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# PRESIDENT'S LETTER

Hello everyone,

March was certainly one for the books in Fairmount. The month brought unseasonably warm weather followed by a hail storm that we won't soon forget. Unfortunately very few of us escaped unscathed. A drive down any street in the neighborhood proves that everyone's roof took a beating along with the cars. Who knew there were so many roofing companies? And, in the usual Fairmount fashion, it was good to see neighbors checking on and securing the homes of neighbors not at home at the time. Hopefully everyone will have their damages repaired in a reasonable amount of time—I know it will take longer than we would like, but with so much damage in the area the body shops and roofers are going to struggle to keep up. I keep telling myself it could have been so much worse.

Preparations are in full force for the 34th annual Fairmount Tour of Historic Homes. The houses have all been selected, the Wine Down is going to be awesome and the parade will be super fun this year. We would love to see as much participation in these events as possible. We are always in need of docents for the tour houses, ticket takers for the porches and people to assist in setup and break down. Each volunteer will receive a ticket to the tour and an invitation to the Wine Down party—you don't want to miss it!

Thanks to all of the sponsors, advertisers, individuals and businesses who have generously donated wine and beer and silent auction items for Wine Down; the home owners who are graciously opening their houses to tour-goers; and the hard-working Home Tour Committee who has been working non-stop to make the tour a success. This is just one of the many reasons I love living here. We all know that the houses are incredible, but the people just can not be beat! If you would like to volunteer, please email [volunteers@historicfairmount.com](mailto:volunteers@historicfairmount.com) to sign up.

I also have to say that I just love this time of the year—after winter it is always great seeing everyone out walking, biking, porch sitting and seeing the impromptu porch parties pop up. It's a great time to get out and meet and visit the neighbors too. And don't forget that Fairmount is an official Blue Zones Neighborhood—the first with that designation in the U.S. So if you are headed to Magnolia and the weather is nice, try walking or biking and keep that Blue Zones spirit going.

*See you around the neighborhood,*

**Patricia Bradley, President**  
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Sara Lynch and Liam

## On the Cover

Sean and Sara Lynch sit with their son Liam and dog Harper in their newly renovated College Avenue house. The Lynchs moved into Fairmount in 2008 and their house is one of nine properties featured on this year's Fairmount Tour of Historic Homes. Read more about the tour on pages 16-21.

*Photos by Stacy Luecker*

# The Fairmount Beat

by Sergio Guadarrama, neighborhood patrol officer

Greetings, Fairmount! It is I, your inadvertent storm magnet of a neighborhood police officer. It doesn't seem like it's been almost three months since the Facebook fiasco, or just a month since Fairmount was almost stolen off of the city map in the middle of the night.

Things have calmed down in the neighborhood immensely for the most part and we now have time to breathe and assess the events that found their way onto the evening news.

First, I'd like to take a minute to thank everyone who supported our department, our unit and me at the combined neighborhoods meeting. I was humbled by the outpouring of kind words and pats on the back.

As stressful as the situation was, I don't think we could have gotten through it all without all of your support, patience and understanding. What we all wanted was for me to be able to continue communicating with you all in a forum that is helpful and utilized by a couple thousand people. The outcome was more than satisfactory and with the addition of some simple guidelines we got what we ultimately wanted.

Again, thank you to everyone who reached out to me personally and to all of those who attended the meeting. Your actions and words will never be forgotten. That whole ordeal was a testament to how the gap between the police department and the community has been bridged. The success story we achieved would not have been possible without you and I'm reminded every day of how lucky I am to be a part of what has been built here.

All of the pieces were already put in place by you and the other amazing NPOs that were here before me. I just

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*"A burglar who respects his art always takes his time before taking anything else."*

— Henry Porter

stepped in and continued what you all had put forth which is an outlet of communication that when utilized to its potential has become a very powerful and essential tool in my opinion. I will do my very best to continue the communication by means of every resource I have available to me.

A perfect example of successful communication between the neighborhood and the police department was the onslaught of vehicle burglaries committed by the BabyFace Bandit in February. Everyone did what I asked of them and played a part by constantly keeping me informed of what was happening.

The total number of burglaries (reported and not officially reported) was more than 70. That's an astounding number and that also frustrated everyone involved. It also caught the attention of my chain of command and the chief himself.

When we looked at the hot sheet of the city to see the location of car burglaries it looked like a nuclear bomb had gone off right in the middle of Fairmount. Yeah, that's a bad thing, literally and figuratively.

The key to putting an end to the reign of plunder was a video that captured BabyFace in the midst of one of

his criminal acts. That was all it took. I recognized him and our entire team of NPOs put in a lot of hard work to watch him. The detectives were able to connect the dots which led to an unpleasant knock on his door and a ride to jail. His cohorts were implicated and they too were pursued until the heat became too much and they turned themselves in.

The constant communication between the neighborhoods and the police department are what led to the apprehension. This is one of many success stories that can be traced back to communication, cooperation and teamwork. This is why I love my job.

As I type this letter, burglaries have plummeted to an almost non-existent level and we can all take a brief sigh of relief. I say brief because as I have always told you, someone will take their place. When it does happen (and it will) I know that with the help of all of you I will be able to repeat a similar tale of success.

As we all know, spring is here. Please get out and enjoy the weather before the arrival of the inevitable heat wave which is probably just around the corner in Texas.

I want you all to know that I look forward to every shift and every ride around the neighborhoods. I've said this many times, but you all make my job easy for me. I am lucky to be here and I am lucky to be your NPO.

Until next time. That is all. Carry on.

*The devil whispers, "you cannot handle the storm." The warrior replies, "I AM the storm!"*

**Sergio L. Guadarrama**  
Neighborhood Police Officer C31

The next Fairmount Neighborhood Association General Meeting will be May 24 (fourth Tuesday of the month) 2100 Hemphill St. at The Bastion Restaurant building at 7 p.m.



Photos by Eric Luecker

1422, 1424 5th Ave.

## May Yard of the Month

May's Yard of the Month winners are Leah and Desi Suasnovar. The Suasnovar's gardens actually cover two lots at 1422 and 1424 5th Ave.

The vacant lot next door, which comprises much of their showpiece garden, was purchased by the Suasnovars in 2010. They tore down some decrepit structures on the property and installed their gardens.

The house's exterior was recently painted a soft dove gray and cream with red accents. Surrounding the house and double lot is a low fence which allows sight-lines into the garden, secures the family's small dogs and provides support for many vines—including passion flower and clematis.

The Suasnovars have the kind of garden you pause at for several minutes to take it all in. In the center of the yard are enough feet of green grass for cricket matches, soccer games and lawn parties. Around the perimeter are deep beds of flowering perennials which were selected for beauty and versatility. Among the taller plants in the lot are peach trees,

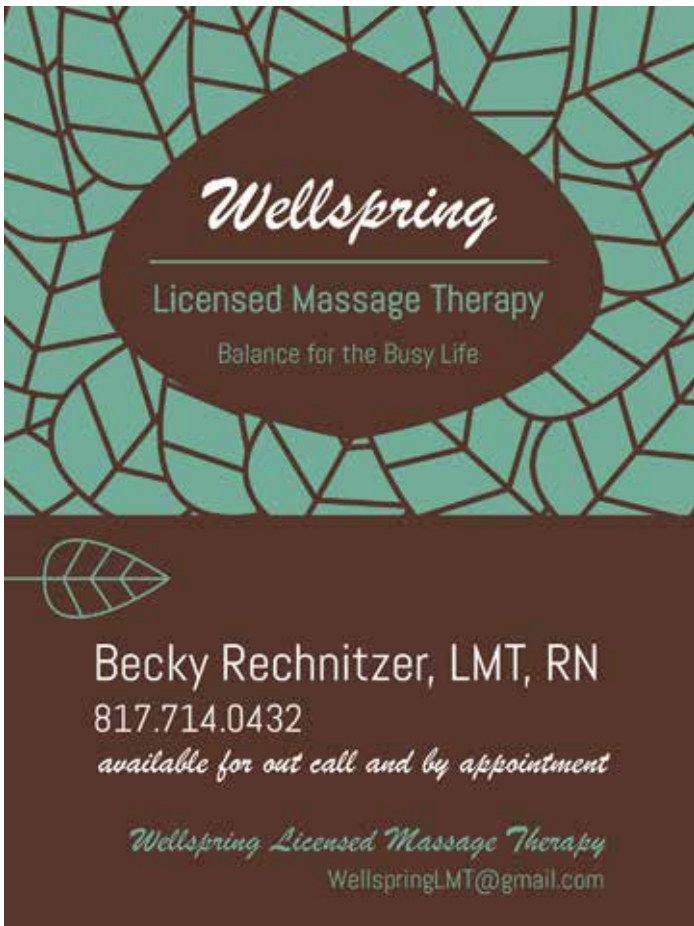
several sizable oak leaf hydrangeas huddling under a shade tree, crape myrtles and birds of paradise trees (*caesalpinia gilliesii*). Lower ground-cover plants include purple oxalis and mint. There are also several clumps of German iris in gentle shades of pink and yellow, larkspur, Texas native pink guara and multiple types of salvia, including indigo spires and the red and white variety with the witty name, "Hot Lips."

At the back of the lot is a *potager* or kitchen garden, with several raised beds and separated from the ornamental gardens with a wooden fence and crape myrtles. In the beds are tomatoes, asparagus, lavender, culinary sage and lemongrass. Between the beds are several volunteer cilantro plants, which reseed from the plants inside the beds year after year.

Our thanks and a \$35 gift certificate to C. C.'s Touch of Nature go to Leah and Desi Suasnovar.

---

*Yard of the Month selection committee is Susan Taylor Harper and Bonnie Blackwell*



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Photo by Stacy Luecker

**A group of Fairmount residents gather on the porch of Lori Gallagher's 6th Avenue bungalow during the April Fairmount social.**

## Socials offer chance to explore neighborhood

by George Achziger

Throughout this past year I have acted in the role of Fairmount's social coordinator. We have had some enjoyable gatherings in a variety of settings which provided opportunities for residents to get to know one another.

We began in September at the beginning of the school year with a social hosted at De Zavala Elementary. This was my first time putting gathering in motion and it was a learning experience. We had planned for about 20 of our neighbors but it turned into a "light supper" for the entire school as their annual open house was scheduled for the same evening. Parents turned out in force and it was uplifting to see the support of families with the local public schools.

October saw pleasant temperatures after a hot summer and the beginning of what I view as our holiday season. Neighborhood resident Stacia Dube graciously opened up her beautiful bungalow and hosted a fabulous Halloween-themed

party. Her charming Fairmount home showed off some of the fabulous things that can be done with these wonderful old houses.

November, with everyone ensconced in the holiday mood, focused on a balanced life with a social hosted at Anytime Fitness. Owners Jeff and Anne Mannon allowed us to use the gym's multi-purpose room for a healthy evening of vegetables and water and explore their comfortable workout environment.

December is one of the most anticipated socials of the year with the annual holiday party. A huge thank you to the entire FNA board for helping pull it off. Southside Preservation Hall was our host and Pulido's Mexican Restaurant catered dinner. Residents brought some delicious sweets to share as well, and our own Martin Dahl acted as DJ spinning tunes to lend entertainment to the party.

Continuing in February, we had a great gathering at the office/residence of Steve Cocanower. It was a fantastic op-

portunity to see inside one of Fairmount's unique residences with this home created in what was once a grocery store.

March brought an opportunity to again venture inside one of our neighborhood venues and learn about activity opportunities at the Fire Station Park Recreation Center.

April brought us back once again to one of our neighborhood houses. Lori Gallagher opened her 6th Avenue home for a Caribbean-themed spring fling. The front porch and rear garden deck provided a perfect setting on a perfect spring evening to gather and share drinks, nibbles and tongue wagging.

As I reflect on the season of socials, I fondly recall each one. A special thank you to everyone who works together on the various opportunities we have in our little 'hood. I also need to recognize our friend and neighbor Hao Tran who has been my co-chair and inspiration for ideas for many of the socials. We have had a delightful social year.

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Photos by Eric and Stacy Luecker

Yard sale goes check out bargains during Fairmount's annual Neighborhood-wide Yard Sale on April 16.



## Fairmount's annual yard sale yields great picks for shoppers

by Stacy Luecker

Saturday, April 16 marked the date of Fairmount's annual neighborhood-wide yard sale. Typically held a few weeks before home tour, this year's event was announced on Facebook and received a huge response with 1,800 individuals signed up to attend the sale, 4,600 interested in the event and 95 locations registered to participate.

Fairmount residents pulled out clothes, electronics, toys, antiques and everything imaginable to place on tables, under tents and on porches to sell and by 8:30 a.m. many streets were packed with cars and people busily shopping for that special treasure to take home with them. "It was like trick-or-treating for adults," Fairmount resident Kyle Slater said.

The Fairmount Pickers contest was also back this year. As part of the yard sale, Old Home Supply offered a \$100 gift card to the Fairmount Picker with the most unusual find for the day. Those wishing to participate were instructed to text a photo of themselves with their best entry by 6 p.m. on the day of the sale. Twenty-two entries were received and items submitted includ-



Photo courtesy Tammy Connally

**Tammy Connally, Fairmount resident, poses with her Fairmount Picker's entry, a mannequin of Freddie Mercury. Tammy won \$100 to Old Home Supply for her purchase.**

ed a working pin-up girl lamp, a cow table, a Kota the Triceratops animatronic dinosaur and an iron birdcage stand to name a few.

Fairmount resident Tammy Connally took the prize with her entry of Freddie Mercury, a life-size mannequin created in the style of the real person by the same name. Tammy purchased Freddie from Tim and Emily McDermott at 1937 Fairmount Ave.

"My wife likes Queen — rather obsessed actually," Tim McDermott said. "One year for Christmas I bought a mannequin and a Freddie Mercury onesie and used a Sharpie to draw on Freddie's face and gave it to her as a present."

Tammy said her husband was a huge Queens fan and that the mannequin seemed like a perfect idea. "I thought I would buy it

for him as a surprise," she said. "He is actually pretty excited about it."

Tammy received the \$100 gift card for her creative purchase and we hope she will enjoy whatever unique items she finds at Old Home Supply. We think Freddie Mercury is pretty awesome too.



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*Photos by Eric and Stacy Luecker*

**A grouping of a chair, table and lamp next to the fireplace in Ted Lovato's Fairmount home gives unity to the space and creates a welcoming place to sit and relax. The Craftsman style fireplace also complements the antiques of similar age and color as well as newer pieces created in the same style. Consistency of time period helps tie everything together.**



**A green painted desk sits nestled into a small nook at the top of the stairs and a comfortable chair and desk lamp complete the cozy space in Melissa Arnold's home.**

*"If you have a vintage house on the exterior you should also have your house decorated as vintage on the interior."*

**– Ken Roginski, The Old House Guy**

## Decorating style for your bungalow

*Following simple rules helps coordinate interiors*

*by Robert Wedding*

**S**o you've spent your life savings repairing and painting your Fairmount house. You think your house looks great but somehow your vintage 1980s Budweiser bar sign or IKEA floor bed just doesn't have quite the same impact now as it did in your apartment. Maybe it's time you started thinking about furniture and accessories that complement your bungalow.

MCM is great, but too much of it in your Craftsman bungalow or Victorian cottage looks as out of place as a Mees Van Der Rohe armchair at Versailles. You really want to go for that "Ooh, that's a great piece!" response vs. the "Who left that there?" look.

## CREATE WELCOMING SPACES

A rule of thumb to follow is to have furniture that spans the ten years prior to and 20 years after your house's build date. If your house's footprint is pretty original and hasn't been muddled by the "loft inside an old house" philosophy, you might also be constrained by the size of available modern furniture. The rooms in Fairmount's houses don't typically allow for California King sized beds or twelve-foot sectionals. Again, you want pieces that complement the room and not fight for space.

This year's Fairmount's Tour of Historic Homes houses are great examples of this concept. All of the tour homeowners have done fantastic jobs creating intimate and inviting spaces.

Another way to create a room to make anyone feel welcome is to make 'little rooms' within the space—vignettes if you will. A great armchair in the corner with a bridge lamp for a reading nook; a pair of chairs in front of a window with a small table in-between makes the perfect place for a 'tête à tête.'

Originally many of the houses in Fairmount were occupied by middle class families who reared children and were the centers of family gatherings. Recreating that feeling includes appointing our homes with furniture and pieces that allow for the sentiment of roominess and comfort. The right size sofa or side chair allows that.

## WHAT STYLE FITS MY HOUSE?

A common feeling among old house owners seems to be "I love my bungalow, but I can't stand Mission style furniture. It's too dark and uncomfortable." Ultimately, furniture is probably the least influential factor in a room's light. The right upholstery, paint color, window treatments and lighting are much more important to controlling a room's brightness. Finding the right combination of these things will help the furniture be perfect for your setting. Another point to remember is that there are many iterations of the Arts & Crafts movement that was the prevailing style when our Fairmount houses were built.

The 'mission' look is only one of them. Art Nouveau, British Arts & Crafts, Jugendstil, Charles Rennie MacIntosh and Rustic are other versions of this movement and the furniture varies from floral whiplashes to pure white and/or black pieces. There were also other design movements afoot during that time that are also befitting of attention. The patriotism engendered by WWI ushered in a rush of Colonial Revival and Art Deco also made its appearance in the '20s and '30s. Some of these styles can be mixed together as long as it's done carefully and tastefully.

## LOOK UP

Once furniture is chosen, lighting is the next major venture. It follows the same period rule as furniture—ten years before; twenty after. The operative word here is consistency. Nothing



**A small space lends itself to an inviting collection of items in Melissa Arnold's home. The house was recently renovated and contains a mix of old and new inside and out.**

can be more jarring as a Victorian parlor lamp in the living room and a Colonial chandelier in the dining room. However, don't confuse consistency with repetition. There are dozens of lighting styles that were prevalent in the early part of the 20th century. Pick styles that you like from a specific era and stick with them. As long as they're all from the same era, feel free to mix and match. If there's anywhere in the budget to splurge, it's here. The right ceiling fixtures and wall sconces can absolutely be 'pièces de resistance' in your living and dining rooms. These should also be of appropriate scale and not



**A Craftsman lamp with wooden base and stained glass shade fits right in at Ted Lovato's home. The house was built in 1910 and this style of lamp is from the same time period.**

overwhelm the room.

Lighting in the kitchen and family areas can be fun and whimsical. These are the areas where Steampunk or 1940s red can recall grandma’s kitchen and fill you with nostalgia.

## ACCESSORIES

Accessories follow the same rules as furniture, but there is more leeway for personal taste and family heirlooms to hold sway. There are two rules here—“Less is more” and “If a little is good, more must be better.”

Everyone has their own unique style, but once again, consistency of time period can help tie things together.

If grouping objects, remember odd numbers do better. Pottery and family photos fall into this category. If you have several pieces in your collection, group them all together. They will act as a collective singular and provide a great impact. If singling things out, make sure they make a statement by themselves.

Signature pieces, whether heirlooms or a favorite piece, deserve the best location in your house. Save family-oriented pieces for the rooms where your family commonly gathers. A finger art bowl your grandkids made in pre-school is special to you and them, but some of your visitors may be wondering why you’ve got pop art next to a Rookwood vase.

Decorating the interior of your old house should be the fun part of setting up your household and following a few good rules is a great way to get started.

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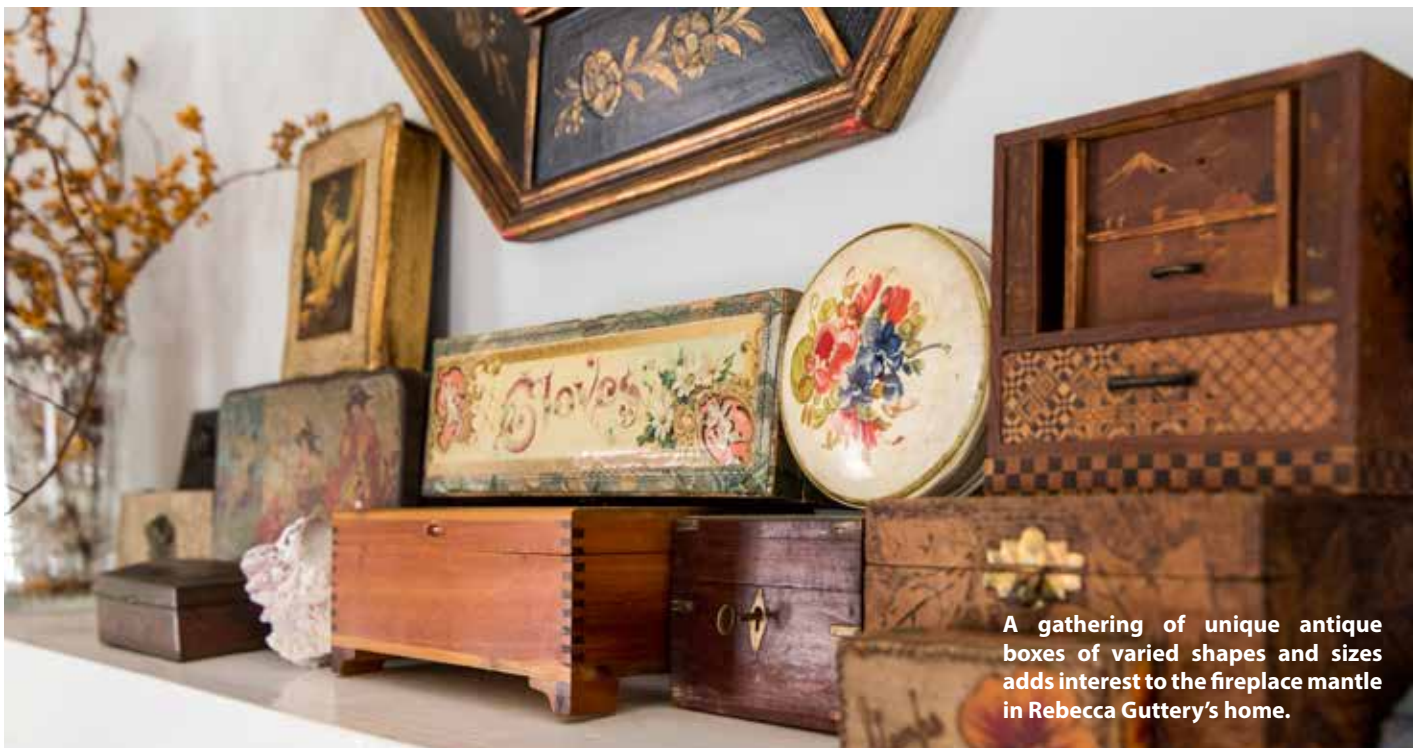
*Robert Wedding is a 9-year resident of Fairmount. He is the owner of VillaZora Period Design, is a high school French teacher and is Fairmount’s home tour director this year.*



**Grouping similar objects is a good way to display collections like these colorful purses in Rebecca Guttery’s home.**



**Although Craftsman in exterior style, a more modern interior in a newly built home lends itself to the inclusion of a designer light fixture as the perfect accent to the Seals’ dining room.**



**A gathering of unique antique boxes of varied shapes and sizes adds interest to the fireplace mantel in Rebecca Guttery’s home.**



An architectural rendering shows the completed look of the Highpoint on South Main, a 227 unit 400,000 square foot apartment development on South Main Street.

Development underway on South Main Street near Pennsylvania Avenue will include the Highpoint apartment unit which is scheduled to open in September 2016.



# South Main Street

## New urban village development takes shape

by David Stovall

If you've driven near, or more likely avoided, South Main Street lately, you may have noticed the dust cloud swirling over the area. As with most efforts to improve something where it gets worse before it gets better, the section of South Main Street between I-30 and Rosedale, AKA South Main Village, is in the midst of a metamorphosis.

An outdated and aging infrastructure of water and sewer pipes are being replaced ahead of the installation of new sidewalks, historic style lighting and street pavement. It's all part of a project facilitated by Fort Worth South, Inc. who administers the TIF program to transform the long-neglected strip of Main Street connecting the Southside to downtown. Years in the making, the plan includes a new streetscape of improved on-street parking, roadside furnishings, sidewalk bulbouts at intersections and bike lanes.

Since early 2001, the City of Fort Worth has embarked on creating dynamic urban villages throughout the city core. South Main, with its proximity to downtown, the medical district, and public transportation, holds a natural attraction to current and

future investments. Armed with the knowledge that a city's central core is a measure of its overall health, Fort Worth South, Inc. put forth an organized and aggressive effort toward urban renewal in the area which has come to be called the Near Southside. The plans include the creation of areas within the boundaries of the Near Southside which are designed to increase private investment through pedestrian friendly streets that reduce traffic congestion and provide an overall increase in the quality of life for residents

South Main Street and the adjacent blocks were once one of Fort Worth's most bustling areas for commerce. Strategically located along rail lines and close proximity to downtown gave the commercial area a competitive advantage, however as city growth extended outward South Main Street began to change. Medical facilities developed to the west and south while the South Main Street corridor deteriorated into an area of high crime and stagnant property values. Vacant buildings were demolished and the weed-covered lots attracted the homeless and abandoned debris.

Major urban revitalization efforts are usually preceded by



An architectural rendering shows the future look of South Main Street as an urban village which will include restaurants, shopping, office and living space.

*Photo by Stacy Luecker*

*Renderings courtesy N.T.S Architects*

a few brave pioneering residents who see the potential that exists in those neglected and run down areas and venture in often armed with only their hopes, dreams and ideas. The 2009 announcement by the city for the creation of the South Main Street Village began to attract commercial as well as cultural entities willing to invest.

A major commercial developer and urban pioneer, Eddie Vanston, was one of the first to put his belief into action with historic restoration projects like the Markeen Apartments and the conversion of the Supreme Golf Warehouse to apartments with ground level businesses, an event space and the popular Shipping & Receiving Bar.

Development has ramped up in recent years with the addition of Amphibian Stage Productions, Republic Street Bar, Pouring Glory, the corporate offices of Frank Kent Cadillac, Stir Crazy Baked Goods, Fort Worth Sound Studios, and the craft beer breweries of Rahr and the soon-to-open Hop Fusion Ale Works.

Further south down Main Street at Pennsylvania Avenue, construction is moving forward on Highpoint on South Main, a 227 unit 400,000 square foot apartment development. Located on a 6.3 acre tract, the development will feature an exte-

rior courtyard and pool area in the center and is scheduled for opening in September of this year. The general contractor, KWA Construction, has preserved and incorporated the historic Coca-Cola building into the six-story project with the help of N.T.S Architects and Planners to highlight and maintain the historic character of the property and surrounding area. Across Pennsylvania Avenue from Highpoint is the now defunct Victory Healthcare Center which was purchased by UT Southwestern after initial construction stopped when the developer discovered Victory Healthcare was having financial difficulties.

Once construction is complete and the dust settles later this year, Southside residents will have another urban village to enjoy near the already successful Magnolia Avenue. Until then, everyone should show support for the existing businesses who are all patiently enduring the construction turmoil outside their doors along South Main Street.

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*David Stovall is a real estate agent with Burt-Ladner Real Estate. You can listen to him on That Real Estate Radio Show with co-host Lori Gallagher weekend mornings at 10 a.m. on KFTW 97.5 The Pirate.*



An inviting Craftsman style front porch welcomes visitors to Rebecca Guttery's Fairmount home tour. The annual tour in the district brings more than 1,000 visitors to the Southside every Mother's Day weekend to see the houses.





*Photos by Eric and Stacy Luecker*

**A Bavarian carved wooden music bowl sitting on top of a glass top coffee table and a corner fireplace in the living room that has been covered in seashells are just a few of the artistic and eclectic accents found in Rebecca Guttery's 5th Avenue home.**

## Fairmount opens doors to home tour fans

*by Robert Wedding and Stacy Luecker*

Every year a few special homeowners in Fairmount volunteer to open their houses to more than 1,000 visitors who purchase tickets to tour them, view the unique architecture, explore a wide range of decorating styles and enjoy all that Fairmount has to offer for two days on Mother's Day weekend.

This year is no different. Fairmount will host its 34th tour of historic homes May 7-8 from noon-6 p.m. on both days. This year's tour features five beautifully restored old houses, a new build in the Craftsman style, two work-in-progress houses and The Space, a Kent & Co. project located in a building that once housed Dalworth Funeral Ser-



**A tapered brick fireplace is the centerpiece of Melissa Arnold's home on S. Adams, one of nine properties on this year's Fairmount Tour of Historic Homes May 7-8.**

vice Inc. and later Bison Canyon Embroidery.

The houses in Fairmount are as unique as the people who live there, but a common thread is a love for the neighborhood, the houses, and what has become a popular spot to work and play on Fort Worth's Southside.

Homeowner Melissa Arnold says she fell in love with the Southside four years ago and knew she wanted to live in Fairmount. "The Southside area instantly felt like home," she said. "I loved the eclectic and artsy feel of the

neighborhood."

Melissa's house is an example of modern efficiency meets historic charm in the newly renovated cheery yellow bungalow

at 1604 S. Adams. The house was recently remodeled and taken down to the studs, but Melissa says when she walked inside for the first time that there was something that felt historic about the place. “It immediately felt like home and I especially loved the large covered back porch and quaint attic space upstairs,” she said.

Individuality is portrayed in the house’s interesting architectural lines and details that combine to create a presence that is distinctly Craftsman and American in character. The interior features include reclaimed antique hardwood floors, custom kitchen and bathroom cabinets, historically inspired trim and tile work, solid wood doors, a well-preserved and functioning original wood-burning fireplace, and a spacious but private master suite located downstairs with full-lite patio doors that open to a large cathedral-ceiling back porch.

The house has large, numerous windows that keep it bright and cheery. It has retained the best of its original historic charm with all the conveniences of modern living.

Melissa’s neighbors are just one reason she feels she lives on the best block in Fairmount but is certain most Fairmount residents feel the same about



**A recent kitchen remodel at the home of Sean and Sara Lynch melds old and new to create an updated kitchen that perfectly compliments their bungalow home.**

theirs. “Every street and block in Fairmount is unique and special. It’s an honor to share my home during the upcoming 2016 Fairmount Tour of Historic Homes,” Melissa said. “I feel blessed to live in this connected, giving, environmentally conscious, active, growing and revitalizing community.”

**B**uilt in 1913 and sporting a brand new coat of paint and a beautiful display of creative garden expertise is Rebecca Guttery’s house at 1936 5th Ave. The exterior of the house is an A-

frame style bungalow, a form seen often throughout Fairmount. The house was recently painted gray with turquoise trimmed windows, and a raspberry colored front door greets guests with the stenciled motto “Peace on Earth.” Rebecca’s bungalow and her cat, Goat, are the models for this year’s home tour poster.

The house has transitional Craftsman features outside, and inside large graceful rooms flow throughout the house with wide plank pine floors adding warmth to the space.

Entering Rebecca’s house tells a lot about the creative person who lives there. A unique corner fireplace completely covered in seashells is the centerpiece for the living room. Rebecca carefully glued each shell in place herself. Seashells are also found throughout the house in various other forms as well.

A grouping of antique boxes resting on the fireplace mantle, a collection of dinnerware affixed to a dining room wall, and a beautiful Art Nouveau sterling overlay teapot sitting on the dining room table are just a few of the many items Rebecca has collected over the years. Her favorite piece is a Bavarian carved wooden music bowl. “I bought



**A Craftsman inspired staircase greets guests at the Seals home. Featured on this year’s tour as a new build was built by Thomas Tinsley and designed by Bob Zetnik.**



**Stained woodwork and a decorative ceiling accented by an antique Arts & Crafts style light fixture, an antique Mission style sleeper settle, antique furniture and newer stained glass lamps help add an inviting warmth to Ted Lovato's Alston Avenue home.**

the bowl at an antique show in London. I love the design and it brings back wonderful memories," she said.

Like most Fairmount homeowners, Rebecca will tell you that she loves her house and the things she loves most are her front porch and her yard. She enjoys gardening and sitting on the porch in the evening to enjoy the fresh air and watch people walking by. "I should be walking instead of sitting," Rebecca said.

Taking on a complete house renovation just before home tour, and often completing it just days before the tour, is not uncommon among Fairmount tour homeowners and that's exactly what Sean and Sara Lynch did. Seeing their bright yellow house with the cheerful turquoise front door at 1601 College Ave. for the first time, no one would imagine home-

owners Sean and Sara Lynch hadn't been settled into their cute bungalow for years.

The couple moved into the house in 2008 and while the house was in good condition it had been a rental property for several years. "We painted the interior and focused on improving the curb appeal of the house," Sean said. He and his father-in-law built the fence with the help of neighbors. They also built a metal and cedar pergola in their backyard that reflects Sean and Sara's liking for combining traditional Craftsman style with industrial materials. "The pergola is built of powder coated steel I-beams and cedar lumber," Sean said. The fence uses heavy gauge metal fence posts with alternating pickets.

Inside the house is a mix of period style combined gracefully with modern

touches. A recent renovation added a new master suite and bath and the couple replaced a smaller, outdated 25-year-old kitchen with a larger more functional one. They installed custom period style cabinets, reusing antique cabinets from the previous kitchen to make a beautiful built-in buffet and china cabinet. Period kitchens in Fairmount houses often had these built-in features. The kitchen island sports a countertop made from wood salvaged from a 19th century cotton gin.

An attic conversion, also part of the renovation, adds a private media and play space to the house. Space being an issue, adding stairs was tricky. An artistic stairway leads to the new space off the dining room designed to use minimal space and add visual appeal. The design was inspired by an idea Sara



**A c. 1917 grandfather clock made by Lifetime Furniture Company is one of many antiques in Ted Lovato's home.**

found in a magazine and is made from a combination of butcher block and plywood.

The couple is thrilled with their new space and feels they didn't lose the historic feel of the house in the process. "The addition opens the kitchen and provides natural light and space for Liam (their son)," Sean said. "We truly love our home and the Fairmount community."

Join the Fairmount neighborhood for its tour of homes this Mother's Day weekend. Tickets are \$15 each now through May 6. Online ticket purchases may be picked up during tour hours at SiNaCa Studios at 1013 W. Magnolia Ave. and tickets may also be purchased for \$20 each on tour days during tour hours at the SiNaCa ticket booth. Tickets may currently be purchased on the Fairmount website at [www.historicfairmount.com](http://www.historicfairmount.com) as well as at Butler's Antiques, 2221 8th Ave.; Old Home Supply, 1801 College Ave.; Old Neighborhood Grill, 1633 Park Place Ave. and SiNaCa Studios, 1013 W. Magnolia Ave.

Home tour will kick-off May 7 with a parade at 10 a.m. and the tour will begin at noon. There will also be a Texas historic marker dedication May 7 at the Grammer-Pierce House, 2232 College Ave. at 2 p.m. There will be light refreshments and an open house until 4 p.m.

For more information and updates, please visit [www.historicfairmount.com](http://www.historicfairmount.com) and the Fairmount Facebook page at [www.facebook.com/historicfairmount](http://www.facebook.com/historicfairmount).



**The Sims home, built in 1912, was owned by Dr. Lee Balfore Slaughter, the first osteopathic physician in Fort Worth when he arrived in 1888. The Sims have returned the house back to single family after it was converted to a duplex during WWII.**



**The Tucker/McDermott home at 1701 Fairmount is one of this year's work-in-progress houses. The house was built in 1905 was since subdivided into apartments, and is now being converted back into a single family home.**



**Built in 1908, 1601 Alston Ave. is a work-in-progress house on this year's Fairmount Tour of Historic Homes. The house will be home to Mat and Sara Pereda when its renovation is complete.**



**The Space, a Kent & Co. project, is housed in what was once the location for Dalworth Funeral Service Inc. in 1974 and later Bison Canyon Embroidery. The Space will operate as an event center and educational facility and is this year's home tour bonus property.**

# Volunteers invited to attend Wine Down party May 7

by Carrie Carter, Wine Down coordinator

Spring has officially sprung in Fairmount and that means we are all busy like bees preparing for the annual Fairmount Tour of Historic Homes.

To pull off this fantastic weekend event year after year, we reach out to our neighbors and our community for volunteers... And we know we couldn't do it without them! So, as a heartfelt "Thank you" to all of the volunteers who so kindly donate their time to support Fairmount in our biggest fundraising endeavor of the year, we throw a party! Wine Down is coming and it's going to be a heckuva good time!

This year's Wine Down will be held on May 7 at our very own bed and breakfast in Fairmount, the Rosen House Inn on S. Henderson Street. To attend Wine Down, all you have to do is volunteer—it promises to be a memorable evening.

For the second year, we are grateful to have Grand Cru Wine Bar as the wine sponsor, and a new and soon-to-be-open brewery HopFusion Ale Works, one of our Near Southside neighbors, will have beer on hand as well.

And what's a party without food? We will be serving BBQ and sides, and will also have a dessert contest! We all know everyone loves a good homemade dessert. There will be a prize for the dessert with the most votes so bring your favorites and show us what you've got.

We are thrilled to have Music Junkie Studios and owner Kristi Judd as our special musical guest! Kristi will provide a wide variety of music and keep us entertained throughout the evening.

Did someone say silent auction? All proceeds from the silent auction go to support the neighborhood as well, and we are

super excited to have received support from some of our local favorites:

- Arts Fifth Avenue
  - Avoca Coffee Roasters
  - Cat City Grill
  - Fit4Mom Fort Worth
  - Fixture
  - Fort Worth Bike Share
  - Heim BBQ
  - Lacealina
  - Melt Ice Cream
  - Patrick Optical
  - Rahr & Sons Brewing
  - Rosen House Inn
  - Shaw's
  - Sinaca
  - Steve Halliday
  - The Salon in the Cupboard
  - The Usual
- ... and more!

So, does wine, beer, food and a silent auction sound like a good time to you? If you're interested in attending this fun event, it is FREE to attend in exchange for just a bit of your time. If you have not signed up to volunteer for our home tour, now's your chance! Please email Kim Worley at [volunteers@historic-fairmount.com](mailto:volunteers@historic-fairmount.com) for more information.

Also, be sure to keep an eye on Fairmount's social media channels for more announcements. This is definitely an event you don't want to miss.

For anyone interested in being a silent auction donor for Wine Down, please contact Carrie Carter at [membership@historicfairmount.com](mailto:membership@historicfairmount.com).

We look forward to seeing you at Wine Down and at the Fairmount Tour of Historic Homes. For more information, visit the Fairmount website at [www.historicfairmount.com](http://www.historicfairmount.com).

## Kick-off home tour weekend with annual parade through Fairmount

by Pat Bradley, FNA president

While we do not have 76 trombones leading the parade (unless you provide them) we did prove last year that we can have a terrific parade—even if it rains on our parade. This year's parade is shaping up nicely, but as usual we need your help.

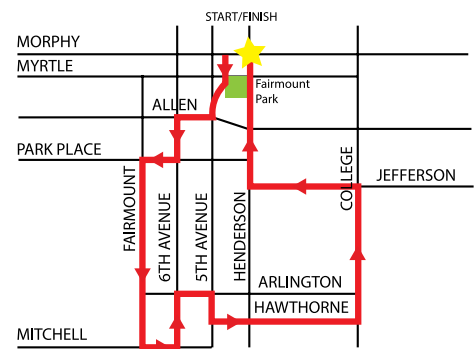
I challenge the creative neighbors of Fairmount (you know you are) to have a little friendly competition and enter the parade. I know there are a lot of dogs in Fairmount—dozens walk past my house daily. How about dressing your dog in cos-

tume? A float done by friends and neighbors? Show us what you've got.

If you don't feel like being in the parade—we need a lot of viewers—to keep people coming back to participate. If you live on the parade route, plan a porch or curb watching party. And if you do live on the route, moving your vehicle off the street that morning would be very helpful.

If you would like to participate or help with the parade, contact Pat Bradley at 817-915-5436 or email [president@historicfairmount.com](mailto:president@historicfairmount.com).

### 2016 Parade Route





# HOME TOUR

## Walking a route to better health in the 'hood

by Breinn Richter

**W**alking is the simplest and cheapest way to enjoy Fairmount, and with porch weather in full swing you may meet a few new neighbors in the process. You don't need expensive lessons, memberships or training, and the only equipment necessary is a good pair of athletic shoes. Exercise guidelines suggest adults get two-and-a-half hours of moderate exercise each week, which translates to about 20 minutes a day. Walking at a pace of 3 miles-per-hour (or 20-minute miles), which is totally doable for most people, counts as moderate exercise, so get out there and get moving.

If you're new to fitness, walking is a great way to get started. Use a pedometer for a few days to assess the average number of steps you're taking. You don't have to go out and buy a fancy new pedometer, although most models are very cheap and simple to use. You'd be surprised to find that most smart phones have built-in pedometers as well as a variety of step-tracking apps that are free.

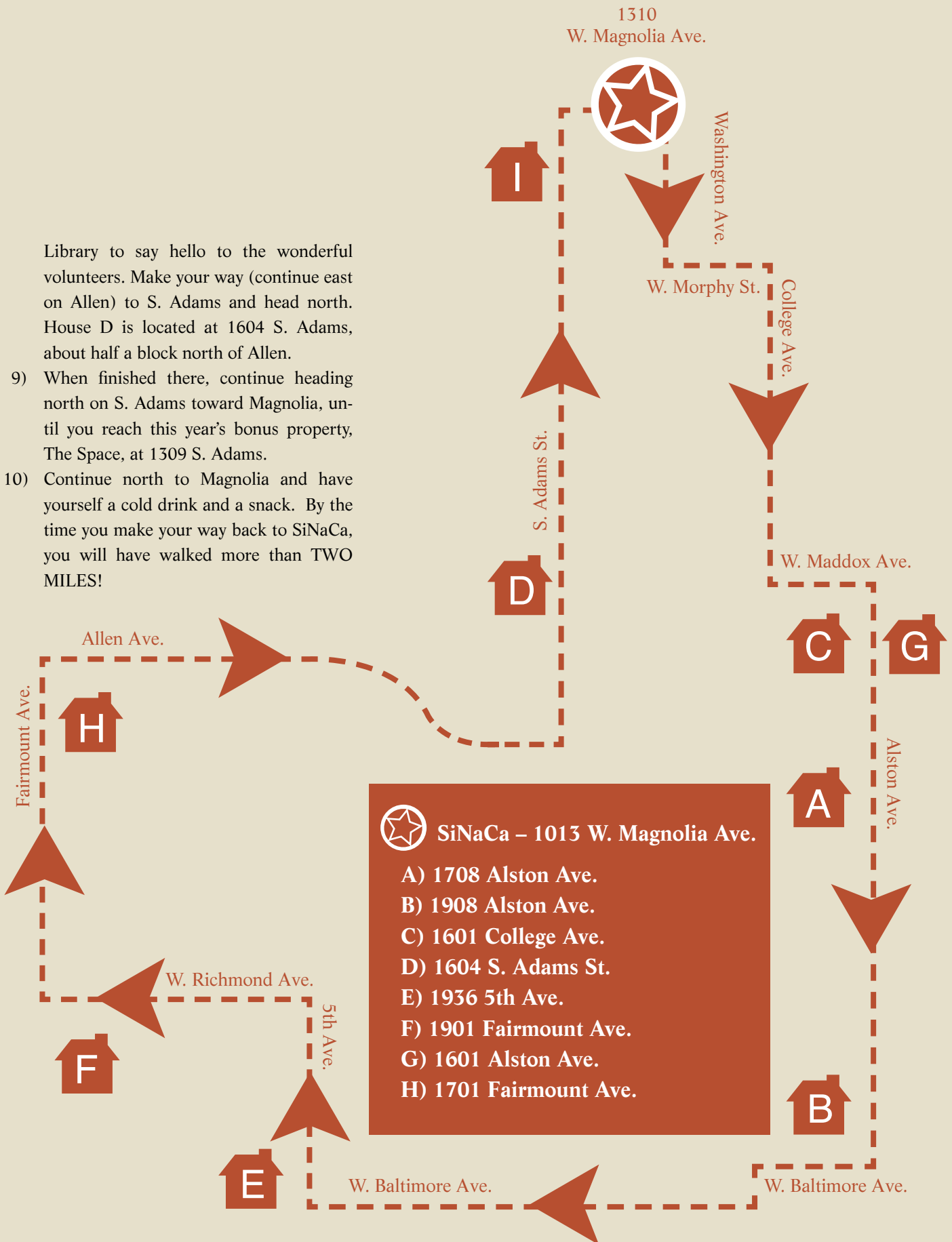
Once you determine approximately how many steps you average a day, add 500 steps to your current average or try and walk a minimum of 3,000 steps a day (a 20-minute walk). Remember, all of your steps don't have to be taken at one time. It may be easier for you to take one ten-minute walk in the morning and one in the evening. Each week, add 500 steps until you reach the goal of 10,000 steps (approximately 5 miles or 75 minutes) per day. If you prefer not to use a pedometer, but know the distance you are walking, you can estimate your steps at 2,000 for every mile traveled, or you can even count them the old fashioned way if you like.

With Fairmount's annual Tour of Historic Homes quickly approaching, I challenge you to walk the route this year. I've mapped the houses and found a route that's approximately 2 miles long. Grab a friend and enjoy the home tour by foot this year and if you have a tour house near you, just start there and follow the directions to lead you back. Please refer to the home tour map for addresses and approximate locations.

- 1) After you pick up your tickets from SiNa-Ca, head south on Washington toward Morphy, then head east on W. Morphy. Take an immediate right onto College and head south. Your first stop will be House C on the tour map at 1601 College.
- 2) When finished, head one block east on W. Maddox to House G – the work in progress – at the corner of Maddox and Alston (1601).
- 3) When finished, head south on Alston to House A at 1708 Alston.
- 4) Continue south on Alston to House B on the tour map at 1908 Alston.
- 5) When finished, go south on Alston and head west on W. Baltimore, taking notice of the little jag south on College to pick up W. Baltimore again. Continue west for four blocks until you come to 5th Avenue and House E should be right in front of you (1936).
- 6) Head north on 5th Avenue until you see Richmond, then head west until you reach House F on the corner of W. Richmond and Fairmount (1901).
- 7) When finished there, head north on Fairmount, all the way up to Allen where you will find another work-in-progress House H on the corner (1701).
- 8) Head five blocks east on Allen and feel free to stop in at the Fairmount Community

Library to say hello to the wonderful volunteers. Make your way (continue east on Allen) to S. Adams and head north. House D is located at 1604 S. Adams, about half a block north of Allen.

- 9) When finished there, continue heading north on S. Adams toward Magnolia, until you reach this year's bonus property, The Space, at 1309 S. Adams.
- 10) Continue north to Magnolia and have yourself a cold drink and a snack. By the time you make your way back to SiNaCa, you will have walked more than TWO MILES!

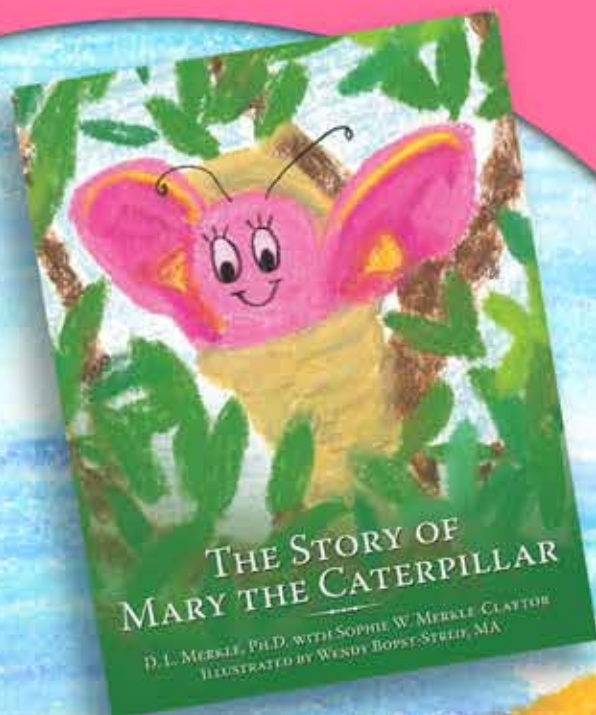


 **SiNaCa – 1013 W. Magnolia Ave.**

- A) 1708 Alston Ave.
- B) 1908 Alston Ave.
- C) 1601 College Ave.
- D) 1604 S. Adams St.
- E) 1936 5th Ave.
- F) 1901 Fairmount Ave.
- G) 1601 Alston Ave.
- H) 1701 Fairmount Ave.

# THE STORY OF MARY THE CATERPILLAR

D.L. MERKLE, Ph.D.  
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Photo by Stacy Luecker

# Financial planning key to homeownership

by Jake Richter

Whether you're new to Fairmount or have lived in the neighborhood your entire life, odds are that your home has caused you to dip into your pocketbook more than anticipated on more than one occasion. I've heard stories of renters and owners alike who have gone through some type of surprise that ended up costing them money. But rather than just view our residences as the proverbial Money Pit (we know the feeling, Tom Hanks), let's look at a few key considerations when owning a piece of Fort Worth history.

One of the most important things that most people overlook is having a rainy day fund. This is very important when there is an extremely rainy day or massive meteors falling from the sky on St. Patrick's Day while you're away on vacation with the family and—sorry, got carried away there. Back to the rainy day fund. Emergencies happen, we just don't know when they will occur. Having surplus funds set aside helps you sleep a little easier knowing that when, not if, an emergency occurs you'll be prepared financially to handle it.

Another important consideration is your insurance coverage. My wife and I have personally benefited from having a flat-rate deductible for wind and hail since those are the most common reasons for a claim in the Fairmount area. Check to see if your insurance company offers something similar. While you're at it, check your loss of use coverage which pays for expenses incurred to live elsewhere in the event of a total loss, which unfortunately can happen to our homes. Finally, since many of us have garage apartments or separate structures, make sure those are aptly covered as well. Many policies include an allowance to rebuild for 10 percent of the main structure, which could be well below what you've invested in it. I recommend renters review their coverage regularly as well. (No, I don't sell property insurance but plenty of our neighbors do.)

Owning a home can be a huge investment, and for many it is the largest single investment they own. Fortunately we live in an incredible 'hood that thrives on making our community a better place. Groups like Arts 5th Avenue, the Community Garden, the Fairmount Community Library, and being within walking distance

to the (mostly) franchise-free bounty of establishments on Magnolia has made Fairmount a very popular neighborhood. This is great for our property values, the investment that is our home, but not so great for property tax bills.

Remember that emergency fund? Be prepared to use it if you have a mortgage and use escrow to cover insurance and tax bills. But don't stop there. Utilize the many online resources to find tips on protesting a property tax increase. Also, look into refinance options with rates still very favorable for borrowers. This is especially important if you have a second note on your home. Many choose a second lien to avoid putting 20 percent down and also avoid private mortgage insurance (PMI). Refinancing may show your equity has improved so that you have one conventional loan with more than 20 percent equity, eliminating the required PMI.

Just like we must constantly be maintaining our homes, we must also keep an eye on the many financial responsibilities that come with owning them. Hopefully there are a few tips in here that can save you enough coin to pay for that project you've been wanting to start.

SAVE  
THE  
DATE...

FIRST WEEKEND  
IN  
DECEMBER, 2016



Photo by Eric Luecker

Raymon Shivji stands at the counter at Ray's Corner Store Burgers, a convenience store he started on the Southside 25 years ago.

# RAY'S CORNER STORE BURGERS

*Convenience store celebrates 25 years on the Southside*

by Amber Lee

Raymon and his wife Nafisa have owned and operated Ray's Corner Store Burgers for 25 years and they say, "God willing, we will be here another twenty-five." The Shivji's are the epitome of something our Fairmount community holds dear: a true Mom & Pop store. As a young couple, they moved to Fort Worth from Los Angeles to start a family and own their own business. A quarter of a century later, they're still here and are going strong. In that time they have come to love the neighborhood and the people in it. He calls customers "my customers," and if you have ever met him you know what he means.

Fairmount and the Southside looked very different 25 years ago. There are a handful of people still living in the area who remember exactly what it was like back then and know just how much it has changed. Today, when people bring up the past, they remember the high crime rate, the drug houses and weapons being fired at all hours of the day. Raymon though, says those days were good to him. Thinking back to 1991 he says, "the families were much bigger then. Today you have a mom, dad and maybe one baby, but back then you had generations of families living all together under one roof." There was also another grocery store around the corner so there was more foot traffic.

Ray's Burgers opened its doors on Nov. 26, 1991; the day

before Thanksgiving. Being located at 8th Avenue and W. Arlington, they are right in the middle of this up-and-coming area. Their prime location means we are all only a walk or a bicycle ride away from a lunchtime burger when the craving hits.

Ray's sells everything you would expect a convenience store to sell, but more importantly they have a thriving lunch business. Raymon is extremely proud of his burgers. "I make every patty by hand; no frozen patties from the grocery store," he said. He loves being in the kitchen cooking for others.

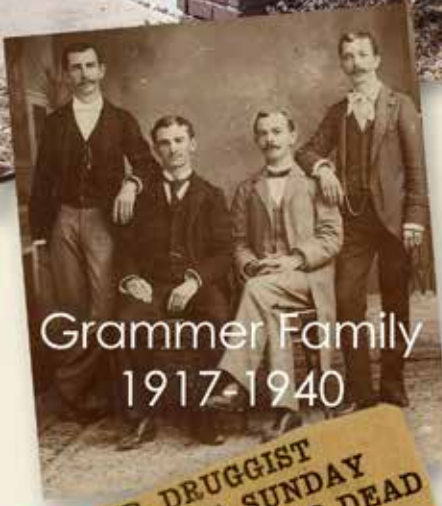
The *Star-Telegram* ran a story about Ray's burgers and said their burgers are "...a complete, inexpensive burger experience. The beef itself is fine, but with the soft bun mashed down with pickles, lettuce, tomato, cheese and mayo the whole thing is what a cheap burger should be: Greasy, a little messy, and good." Raymon is hoping to begin serving dinner, so neighbors who aren't in the area at lunchtime can experience his hospitality.

If you have never been to Ray's Corner Store Burgers, now is the perfect time to go. Raymon and Nafisa have been a part of the Southside for much longer than most of us. "I see the kids 1, 2 and 3 years old; now they're grown with little kids of their own," Ramon said. He is friendly, passionate about his store, thankful for his blessings and proud of his restaurant. Help them celebrate their silver anniversary in Fairmount by stopping by and wishing them well.

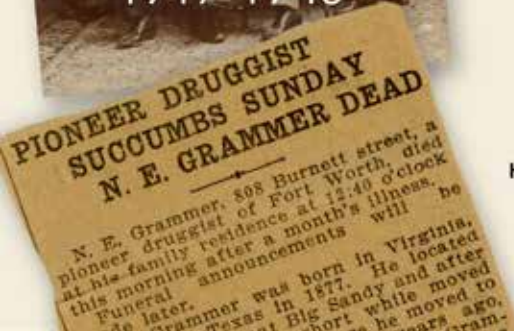


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# Two Families 100 Years of History



Grammer Family  
1917-1940



May 7, 2 p.m.  
2232 College Ave.  
**Grammer-Pierce**  
Texas Historical Marker Dedication

The Grammers owned the largest and oldest drug store in Fort Worth in the early 1900s.

Alice Pierce, a strong-willed woman, helped financially save her family after the Depression. Second longest owner of 2232 College.

Hear from relatives of the Grammer and Pierce family and the Tarrant County Historical Commission

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Open house until 4 p.m. following the dedication



Pierce Family  
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**Fairmount is a Historic District**

Remember, any alteration to the outside of your house needs to be approved.

Guidelines are available at [www.historicfairmount.com](http://www.historicfairmount.com).  
Click on About > Design Guidelines and Standards.

For a paper copy or guidelines clarification email [preservation@historicfairmount.com](mailto:preservation@historicfairmount.com).

# TEA for TWO *or more*

*Old custom brings new friends to weekly social gathering*

by George Achziger

Tea consumption increased dramatically during the early nineteenth century and it is around this time that Anna, the 7th Duchess of Bedford, is said to have complained of “having that sinking feeling” during the late afternoon. At the time it was usual for people to take only two main meals a day—breakfast and then dinner at around 8 o’clock in the evening. The solution for the duchess was a pot of tea and a light snack taken privately in her boudoir during the afternoon.

When friends would drop in for a social call they would be ushered into the private chambers of the duchess where they shared the afternoon snack and exchanged gossip. This is how the Victorian afternoon tea, offered on “at home” days became a standard for polite society. Today, most teas are found in larger hotels catering to visitors or the “ladies who lunch” crowd.

At the time Fairmount was being established, the tradition of being “at home” where people could make a social call was still somewhat in practice. Embracing living in a historic house in a historic neighborhood, it seems only fitting to try to embrace some of the bygone traditions to really enjoy both the public rooms in the house, and take the opportunity to use some inherited and collected treasures. For myself this includes a large and growing collection of tea cups, tea pots, linens and family silver. Many of our Fairmount residents have stored away their mother’s or grandmother’s, great aunt’s, etc. fine linens and china, silver service and tea pots and do not utilize them. I enjoy using the heirlooms I have collected so I decided to make myself use them for the purpose they were originally intended.

Last year I let it be known that I would be found “at home” on Tuesday afternoons, should anyone care to drop in for an informal tête-à-tête. I set up a tea cart and enjoyed relaxing

**A selection of petit fours, cookies, muffins and scones accompany a formal tea service during a weekly social gathering.**



*Photos by Stacy Luecker*

**A shiny silver teapot, tiny cubes of sugar, a pitcher of cream and a bowl of lemons awaits guests for tea, snacks and conversation.**

from the stress of the modern demands we all face each week. Gradually, more and more friends began to stop by. Some brought friends with them just to experience the lost art of afternoon tea done in a home. I found this so enjoyable that I created a special Facebook group to stay in communication with friends who share a similar interest.

Although most members of the group are local individuals who actually can, as their schedule permits, drop in for a social call, I do have some members who live across country who enjoy a “virtual” tea as they view the pictures I post and read my comments describing each week’s offering of nibbles and such.

In addition to serving tea to my guests, I also offer a glass of sherry just to add diversity to the setting and to loosen tongues encouraging old fashioned chin wagging.

Having the opportunity to live in a historic house designed for a more gracious lifestyle I excitedly open my door to friends and offer a retreat from otherwise busy work days.

With the popularity of *Downton Abbey* I have become even more inspired to try and to reestablish this lovely tradition. Whether one person or twenty ring my doorbell, I receive callers with the promise of afternoon tea here on Chase Court. I am delighted to make new friends from acquaintances and bring back the style of being “at home” and I encourage everyone to try it.

Mercy, where are my manners? Care for a cuppa?

## JOIN the Fairmount Neighborhood Association

### Why join?

- Get the newsletter delivered to your doorstep twice a year.
- Know what's going on in Fairmount and the city that will affect you and your property.
- Meet old and new friends at our monthly socials.

Annual dues are \$20 per individual. \$25 per family or \$25 per business.

Fill out this form and send it with your dues to Fairmount Neighborhood Association, P.O. Box 12348, Fort Worth, TX 76110-8348 or bring it to the next Association meeting. You can also sign up online at [www.historicfairmount.com](http://www.historicfairmount.com).

Questions? Email [membership@historicfairmount.com](mailto:membership@historicfairmount.com).

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ email: \_\_\_\_\_

Occupation: \_\_\_\_\_

I am a  new  renewing member (check one)

I have lived in Fairmount  years.

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Business (\$25)  Friend of Fairmount (\$20)



## PROJECTS

by Beth Stribling 817.247.9485

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## LEARN MORE

If you would like to receive emails related to Fairmount news and events, you can register on our website at

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



## Historic Plaques Available

Is your home a contributing structure in Fairmount? If so, why not proudly show it off with a Fairmount plaque?

Prices are \$240 for bronze and \$155 for aluminum. Please contact Martin Dahl for availability.

**Contact Martin Dahl**

[preservation@historicfairmount.com](mailto:preservation@historicfairmount.com)

## Get Your Fairmount Curb Numbers

Show your neighborhood pride and help the pizza delivery guy find your house by having the Fairmount logo and your house number painted on your curb.

For only \$15, neighborhood resident Ray Feyen will paint your house number in two locations. The cost per address is \$15. *Although the association has selected a new design for pole-mounted signage, we will keep using the traditional "F" design for curb numbers.*

**Contact Ray Feyen at 682.552.0791**  
or email [rfeyen@sbcglobal.net](mailto:rfeyen@sbcglobal.net)



*Be aware there is another curb painter also offering a smaller F stencil. Choose as you like but please never let anyone use a color other than the new burgundy.*

## CALENDAR OF EVENTS

- May 3..... Fairmount Tour of Historic Homes docent meeting (7 p.m.)
- May 7.....Fairmount home tour parade (10 a.m.)
- May 7 and 8.....Fairmount Tour of Historic Homes
- May 7..... Home Tour Wine Down Party for Volunteers
- May 9 (Second Monday) ..... Landmarks hearing
- May 13.....Friday on the Green
- May 16 (Third Monday).....Landmarks filing deadline (5 p.m.)
- May 23 (Fourth Monday)..... Bulk trash collection
- May 24 (Fourth Tuesday).....Fairmount Neighborhood Association general meeting
- June 6 (First Monday)..... FNA board meeting
- June 10 .....Friday on the Green
- June 13 (Second Monday)..... Landmarks hearing

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