

HISTORY

The University Place neighborhood consisted originally of approximately 87 acres of land just northeast of the Texas Christian University campus and three miles southwest of the Fort Worth Central Business District. It is bordered on the north by Park Hill Dr., on the east by Merida St., on the south by the TCU campus and on the west by University Drive.

Originally part of the 1875 M.J. Arocha Survey, this land was divided and passed down through the families of Hendricks, Smith, Burnett and Portwood. In 1883 the land passed to John S. Ball and J. Oscar Clark. They tried to sell the land in 1889, but had to foreclose on the property when the buyers failed to pay the \$3,375 note at 10 percent interest. The property was sold on the Tarrant County Courthouse steps in 1903, to John Ball Jr. of New York, and the children of J. Oscar Clark.

After John Ball Jr.'s death, his and Clark's children sold the land to the Fairmount Land Company for \$11,000 in 1909. B. L.

Waggoman, the president of the Fairmount Land Company began subdividing the land in 1912.

The University Place area was made more attractive to developers after the City of Fort Worth acquired Forest Park in 1909, Texas Christian University moved to its present location in 1910, and a street car line was routed from the Central Business District to the TCU area. In 1922, the land owned by the Fairmount Land Company, University Place, was annexed by the City of Fort Worth.

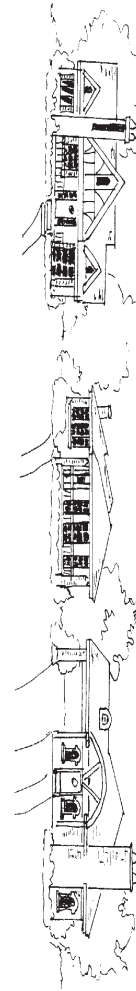
In the September 16, 1923 edition of the *Fort Worth Record*, it was written that the Carb Building Company was planning to build brick-veneer cottages in the new addition. In the article it stated that activity in University Place, "is expected to pick up and take a new lease on life."

The Carb Building Company planned to begin building in the addition and assumed the selling rights of the 154 lots in the section. The West Texas Construction

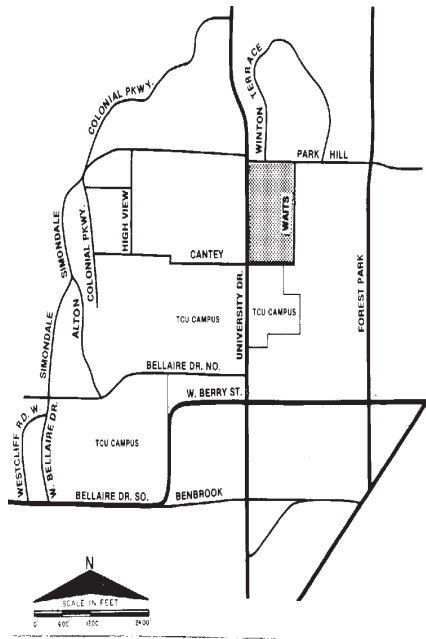
Company began the developing of the neighborhood with the installation of curbs and sidewalks and the paving of Greene Avenue.

Most of the homes in University Place were built between 1924 and 1929, helped by the oil boom which occurred after World War I. A system of overpasses and underpasses built in 1929 across the railroad tracks, helped facilitate traffic between University Place and the Central Business District.

Land use restrictions of University Place were recorded on October 17, 1923, and included the then common restriction of prohibiting the sale of 'intoxicating liquors' from any home. The lots were reserved for homes that were constructed of brick, stone, tile or stucco, and cost at least \$4,500. Necessary outhouses, garages and servants' houses did not need to be built of brick.



UNIVERSITY PLACE
Greater Fort Worth Association of REALTORS®



NEIGHBORHOOD DESCRIPTION

Prominent architectural styles in the neighborhood include prairie bungalow and Tudor cottages. University Place is considered among the most historically intact neighborhoods in Fort Worth with facades of homes in the neighborhood preserved in their original form in a majority of cases and very few architectural intrusions. High pitched roofs, large pecan, elm and cedar trees, old style granite street lamps, and sidewalks throughout are characteristic and enhance the ambiance of University Place.

NEIGHBORHOOD ASSOCIATION

The University Place Homeowner's Association is made up of area homeowners interested in protecting the neighborhood and in promoting good will among neighbors and in the community. They are successfully protecting the neighborhood from the encroachment of commercial neighbors.

ACTIVITIES

Easter Egg Hunt
Fourth of July Party
Halloween Party
Christmas Decorations - volunteers from the Association wrap street lights with red ribbons and bows.
Neighborhood Directories and Crimewatch

This information was conceived, researched and written by Wini Klein, REALTOR®, for the Greater Fort Worth Association of REALTORS®, with assistance from the City of Fort Worth Planning Department, Historic Preservation Council for Tarrant County, Historic Fort Worth, Inc., Texas Christian University, Junior League, Fort Worth Independent School District, Tarrant County Tax Office, League of Neighborhoods and encouragement from the Fort Worth Chamber of Commerce.

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SCHOOLS

Elementary

Lily B. Clayton, 2000 Park Place, 817-922-6660

Middle

W.P. McLean, 3816 Stadium Drive, 817-922-6830

High School

R.L. Paschal, 3001 Forest Park Blvd., 817-922-6600

OTHER INFORMATION

Nearest Fire Station: 3501 South Hills Drive, 817-871-6800, emergencies, 911

Nearest Medical Facilities: Baylor All Saints Medical Center, 1400 Eighth Ave., 817-927-6102

Nearest Post Office: 2600 8th Ave., Berry Street Station, 817-924-0673

Nearest Grocery Shopping: Berry St.

City Council District Number: 9

School District Number: 5

Voting Precinct Number: 1081, 1298 depending on location of house.

FORT WORTH FACTS

History: Fort Worth was established as a frontier army post in 1849 and named for Gen. Wm. Jenkins Worth. The outpost became a stopping place on the Old Chisholm Trail and a shipping point for great herds of cattle being sent to northern markets.

Population: 700,000

Land Area: 293 square miles

Altitude: 670 feet above sea level

Weather: Normal sunshine averages 250 days a year

Average mean temperature: 65.5 F
Annual avg. precipitation 29.46 in.

Medical Facilities: 46 hospitals

Education: 66 elementary schools, 19 middle schools, 12 high schools, 13 special education schools, 11 major private and parochial schools, 9 college and university campuses

Libraries: 1 main library with 1 regional library and 9 branches
Museums: 11

Parks: 9,026 acres

Churches and Synagogues: more than 910 with 45 denominations

Communications: 1 daily newspaper, 2 weekly papers, 10 TV stations plus cable.