp. 184-86.

12. *Fort Worth Star-Telegram* 1918: October 6, p. 1; December 20, p. 1.

13. *Ibid.*, November 1, 1918, p. 1.

14. Wikipedia, s.v., "100th Infantry Division." Source: McGrath, *Brigade: Organization and Employment*, p. 175

15. *Fort Worth Star-Telegram* 1918: October 19, p. 8; October 24, p. 8; October 28, p. 3.

16. *Fort Worth Record*, November 30, 1918, p. 7.

17. *Fort Worth Star-Telegram*, October 18, 1918, p. 3.

18. *Ibid.*, 1918: November 16, p. 1; December 4, p. 1; November 25, p. 1.

19. *Ibid.*, December 17, 1918, p. 4; University of Texas at Arlington Library, Special Collections.

20. *Fort Worth Star-Telegram*, November 18, 1918, p. 15.

21. *Fort Worth Star*, February 4, 1919, p. 3.

22. *Fort Worth Star-Telegram* 1919: January 15, p. 6; January 8; February 4; January 12, p. 15; January 10.

23. *Ibid.*, February 12, 1919, p. 9.

24. Author note: Camp Bowie's death rate exceeded the army's until March 1918, blamed primarily on overcrowded tents. This certainly explains why the medical detachment occupied such a sizeable portion of the camp and received the first wooden buildings.

25. *Fort Worth Record*, July 15, 1919; Texas Writers' Project, *Research Data*, p. 10182.

## Chapter 19: Back to Suburbia

1. *Morrison and Fourmy City Directory*, 1918; University of Texas at Arlington, Jary Map Collection.

2. *Fort Worth Star*, January 11, 1919, p. 9.

3. *Ibid.*, January 13, 1919, p. 15, and January 23, 1919, p. 2.

4. *Fort Worth Star-Telegram*, January 30, 1919.

5. *Fort Worth Star*, January 9, 1919, p. 2.
6. *Ibid.*, August 3, 1919.
7. *Fort Worth Record*, August 24, 1918; Texas Writers' Project, *Research Data*, p. 11864.
8. *Fort Worth Record*, July 27, 1918, p. 10.
9. *Fort Worth Star*, February 1, 1920.
10. *Ibid.*, January 18, 1920, p. 5; February 8, 1920, part 4.
11. *Handbook of Texas Online*, s.v. "Staats, Carl G."
12. *Fort Worth Star*, February 15, 1920, p. 8.

## Chapter 20: The Twenties Roar

1. *Fort Worth Press*, April 26, 1922.
2. *Fort Worth Star-Telegram*, June 4, 1922.
3. *Fort Worth Press*, July 22, 1922; Texas Writers' Project, *Research Data*, p. 11004.

Author note: This article made no connection between C. H. Wiggins and Street Commissioner C. D. Wiggins (Chapter 19).

4. *Fort Worth Star-Telegram*, April 30, 1939.
5. *Fort Worth Star*, July 20, 1922, p. 9.
6. *Fort Worth Press*, September 18, 1923.
7. Texas Writers' Project, *Research Data*, p. 11023.
8. *Fort Worth Press*, July 18, 1923.
9. *Fort Worth Star-Telegram*, March 15, 1924.
10. *Morrison and Fourmy City Directories*, 1923-1925.
11. *Fort Worth Press*, June 9, 1923. Author note: Chevrolet, already in the process of abandoning that plant, had left Texas altogether after the flood of 1922.
12. *Fort Worth Star-Telegram*, November 20, 1927.
13. Texas Writers' Project, *Research Data*, p. 29568.
14. *Ibid.*, p. 6844.
15. "Architecture in Fort Worth: West Side." Web site by John Roberts, AIA.
16. *Fort Worth Press*, September 12, 1925.
17. *Ibid.*, September 18, 1926.
18. *Fort Worth Press*, December 26, 1922; Texas Writers' Project, *Research Data*, p. 4169.
19. *Fort Worth Press*, November 15, 1923; Texas Writers' Project, *Research Data*, p. 5701.
20. Paddock, *History of Texas*; *Fort Worth Press*, December 13, 1927, history supplement.
21. *Fort Worth Star-Telegram*, August 15, 1922; Texas Writers' Project, *Research Data*, p. 13785.
22. Tarrant County Deed Record, November 27, 1922.
23. Fort Worth Public Library, Local History, church file.
24. Texas Writers' Project, *Research Data*, p. 17839.
25. *Fort Worth-Star Telegram*, January 31, 1926.
26. Texas Writers' Project, *Research Data*, p. 17754.
27. Pope, *Hand on My Shoulder*, p. 121.
28. *Fort Worth Press*, April 15, 1925.
29. Author note. Geddes Avenue, previously Seventeenth Avenue, was initially and for several years listed as Geddens Avenue. (*City Directories*, various years)
30. *Fort Worth Press*, February 29, 1924; Texas Writers' Project, *Research Data*, p. 4916.
31. *Fort Worth Star*, July 23, 1922, p. 11.
32. *Ibid.*, January 12, 1920.
33. *Fort Worth Star-Telegram*, November 12, 1922.
34. *Ibid.*, December 16, 1928.

**Chapter 21: The Great Depression and 1930s**

1. Strayer, *Survey of Schools*.
2. Ibid.
3. Ibid.
4. "Historic Schools Survey Report," City of Fort Worth; "Architecture in Fort Worth" Web site, John Roberts, AIA.
5. *Fort Worth Star-Telegram*, November 15, 1933.
6. *Fort Worth Star-Telegram*, March 1, 1938; Texas Writers' Project, *Research Data*, p. 13453.
7. Jones, *Casa Mañana*, pp. 33-47, 163 and 173; Texas Writers' Project, *Research Data*, p. 20610.
8. Jones, *Casa Mañana*, p. 146.
9. Ibid., p. 90.
10. Texas Writers' Project, *Research Data*, p. 21359.
11. Ibid., p. 29568.
12. Texas Writers' Project, *Research Data*, "Fort Worth City Guide, 1938."
13. *Fort Worth Star-Telegram*, March 8, 1937; Texas Writers' Project, *Research Data*, p. 16632.
14. *Fort Worth Star-Telegram*, August 3, 1936.
15. Ibid., January 6, 1937.
16. Texas Writers' Project, *Research Data*, "Fort Worth City Guide, 1938."
17. *Fort Worth Star-Telegram*, June 8, 1938.
18. Texas Writers' Project, *Research Data*, "City Guide Points of Interest, 1939."
19. Craddock, *Historic Resources Survey: West Side*.
20. Texas Writers' Project, *Research Data*, p. 21003, "Fort Worth City Guide," n.d.
21. Ibid., p. 16632; *Fort Worth Star-Telegram*, March 8, 1937.

**Chapter 22: Como's New Deal**

1. Fort Worth Public Library, Local History, Lake Como file.
2. *Fort Worth Star-Telegram*, June 20, 1990, sec. 5; Historic Fort Worth, Como file.
3. Martha Deller, "Como" neighborhood profile, *Fort Worth Star-Telegram*, September 24, 1994.
4. Strayer, *Survey of Schools*.
5. *Fort Worth Star-Telegram*, March 5, 1941.

**Chapter 23: The Second War Decade**

1. *Fort Worth Star*, August 8, 1940.
2. *Fort Worth Star-Telegram*, November 18, 1942.
3. Ibid., December 24, 1942.
4. Ibid., May 14-17, 1949.
5. Ibid., October 26, 1951.
6. Author note: In 1926 McKinley was president of the Bowdry-McKinley Iron Works located at 901 North Throckmorton Street. By 1936, the firm was called McKinley Iron Works. Water meter and other utility covers that bear these names appear throughout Fort Worth, serving to date the neighborhoods.

**Chapter 25: The Heights Divided**

1. *Fort Worth Star-Telegram*, June 16, 1956.
2. Ibid., May 10, 1957.
3. Fort Worth Public Library, Local History, Church file.
4. *Fort Worth Press*, Fort Worth Public Library, Highway file, 1958.

5. Fort Worth Parks Department files.
6. Ibid.

### Chapter 25: Conclusion

1. Author note: Long before Royal Street became Henderson and bridged the Clear Fork to the north, this river-crossing became the Franklin Avenue Bridge connecting to Court House Avenue, which was named White Settlement Road west of Burleson Street, today's University Drive.

2. Author note: Vickery Boulevard—then called Stove Foundry Road—bridged the Clear Fork where it does today, but bore the name Granbury Avenue, indicating its probable destination. Near today's connections to highways 183 and 377, the Kuteman Cutoff went south to Benbrook, crossing Mary's Creek at Trail Robber's Bridge (a deserved name) and proceeding to Granbury and Cleburne.

3. Author note: Camp Bowie Boulevard—then called Arlington Heights Boulevard, and originally the historic Weatherford Road—always ran through the high ground: the heart of Arlington Heights. The original road served the streetcar. This road, although now connected to Fort Worth by the West Seventh Street Bridge, aims directly at the original river ford west of the courthouse—a fact that may be more than coincidental.

4. *Fort Worth Star-Telegram*, undated clipping, Historic Fort Worth, Arlington Heights file.

5. Author note. Arlington Heights Bank of Fort Worth was built about 1982, at 3100 Hulen Street, on an empty field of the Lena Pope Home. It was renamed Landmark Bank of Arlington Heights about 1989, and then became a branch of Central Bank and Trust shortly before its site became the southeast corner of Chapel Hill Mall. (*Polk's City Directories*, 1982-89)

6. Pope, *Hand on My Shoulder*.

7. "Out with the Old Homes Means in with the New," *Fort Worth Star-Telegram*, April 24-25, 1985. Neighborhood Extra.

8. Connecticut, Report of Bank Commissioners, pp. 317-32.

9. City of Alamo Heights, History page; Jennings, "Argyle's Fascinating History," *Journal of Life and Culture of San Antonio*, p. 1.

10. Walker, "Autumn of Alamo Heights," *Texas Monthly*, online p. 3.

11. City of Alamo Heights, History page.

12. Walker, "Autumn of Alamo Heights," *Texas Monthly*, online p. 3.

13. Walker, "Autumn of Alamo Heights," *Texas Monthly*, online p. 1.

14. "The Denver Excursionists," *Fort Worth Daily Gazette*, April 2, 1888.

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- Arlington Heights Neighborhood Association: former member of board; preservation/zoning committees
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- Company of Military Historians and the Infantry Association: member
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- Commercial writer-editor-researcher: national and international markets
- Sole proprietor: client list includes Disney, HARTMARX, MARS, Neiman Marcus
- Awards: DMA ; *Financial World*; TOPS of Southwest; ADDY Gold and Best of Show
- Literary analyses: published in *Denver Quarterly* and *Notes on Mississippi Writers*
- Freelance editing/proofing team: Harcourt Brace College Publishers
- Co-author with retired CIA executive; book in progress: legislative topic
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- Texas Christian University (graduate studies); Queens University of Charlotte (BA, literature/composition); teacher certification (upper levels) in three states