



# BRYAN PLACE NEWSLETTER

Volume XXII, Issue 3

BRYAN PLACE NEIGHBORHOOD ASSOCIATION

March, 2003

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## BEFORE THERE WAS BRYAN PLACE

There are few residents who have lived in the neighborhood as long as Bryan Place has existed and even fewer who watched the ground breaking almost 25 years ago. Long time resident James Jones knows the history of the neighborhood because he has lived almost half his life here. For over 32 years he watched neighbors and structures come and go. He remembers watching the nursing home across from Exall Park being built and demolished for the current townhome development. He recalls when St. Paul Hospital was located in the area where DC's Café now sits.



When Fox and Jacobs approached him with an offer to buy his house he declined because he has always considered this area home and has no desire to leave. He enjoys the close proximity of his favorite places including Macedonia Baptist Church where he has been a member for 30 years.

For over three decades John has made many friends here and enjoys having backyard barbecues in one of the few original homes. He plans on doing some renovations soon. So if you see John out on one of his daily walks, wish him well as he will be celebrating his 68th birthday April 5. He'd love to share some of his Bryan Place stories with you.

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## LANDSCAPING VOLUNTEERS

Hurray for Scott Samford and Michael Stork. They have very, very graciously volunteered to maintain the median in Skiles. Woody Morrow and Mitch Morken have very graciously agreed to help them. Debbie DeLoach has volunteered to maintain the plantings at San Jacinto and Liberty. The plan is for this to start on April 1. We need some volunteers for a couple of other spots, especially the east side of Hall at San Jacinto. If you will help, please call Jim Rogers at 214-828-2000. With enough help, maybe we can use some of the landscape budget to redo the Skiles entry signs and something in some other areas also.

In discussing the median at Skiles, there are a couple of ideas about some possible changes to try to make the area safer (allowing pedestrians and vehicles to see each other better) and improve the feel of the area since it is the "entry". We also need to figure out something so the water doesn't run into the street so quickly (You know there is the new Dallas ordinance against watering the street with fines for violators.) We will have an open public meeting on this subject at the Pool Association Clubhouse at 6:30 p.m. on March 20 to discuss ideas. If you would like to be involved or especially to volunteer to help with this or another area, please make sure to make the meeting.



## BULK TRASH PICKUP WEEK BEGINS MARCH 16

*Bulk Trash Pickup* is the third full week of the month that starts with a Monday. Please hold bulk trash until that week before setting items out on the curb. **THANKS** for helping keep Bryan Place clean.

## Green Space Activities

by Elizabeth Rohn-Nelson

Ole, Ole, Recreation Director, Angle Bowden, tells me the Park has a Spanish Instructor. The instructor's name is Mr. Ruiz.. The classes are Wednesdays and Thursdays, 4:30 to 6 pm. The fee is \$40 a month with a two month minimum.

SPRING BREAK CAMP will begin March 17 and will run through March 21 for \$50. Sessions are 9 – 4 pm. Students should bring a sack lunch. Registration is on the first day of session.

The GARAGE SALE is June 6 from 9 -1pm. Spaces cost \$10 and an additional \$5 if you need a table. Reservations are due May 2nd for spaces and tables. The Park is accepting donations to benefit additional equipment for the Park.

BOOK SALE is an on-going project. If you have some Books that need a new home, donate them. The funds are put to good use.

SOCCER Season is here and teams are forming. Registration is March 24 through April 14 at a cost of \$15 per player. Practice is from 5 to 6 pm on Tuesdays for 6 year players and under; 8 year olds and under on Wednesdays; and for 10 year olds and under on Thursdays. The Season is April 21 thru May 30.

Competitive sports are a great learning tool for kids from 2 to 92, so enroll your kids!

Orchids to Membership Chair Floriza Singer, who attended the Advisory Council meeting. There was a vacancy for Vice President due to a resignation. Guess who the new VP is? Yes, its Floriza! Congratulations! This is one reason why Bryan Place is such a wonderful place to live. Residents will volunteer to help.

Angel Bowden is looking for additional instructors, so that the park can offer additional programs, like dance lessons for children or adults. If you would like to teach an art or craft, please call Angel at 214-670-7812.



### SECURITY NEWS by Roy Taylor

The warmer, sunnier weather brings birds bees and an increase in persons wandering through the neighborhood to see what items they can steal.

It is time to be vigilant, keeping your eyes open for any person who does not seem to be a resident and appears to be checking out the area to see what easy pickings there are in your yard or even in your home. A number of incidents occurred last year where access was gained to a house by the simple expedient of breaking down an exterior door. Any suspicious noise or person should be reported to the police by calling 911.

It is important to note a brief description of anyone who appears suspicious giving clothing type and description as well as sex, height and build. The police can act more efficiently with good descriptions. Be particularly wary of person(s) pushing grocery carts, etc. They really could be shopping in your street! It is also important to let a block captain know what is happening. Call me for a list of Block Captains.

## NEIGHBORHOOD DEVELOPMENT--"On The Grow"

*Is anyone feeling a little sluggish from the ice we had last month? Is anyone feeling a little frustrated everytime you open your 401K or retirement statement? How about feeling fearful of a looming possible war?*

*It was once said that pessimists view difficulties as excuses for mediocrity; optimists see them as reasons for efforts. During these uncertain times, a look around your neighborhood will tell you there is still plenty of growth and development taking place. The BPNA Board is stepping up it's efforts to insure that the developments have a positive impact on Bryan Place.*

*At the April 24th General Meeting, you too will have an opportunity to become an informed and active participant in some of these new and exciting projects. Mark your calendars now, and hope to see each of you at the April General Meeting!!!!*

*Wayne Smith--President  
214/821-8137 or jws.gar@juno.com*



### Checking up on Membership Dues

by Floriza Singer

A tremendous thank you to the neighbors who have contributed \$35 to helping make Bryan Place a better place to live!! It's not too late to send in your check made out to Floriza Singer, Membership Chair, 3315 San Jacinto ST, Dallas TX 75204.

Without your paid support, Bryan Place would not be able to maintain the common areas or host the social events held during the year. One of the greatest advantages of living in this neighborhood is that membership to a homeowner's association is not mandatory. Many associations charge \$500 a year or more (look at the Dallas Public Library's website for more information on Dallas area associations

<http://www.dallaslibrary.org> under the Community Information link on the green Library Resources column).

We have the luxury of ignoring pleas for membership. But by turning your back on the small contribution we ask of you, our neighborhood cannot improve. The Bryan Place Homeowner's Association stated purpose is "to promote the safety, beauty and neighborliness of the Bryan Place area."

What does this really mean? With each additional membership the Association can do more than just do minimum maintenance on our common areas. It means we can do a more effective job of enforcing city codes to positively affect quality of life and property values. (Have you noticed the Fishburn Building is up for demolition? This is as a direct result of your Association.) It means we can have the voices and the money to plan for larger projects that will improve the unique environment we live in.

Please join the 70-odd paid members we have so far. It really is a small investment in your property's value. Let the BP Association carry out its mission by joining. And a special thank you to those rare few who have

## Zoning & Architecture News by Drake Frazier

### FDA Building on Bryan (next to Habitat for Humanity) (update)

We have met a second time with the future developer of the FDA building. The Board's next step is to meet with the owners on Birkenhead to get their input. Presently, it does not appear that there will be a request for a variance or rezoning change.

### Development on Live Oak between Haskell and Peak (update)

On February 18th, the Board of Adjustment denied the requested sixty-six space parking variance on Live Oak. Presently, it is our understanding that the developers will continue with the project and incorporate changes into their plans to meet the Dallas Code.

### Mediterranean Town homes in Bryan Place (Villas at Bryan Place) (update)

The planned construction of 25-26 town homes has begun. After a discussion with Urban Innovations developer Jim Moore, it is my understanding that there will be several phases of construction, of which, the first is underway with first six town homes being built along Bryan. The town homes will have varied layouts and, since the designs are in their initial stages, any interested purchaser will have the opportunity to alter some internal designs to better suit their style. It is still not too late to purchase one of these wonderful homes, which will have a Mediterranean flare on the exterior and interior. Feel free to give Jim a call at (214) 823-8965 or visit their website at <http://urbaninnovations.biz/indexhome.html> for additional information.

### Construction behind DC's Café (update)

The development on Live Oak is well underway. We have discovered that the developers are intending to build thirty-two lofts, which will range between 1600 and 2300 square feet and priced for a quick sell at \$230,000- \$270,000.



### Old Nursing Home Site on San Jacinto (update)

I have recently had the opportunity to find out that the developer has changed his original intentions to build eighteen town homes on the now vacant lot. Due to the economic downturn, the developers are entertaining several ideas of which vary in scope; however, their stronger thoughts are to build condominiums with an average price of \$135,000.

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#### THANKS FOR DELIVERING THE NEWSLETTERS

Once again, thanks so very much for those great neighbors who deliver the newsletters. In February, the following neighbors delivered the newsletters—Don and Peggy Hendrickson, Carl and Sally Hultman, Linda Kiraly, Bill Kotch and Adnan Azefer, and Wayne and Sharon Smith. Thanks a million!!!! If you're available to deliver newsletters in your area, please contact David Allen at 214-887-8708 or drop a line to [bryanplacenews@bryanplace.org](mailto:bryanplacenews@bryanplace.org).

If you have any news, ideas, or articles of interest to your neighbors for the newsletter, feel free to submit them to [bryanplacenews@bryanplace.org](mailto:bryanplacenews@bryanplace.org).

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