

A PUBLICATION OF THE FAIRMOUNT NEIGHBORHOOD ASSOCIATION

FAIRMOUNT

AUGUST 2023





NOT JUST ANOTHER REAL ESTATE AGENT

I'm also your neighbor!

Buying or selling a home can be a stressful process if you don't have the right real estate agent. With my extensive hands-on experience buying, renovating and selling homes in historic Fort Worth neighborhoods, you can rely on me to help you navigate the charms and challenges of these wonderfully unique and historic properties.

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President's Letter

Hello Neighbors,

Hopefully, everyone is staying cool nowadays, the historic homes in the neighborhood sometimes struggle with regulating temperature and it starts to make you wonder how so many families did it before the invention of air conditioning.

Despite the heat that has not slowed things down in the neighborhood, we had a great turnout at our monthly meeting when the Tarrant Appraisal District Lead Appraiser, Jeff Law, came out and spoke. I feel like I myself learned a lot and feel we got our voices brought directly to the county on our concerns. The board and I are hoping to bring more guest speakers to the monthly meetings to make sure to keep an eye out for emails from our communications team.

In other news, we had a great turnout to our Fairmount / Ryan Place 4th of July Softball game. I was unable to make it due to taking a little vacation, but some kind neighbor filmed the entire thing and put it on YouTube, and I got to watch the whole thing! Even though in softball we are rivals we loved the community and hope for more collaboration with our community neighbors.

As we move forward we are beginning to approach September, which is a time when elections begin and new members of the board start joining the team. The folks who volunteer as board members or those who support committees are the lifeblood of this association. They do so many things in the background and get things like events moving, speak with the city/county, and do so much more. As we begin to form our July nomination committee to look for our next board members, don't be shy if you want to volunteer for a board position or even just serve on a committee to support them. The more folks we have on board the easier it is to do more and have greater impact!

I look forward to seeing everyone around the neighborhood, soon the heat will go away, and it will be perfect walking weather so hope to see y'all around the hood!

See you around the neighborhood,
Andrew Epps, President
president@historicfairmount.com

Become a member and support your neighborhood! Membership fees improve the neighborhood's infrastructure and safety with projects like the addition of historic street lights, feline trap-neuter-release program and the annual Home Tour.

Join today at www.historicfairmount.com/join.

Fairmount Neighborhood Association

2003 8th Ave #100
Fort Worth, TX 76110
www.historicfairmount.com

President

Andrew Epps

Director of Preservation

Preston Patry

Director of Public Safety

Lauren Wu

Director of Finance

Regina Jackman

Director of Communications

David Weuste

Director of Infrastructure

Austin Reed

Director of Membership Services

Barbara Crotty


Director of Promotions

Kelci Cox


Director of Administration

Chrysten Clay

Join us on Social Media

 @HistoricFairmount

 @FairmountFTW

 @Fairmount_Historic_District

Membership Socials

Every month we try to hold a social gathering for FNA members. For example, in February we set up bounce houses and served mimosas at the Cowtown Marathon cheer station in Fairmount Park. In March, we joined in with the 100th anniversary celebration of the Fire Station Community Center. In April we had a Porch Hop where people offered to serve happy hour refreshments on their porches after the neighborhood garage sale. In May we had our home tour, so that took the place of a social. In June there was a cookout in the backyard of some residents. July was the social time during and after the softball game with Ryan Place.



What's next? On Saturday, August 19 at 6 p.m. there will be a pool party and cookout at the home of Barry Diehl and Chris Moseley, 1714 Fairmount Avenue. Bring your towel!

FNA socials are free for members and if you're not a member, you can join at the event or online at www.historicfairmount.com/join.

- Barbara Crotty, Director of Membership

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North Fort Worth Historical Society's 17th Annual *Saints and Sinners Tour*

Oakwood Cemetery
701 Grand Ave., Fort Worth, Tx
76164

October 28 & 29, 2023

Walking Tours
Saturday and Sunday at 1pm and 3:30pm
\$15.00—adults
\$10.00—Students/Children

Pay Admission at the Gate

For information call 817-625-5082



Trees are Growing in Fairmount

Lots of Them!

Fairmount Re-Tree Initiative 2023

Mid-January 2011 Fairmount neighborhood volunteers planted four 50-gallon trees purchased by FNA, along with twenty 1-gallon saplings donated by the City of Fort Worth's Forestry Division of Parks & Recreation in De Zavala Elementary School's playground that borders College, Maddox, and Alston Avenues. Four nearby households committed to faithfully water these newly planted trees twice a week in the summer, once a week in the winter, for two full years. I'm happy to report that practically all of them are still growing and providing beauty and much needed shade for students and faculty. It's quite impressive to think that most of these trees' trunks when first planted were the diameter of pencils. Pass by them sometime. I think that you'll be amazed.

In the last two years, Daggett Middle School has received ten trees from the Forestry Division. Neighbor Deanna Stewart has been diligent in making sure that they stay watered in their settling in stage. The trees are transforming the landscape at DMS after an extremely large live oak had to be removed due to disease.



While we're on the topic of trees, our Re-Tree Initiative is coming soon. Fairmount & Ryan Place are partnering with the Forestry Division to provide free 1-gallon saplings to interested households. The sign up begins in September for four weeks, tree pickup will be the weekend of Texas Arbor Day—November 3. Scan the QR code below or visit our website or Facebook page to find out more.

Don't forget to share this information with your tree-less neighbors.

***"To be without trees would, in the most literal way,
to be without our roots."***

- Richard Mabey, Beachcombing: The Narratives of Trees

Scan the code
with your phone
to find out more.



This link and more
specifics will be shared
on our website and
Facebook soon.

Play Ball!



Way to go to the Fairmount Ferrets! The final score may not have been in our favor, but the fun both players and attendees had made us all feel like winners! The change to an evening game ahead of the 4th of July holiday was also met with a lot of positive feedback as cooler temps and sunset vibes made for a relaxing evening.

Thank you to the players for your hard work and dedication, both the day of and all the days of practice you put in behind the scenes! We can't wait for next summer's game!

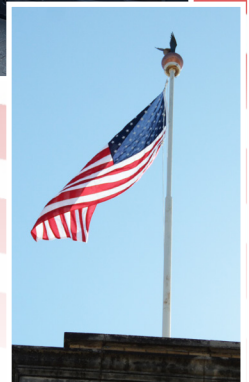


Flag Restored to Magnolia Ave.

Thanks to the dedication of Fairmount resident Bob Paquette, the flag pole atop the Magnolia Centre at 1227 Magnolia Ave. flies Old Glory once more!

With the help of the Fort Worth Fire Department (sw), damage was discovered and efforts toward restoration began. After a month of work, the finial and truck were repaired and FWFD returned to install and string the flagpole.

See more about this project on our social media pages!



Mark your Calendars!

August 19:

Members Social

August 28:

General Meeting and Election

September 16:

Historic Marker for “The Vinnedge-Loicano House”
at 2008 Fairmount Ave.

September 25:

General Meeting

October 3:

Neighborhood Night Out

October 21:

ArtsGoggle

October 23:

General Meeting and Budget Vote

December 3:

FNA Holiday Party

December 9:

Festivus

A CANDIELIGHT CHRISTMAS *in* RYAN PLACE

Making Spirits Bright

Enjoy the magic of the season in a self-guided tour
of five spectacular, festive homes that represent
the architectural range found within the
Historic Ryan Place Neighborhood

HOME TOUR HOURS

Saturday, December 2, 2023

Noon – 9:00 PM

Sunday, December 3, 2023

Noon – 5:00 PM

TICKETS AVAILABLE ONLINE
FOR \$20 OR \$30 AT THE DOOR



A Window to the Past:

Fairmount's Historic Windows Worth Saving!

By Michael Tucker-McDermott

There's an old expression that says "when God closes a door, he opens a window." That well may often happen in life, but not always in Fairmount. If your windows are off kilter or been cemented shut by over a hundred years time and 15 coats of paint and especially hard to open, even God might need a pry bar! Maybe the person who first said that didn't live here?

So why not then just rip them out and put in new windows? We're ripping, ripping. After all, won't new ones be better insulated? Isn't that better for the environment and my wallet? There are lots of different answers to those questions that run the gamut of nuance. But generally speaking, in a word, no. In fact, keeping and using your historic original windows and their old growth timber saves all kinds of materials and fossil fuels, and any related pollution, in the making of new ones. If the new ones are really the best quality made—and cheaper ones are known to fail within less than a decade—the high cost of replacement and labor would take years to recover in energy savings, even many decades. Also a



fact, old growth lumber windows in our homes have are twice as dense as new.

And not the least concern, we also live in a nationally recognized and more importantly, locally designated historic district that comes with regulations. One of those is new windows require city approval and that means if you have windows

with patterned sashes and mullions of a particular historic design, they must be matched as built including thickness of the sashes and individual muntins. Sometimes this requires new frames and they must be the same dimensions as the old, meaning no 'filling in' and reducing or enlarging of spaces to match stock windows. It's usually all custom work.

So "my sashes are rotted, what do I do?" It IS usually the sashes—the movable parts of the window holding in the glass—that are the problem and not the whole window, frame and all. You can fairly



easily remove a window sash by removing the window 'stop' trim holding it on the track, then have it repaired on site or at a shop, or if your handy, like so many of us did waaaay back 15-20 years ago (can you imagine such a long time ago, before the wheel... and fire... and video streaming?) and make the new parts yourself, even using good older salvage lumber. You can also find old sashes still in good condition to fit your openings at places like Old Home Supply, our very own architectural salvage business right here in Fairmount!

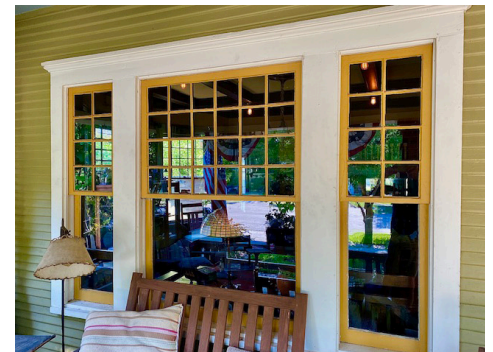
If your sashes rattle with the wind, place weather-stripping along its edges pushing up next to the wood. It'll help keep outside air out and tighten the sash in place while still allowing it to open. Finally, if it's a window that doesn't require opening for egress and you just never open it, go ahead and caulk it shut. Just in case tho, remove the old caulking and paint with a rubber mallet and a putty knife if it's currently cemented shut and replace with newer acrylic caulking that's later more easily removed. You also need to check your glazing, the compound sealing the sections of glass to the wood around the edges of each pane on the outside. It could be cracking and falling out, not only causing rattling of panes of glass but letting in outside air.

Finally, you can cover your windows with storm windows. Our guidelines only require they be flush, not bump out

noticeably like older models do, and the aluminum be painted. This can be done at a local maker, like Boswell Aluminum and others, or factory finish, or by yourself, by painting edges with a good metal primer and then regular but good water base latex paint color coat. As many of our houses and other examples around the U.S. have the sashes 'picked out' in an accent color, painting the storm windows can achieve the same effect.

Hope this helps you keep and maintain your original Fairmount windows. Maybe in a couple months you'll be wanting fling them open and take in the fresh air, after our air fryer weather has taken a break! Here are just a few styles of our historic windows, just in case you want to know what yours

are called. See more examples on historicfairmount.com/blog
Below are some contacts for window repairers and custom window 'recreators' who've done good work in Fairmount. Also below are the name of a custom storm window company and one that makes indoor storm windows. These are custom made and fit into place over your windows on the inside, according to your measurements. Fairly lightweight, they are held tightly in place by rubber bushings and are easily removed & stored in a closet or under a bed when not in use. Not cheap but very effective and way less than a window replacement, these types of storms have good reviews from those who've purchased them locally. If you would like to add any names to this list, or have any questions, please contact me on FB Messenger!



Window Repair Resources

Stan Tucker-McDermott

tuckerstan@aol.com • 214-505-9955

Full disclosure, this is my husband whose guys have become excellent at rebuilding or recreating historic sashes, window repairs, reglazing, etc.

Southside Sashworks

Amber Murphy

southsidesashworks@gmail.com • 817-386-3140

Repaired and restored many windows in Fairmount and older homes all over Southside.

Crossett Construction - Historical Renovations

crossettconstruction@gmail.com • 817-915-2109

Does all types renovations and cabinetry. Recently built a beautiful set of new Queen Anne diamond pane sashes in frames from scratch for a house on Fairmount Ave.

Historic Window Solutions

Chris Clark

info@historicwindowsolutions.com • 469-337-1745

If you remember the raised-up house on 5th that got a complete restoration, this person restored, rebuilt and recreated all the intricately patterned windows in the entire house.

Boswell Aluminum - Custom Storm Windows

Info@boswellwindows.com • 817-932-8601

Indow Windows - Interior Removable Storm Windows

indowwindows.com • 503-284-2260



By Bonnie Blackwell

Fairmount’s Yard of the Month for June 2023 was awarded to Jesse and Stephanie Fox of 1900 Lipscomb. 1900 Lipscomb was built in 1919. It is an airplane bungalow, meaning that the second story is a small cupola resembling a pilot’s cockpit, over a generous, deeply gabled porch. This type of bungalow design originates in India and actually predates the modern airplane. The smaller second story is usually a sleeping loft of 1-2 bedrooms, benefiting from cross breezes on all sides. Past YOTM winner 2259 Alston is also an airplane bungalow; it was built, aptly enough, by celebrated stunt pilot Ormer Locklear (1891-1920), who slept in a cockpit as well as working in one (Portal to Texas History). To the 2000 square foot home, Foxes have added a garage and garage apartment, as well undertaking the restoration of the original 100-year-old windows.

board member and volunteer at many charitable organizations in Fort Worth. She was president of the Fort Worth Welfare Association, the ’93 Club (so called due to its founding date, but better known by its later name, the Women’s Wednesday Club). Most notably, in 1919 she founded “an outgrowth of a wartime government project” called the “Girls’ Protective Association” (Sears). Her co-founder was Mrs. Stanley Boykin, née Clota Terrell, a noted leader in the women’s suffrage movement, who lived nearby at 1709 S. Adams.



The first known owner of 1900 Lipscomb was Zilla (sometimes Zella) Garrett (1891-1959), a single woman who purchased it for \$4950 in the fall of 1919 at the age of 28 (Historic Deed Cards). However, Zilla seldom lived in the house. She is typically listed in the directories and in the US census from 1920 to 1940 as residing with her widowed sister, Mrs. Ola Bohning, at 2226 Hemphill (USCensus.gov). For twenty-seven years, Zilla rented out 1900 Lipscomb to widows of military veterans, and they, in turn, took in boarders and cooked meals to support themselves.

Zilla Garrett, the oldest daughter in a family of seven children born to a policeman from Knoxville, TN, was a tireless



In a 1920 interview explaining the mission of the Girls Protective Association, Zilla Garrett explained that while Fort Worth had orphanages for young children, there was no support for young women over 17 who needed safe shelter and job skills training. Much as children age out of foster care today, these teenagers had difficulty accessing housing, acquiring job skills, and were often preyed upon by unscrupulous people. Some of them had recently left the nearby Gladney center, having given up infants for adoption. Zilla Garrett’s goal was to render service and provide affordable and safe housing to the “stranger girls’ coming from the various parts of the state and elsewhere to Fort Worth, preventing possible delinquency and helping those who have made mistakes, thereby performing a most constructive service” (Fort Worth Record).

After moving young women around various boarding houses, Zilla Garrett was able to build two dedicated spaces, “the Worth Cottage,” and “Lassiter Lodge,” at 1008 E. Penn with money she inherited after the deaths of her dear sister and her close friend Ethel Lassiter, who left \$20,000 to Zilla when she

was killed by a Pan-American Fireworks company association explosion. These charitable residences helped at a time when Fort Worth's Southside had inadequate housing during the Great Depression, when a great many Texans moved here from rural areas seeking job opportunities. WWII produced a similar strain on housing in the Southside Housing market, and the existing cottages were full, and rather distant from downtown Fort Worth where so many young women worked in department stores and business offices.

In 1940, Zilla Garrett saw another opportunity in the vacancy at 1509 Pennsylvania Ave., the property now known as Thistle Hill. In 1940, it was styled the



Winfield Scott mansion, after the cattle baron who purchased it in 1911, and it sat empty after his death (Alter). Zilla Garrett campaigned and raised \$17,500 buy the home through the Girls Protective Association, which was renamed "Girls Service league," and converted the 11,000 square feet to 18 dormitories for young women who needed lodgings close to downtown where they worked (Alter). According to Judy Alter, local historian and TCU librarian, while the dormitory renovation of Thistle Hill is "often criticized, actually preserved [Electra Waggoner's] house" for future generations. Though less renowned than her friend Edna Gladney, Zilla Garrett also made strides in destigmatizing the lives of poor young women in the Southside and beyond, and sought to provide them pathways to self-sufficiency.

After many, many decades as a boarding house and multi-family rental property, 1900 Lipscomb has now been extensively and lovingly restored: first, by Robin Feuling



from 2011-12, and then by the Foxes, who purchased it in Feb. 2013. After the Foxes completed recent renovations and construction that involved a fair number of contractors tramping through the front garden, they sought help beautifying the exterior from a local landscaping business owned by long-time Fairmount residents Michael McDermott and Stan Tucker-McDermott. Earlier in spring, the flower beds have McDermott signature purples everywhere, like amethyst creeping phlox, mauve dianthus, a Vitex tree, and liatris (or Blazing star, or gayfeather).

On the southern side of the house, under old growth trees, Stephanie has been working on plantings of shade-loving, Texas-hardy plants like Mondo grass, oxblood-colored



oxalis, beauty berry bushes, and liriopse. The front beds at 1900 Lipscomb are East-facing and receive hours of full sun every day. They are planted with purple cone flower, fall aster, gaillardia (or blanket flower), white verbena and May night salvia. In planters, Stephanie likes to position trailing moneywort, also known as creeping Jenny. Stephanie reports that she always plants several varieties of lantana in the flower beds as a family tribute, because "it's the national flower of Uganda, and several of my siblings were adopted from Uganda." Another family tribute is an oak tree, planted by Stephanie's parents to mark the birth of their granddaughter, Eleanora, seven years ago. The Foxes have added a row of white crepe myrtle trees on the North side of the house, leading up Jefferson Ave.

For their beautiful gardens, the Foxes have our thanks, and a \$30 Gift Certificate to Calloway's Nursery.

Samantha Webster
Professional Organizer
 Organizing for a Clean and Peaceful Life
 (310) 779-3494



Lori Gallagher

**Buying or Selling
a home in
Historic Fairmount
is just different than
other neighborhoods.**

My experience with historic homes helps me create a smooth transaction for my clients by knowing and avoiding common condition and financing problems.

If you are thinking of selling, let me help you get your house ready to sell, create a marketing strategy to maximize your profit and negotiate a smooth, profitable transaction.

If you want to buy or know someone who wants to buy in historic Fairmount, I am the agent who can help you or them get the house of your dreams while avoiding common pitfalls.



LEAGUE

REAL
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Contact Lori Gallagher at 817-475-5117
or email lorigallagher@leagueRE.com

I am here to provide the most meaningful real estate client experience.

I am #ReadyToServe