

A PUBLICATION OF THE FAIRMOUNT NEIGHBORHOOD ASSOCIATION

FAIRMOUNT

MAY 2023

*Home Tour
Edition*

Jean Sullivan
REAL ESTATE AGENT



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Buying or selling a home can be a stressful process if you don't have the right real estate agent. I have extensive hands-on experience buying, renovating and selling older homes in historic Fort Worth neighborhoods, including ours! You can rely on me to guide you through the process of navigating the charms and challenges of buying and selling these wonderfully unique and historic properties.

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President's Letter

Hello neighbors,

These past few months have been a bit of a whirlwind. If you were not aware, our past Fairmount Neighborhood Association President had to step down due to other conflicts, which led to me moving from the position of Communication Director to President. Thankfully I have had a very supportive board of directors and a past FNA president, David Weuste, has temporarily stepped in to fill the vacant Communication Director role through September. It has been short, but in the time since I took the President position I have had a great chance to talk to some of the leaders around our city and neighboring neighborhoods and have gotten some great support from everyone I have come in contact with. Fort Worth gives neighborhoods a lot of power in shaping how we want things to look around our city. It allows places like Fairmount to remain just as funky, historic, and fun as it always has been.

When I moved to DFW over 10 years ago I always said, "If I ever had a chance, I am moving to Fairmount." I loved the deep rich history of the neighborhood that is matched by the fun strong community that went along with it. It has been 2 years since moving into the neighborhood and I must say it has not disappointed me.

One of the big things that were my first real introduction to the community was the FNA Historic Tour of Homes. My first tour in 2021 looked a bit different than most only being limited to Porches and Gardens, but the spirit was still there. Now that we look forward to the approaching 2023 40th anniversary Home Tour it has me very excited. This year's home tour will have plenty of amazing homes and businesses, along with an event to socialize and get to know some of the old and new neighbors around you. Between the parade, the party at Fairmount Park, and the tour itself there will be plenty to do. Make sure to keep an eye on your emails along the way.

And, if you see me around the tour feel free to stop and say "Hello" and never hesitate to reach out in the future! I look forward to working with the neighborhood for the rest of my time in the office and hope to serve my time well!

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

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Director of Communications
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Director of Infrastructure
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**Director of Membership
Services**
Barbara Crotty


Director of Promotions
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Chrysten Clay

Join us on Social Media

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Membership Socials

Your Fairmount Neighborhood Association intends to host a social gathering of some kind every month. This plan was rather derailed by COVID, but we have thankfully had a number of socials in the past year, and are excited to make this a regular occurrence once again.

One time we gathered at WineHaus. In November we had drinks and a grazing board at my house. December was our holiday party with live entertainment, held at Arts Fifth Avenue and catered by the fabulous Hao Tran. We missed January, as I went on vacation and I am a committee of one (hint, hint!). In February the Cowtown Marathon Cheer Station was made more elaborate for the neighborhood with bounce houses and mimosas! In March we joined in the 100th birthday celebration of the Fire Station Community Center on Lipscomb. And in April, as a post-Yard Sale celebration, we organized a Porch Hop, with neighbors hosting neighbors for a happy hour on front porches. All of these socials are free for members to attend!

What's next? Make sure to join the association for a mere \$20 per individual or \$25 per family or business and you'll be among the first to know!

- Barbara Crotty, Director of Membership



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Home Tour Happenings

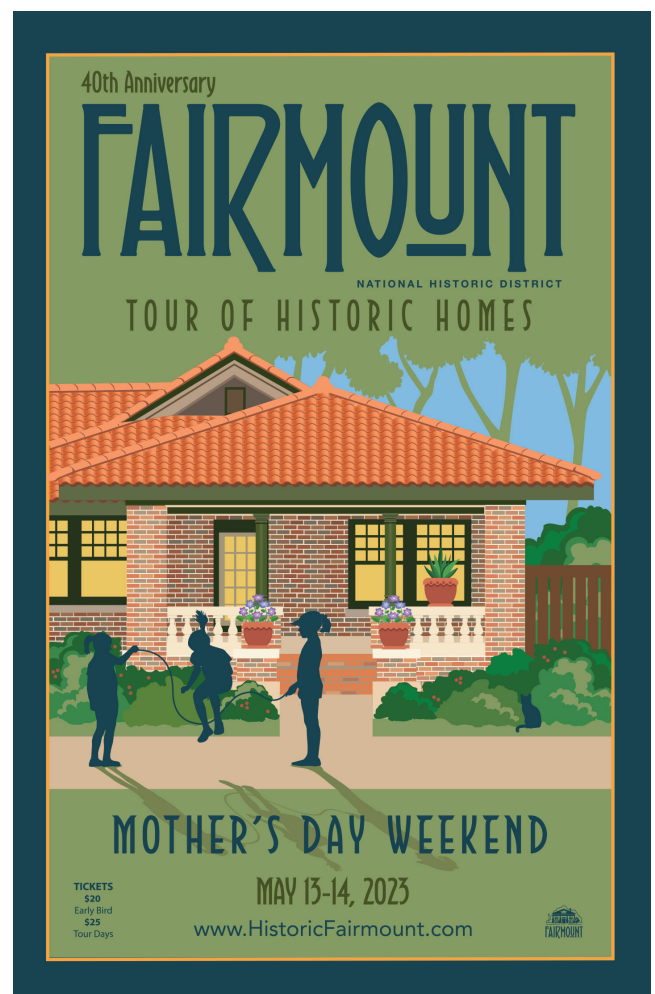
Join friends and Neighbors of the historical Fairmount Neighborhood as we celebrate Fairmount Home Tour 2023 on Mother's Day weekend, May 13-14. Fairmount Home Tour has always been a family-friendly event showcasing the unique history and architecture of the Fairmount neighborhood. This year we are excited to announce that Fairmount is expanding on the events for the weekend. The tour this year will feature 3 businesses and 4 homes, a parade and, for the first time, a neighborhood fair at Fairmount Park.

Saturday May 13th kicks off the weekend with the home tour parade through the Fairmount neighborhood. On Saturday only from Noon - 4 p.m. Fairmount Park will host a family and pet-friendly neighborhood fair. The neighborhood fair will feature music from local artists, activities for kids, food trucks, artists' demonstrations, the community garden, and a Yogi squad. Whether you spend a full day Saturday enjoying all the Home tour events or spread it out over the weekend, the Fairmount Home tour experience has something for everyone and is a great gift for mom!

One of the greatest ways to enjoy Home Tour is by volunteering. Dedicating your time for one shift for Home Tour gets you free entry to the event and an invite to wine down.

For more information on the Home Tour, to purchase tickets, t-shirts, and posters, or get involved, visit www.historicfairmount.com/hometour.

To purchase tickets in person, head over to Old Home Supply anytime before May 6.



SATURDAY

- 10 a.m. Parade (Starts at Fairmount Park)
- Noon SiNaCa open for ticket pick up and purchases (1013 W Magnolia Ave)
- 12-4 p.m. Fairmount Neighborhood Fair (1501 5th Ave)
- 4 p.m. Ticket sell/pick up at SiNaCa closes
- 5 p.m. Homes close to guests

SUNDAY

- Noon SiNaCa open for ticket pick up and purchases (1013 W Magnolia Ave)
- 4 p.m. Ticket sell/pick up at SiNaCa closes
- 5 p.m. Homes close to guests

Avoid Costly Mistakes with your Bricks

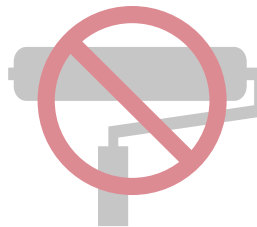
By Preston Patry,
Fairmount Director of Preservation

This month, I want to discuss unpainted brick and the importance of keeping historic brick unpainted. It has been a touchy subject as some people do not understand the restriction and are required to resolve the issue. We can paint our homes a variety of colors, but if you have unpainted brick, the historic code is to keep it unpainted. Over the years, there have been many close calls. It wasn't long ago a new investor painted a newly acquired apartment building on Fairmount Ave. They were required to completely strip the paint from the building and bring it back to its original appearance. This was undoubtedly a costly mistake.

To those who ask, why would it matter? First, painting brick is harmful to brick, as the brick loses the ability to breathe. Over time, the brick will eventually lose moisture and the brick will erode. That's not really something you want to see in a neighborhood trying to retain its historic features and charm. The other reason is the structure will lose its original appearance. Once you paint brick, it is very hard to go back.

Just ask our neighbors in Ryan Place how much they wish they had more protection against such instances. Here you can see the before and after photos of this grand home in Ryan Place. The charm and historic quality of this 1930s home were completely stripped by a new investor. If we didn't have these restrictions, situations like this could persist in Fairmount.

In short, the restriction of unpainted brick maintains the neighborhood and keeps the historic look so 100 years from now, people can still appreciate these homes with their original look. Some of you might be wondering, but my brick is painted. That was because it was done before these historic restrictions were put in place. In these cases, you are allowed to paint (or re-paint) these bricks. It's the unpainted brick we are trying to protect.



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By Kim Worley

Mark your calendars for Fairmount’s next Texas State Historical Marker Celebration. Our Fairmount neighbors may call her the “Mardi Gras” or “Scooby Doo” House and the State will proudly list her as, “The Vinnedge-Loicano House” in memory of the home’s most noteworthy residents, but to The Worleys, she’ll always and forever be, “The Cowabungalow!”

ARCHITECTURAL HIGHLIGHTS

2008 Fairmount was built in 1913 on the Summit Streetcar Line. The home is an excellent example of California Craftsman styling with a low-pitched gable/hipped roof and heavy decorative beams. Its interior features multiple 5-over-1 windows, box beamed ceilings, a built-in kings chair and bookcase, plus a colonnade highlighting the dining room’s built-in mirrored buffet.

EARLIEST DAYS

In 1906, James G. Henderson, a prominent businessman and owner of J.G. Henderson Cut Stone and Contractor Company, bought much of the west side of Fairmount Avenue’s 2000 block from Fairmount Land Company for \$2000 (about \$67K today). In 1911, he sold just the two lots that would eventually home 2008 Fairmount for \$1400 (\$44K today).

By 1913, the still vacant property had resold, ultimately landing in the possession of Joseph B. Clark, a traveling salesman with hopes of setting roots. Clark’s focus quickly changed however, and after unsuccessfully trying to sell his newly built home, he rented it to Harry Vinnedge and his wife, Beryl.

HARRY VINNEDGE (1915 – 1918)

Renter Harry Vinnedge launched The Vinnedge Company, which he ran out of a nearby storefront on

Jennings Avenue. The business quickly grew into Worth Brand Wholesale Foods, purveyors of home roasted coffees, French mustard, and salad dressings. Worth Brand’s gains also necessitated a move to larger commercial space at 2350 N. Main Street.

In 1918, the home was sold Davis McCulloch, a vice president of Big Five Oil Association, who lived in the home for five years.



THE LOICANO FAMILY (1923 – 1945)

Nicholena “Lena” Loicano, a widow with 10 children, bought 2008 Fairmount for \$5900. Over the next several years, she took out several loans against her home’s note, perhaps in support of her family’s various businesses.

Over the next 22 years, all of Lena’s children, except Tony, would reside at least temporarily at 2008 Fairmount. Later, some of them even moved spouses and grandchildren into the home.

Anthony “Tony” Loicano: Most closely associated with the businesses run through 1616 Kennedy, Tony also owned a grocery store just around the corner from The Cano at 2306 Pine Street. He had convictions for selling liquor without a license dating back as early as 1913. Tony was known to be a dapper dresser, always sporting a diamond stick pin.

In 1919, J.C. King was convicted of attempting to murder Tony when King opened fire in Tony’s restaurant on 1208 Main Street – where Magnolia Avenue Salon stands today. Though several shots were fired, Anthony sustained injury from only one bullet to the leg.

In 1924, Anthony and his wife, Irene, owned the Palace Pharmacy at 616 Travis Avenue. They also later owned West Sixth Street Drug Store and Seventh Street Pharmacy. Brothers Frank and Buster joined the couple as

Vinnedge-Loicano House (cont.)

managers for these businesses.

Tony and younger brother Johnny were arrested for “possession with intent to sell” about a year later when dry officers busted Palace Pharmacy and found a bottle of Scotch in a hollowed-out desk leg.

In 1927, Tony was sentenced to serve one year in the Fort Worth County Jail for possession and selling intoxicating liquor in violation of the National Prohibition Act. He was released after six months for providing testimony in an attempted jail break.

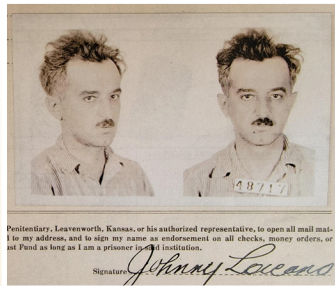
In 1932, Tony launched “Big State Novelty Company” at 1603 Houston Street, currently the home of the Fort Worth Water Gardens. The business was the seedling for what ultimately became the Loicanos Big State Coin Machine Company dealing in everything from juke boxes, pinball machines and snooker tables to cigarette machines, marble machines and slot machines.

Tony was charged with keeping premises for gambling on the 1000 block of Main Street in 1934. His trial was mysteriously dismissed.

John “Clever Johnny” Loicano: In 1932 W. M. Loid was shot to death outside of his residence on Simondale Drive. On his deathbed, Loid named “John Loicano” as the gunman. Johnny, already facing a prohibition complaint for having 72 gallons of whiskey in a garage on East Magnolia Avenue. The murder charges were dismissed as the Grand Jury maintained that a deathbed accusation was not admissible.

Johnny pled guilty to manufacturing and selling whiskey without paying Federal Revenue Tax in 1936. Evidence included 126 gallons of whiskey found in a building behind a secret door where a still was in operation at 131 South Main Street. He was also operating a 500-gallon still in a barn at the John B. Needham Farm. John was sentenced to two years and spent most of this sentence at the Prison Camp at U.S. Hospital for Defective Delinquents in Springfield, Missouri.

In 1951, Johnny was manager of “The Turf Club” gambling hall. He was charged with bookmaking about



Penitentiary, Leavenworth, Kansas, or his authorized representative, to open all mail mailed to my address, and to sign my name as endorsement on all checks, money orders, or all Postal as long as I am a prisoner in all institutions.

Signature: *Johnny Loicano*

one hour before the 1951 Kentucky Derby and was arrested with two other men at the Court Hotel at 111 E. 6th Street (across the street from today's Ashton Hotel). He possessed racing forms from horse tracks from across the nation. The men were later indicted by the grand jury.

Frank “Handsome Frank” Loicano: Frank and younger brother, Buster, were long-time business partners in Big State Novelty Company. It appears that Frank, Tony and Tony's wife lived together for many years; Frank married Irene after Tony died.

By the 1960s, Frank and Buster owned the building at 1609 Houston Street and dealt in oil lease lotteries with Howard Lee, their sister Adelaide's husband, in the nearby 712 Continental Life Building.

In 1961, the Tarrant County Crime Commission reported that employees of Frank and Buster's approached certain Fort Worth City Council candidates with an offer of \$3,000 for campaign expenses and 2,000 to 2,500 votes in exchange for exercising influence in opening Fort Worth for gambling and prostitution. It was reasoned that these activities would stimulate convention business.

Martin “Buster” Loicano: 1938: Though he never once served time, Buster was arrested for involvement in planning a post office heist in Crowley, LA. One hundred thousand (100,000) three-cent stamps and \$8.00 in cash were stolen with the intent to resell the stamps at a reduced rate in west Texas. Police recovered 40,000 stamps but also gained knowledge that at least a portion of the remaining stamps had been destroyed.

Buster is best recognized for his stake in Big State Novelty Company. As reportedly with many other sites throughout north Texas, Big State placed gaming machines in Top O' Hill Terrace, an exclusive gambling establishment to the rich and famous in Arlington. Fascinating tours of the Top O' Hill facility are available today on the grounds of Arlington Baptist University. Tommy Dorsey and Benny Goodman entertained other celebrities like Clark Gable, Ginger Rogers, John Wayne and Howard Hughes at this beautiful, private club.

Buster's daughter, Joan, owned a celebrated dance studio in Fort Worth. She married her Paschal high

school sweetheart, Charlie Applewhite, “the little man with a big voice”. Charlie got his start singing on the streets of Fort Worth and he was offered club gigs before the age of 21. Soon after scoring his first club dates, Charlie emptied his (and Joan’s) savings account to go the New York to “become a star”. Charlie demanded an audition with Milton Berle, and amazingly landed a standing gig on Berle’s show. Charlie cut several records and became a cast member on The Morning Show and the Jack Paar Show.

With a keen eye for opportunity, Buster Loicano was cited for stuffing his firm’s juke boxes with only Charlie’s records. Business patrons could drop their change into a juke box and listen to anything they liked ... as long as it was Charlie Applewhite. By doing this, Buster supported not only his son-in-law’s record sales but also profited from the coins harvested from the machines.

Immediately after Charlie and Joan divorced, Charlie was drafted into the army for two years. While he made a few television guest appearances upon his return, he never regained his earlier level of fame. Disappointed by this turn of events, Charlie complained, “Pat Boone and all those crazy rock and rollers stole my career!”

Buster also owned several adult establishments including the Turf Club, Star Dust Lounge and Tempo Club. He and Frank were periodically charged with tax evasion for funds gained through their gaming machines and various other businesses through the early 1960s.

In 1961, Buster and Frank sold Big State Coin Machine Company to Standard Cigarette Service, Inc. for \$225,000. After the assassination of President Kennedy, Buster’s business dealings, land/building holdings and potential associations with members of organized crime families were investigated by the FBI.

Lena’s sons built a home for their beloved mother at 1937 Berkeley Place in the mid-1940’s. That home, with its ornate Italian details, still stands today. Joan Loicano, Lena’s granddaughter and vivacious Ryan Place resident, passed away on March 1, 2017.

Fun fact: Lena Loicano was born March 1, 1869. Kim Worley, a current caretaker of the home, was born on that same day 94 years later.

Save the Date: September 16, 2023
Registered Texas Historic Marker Celebration



CLOSING NOTES

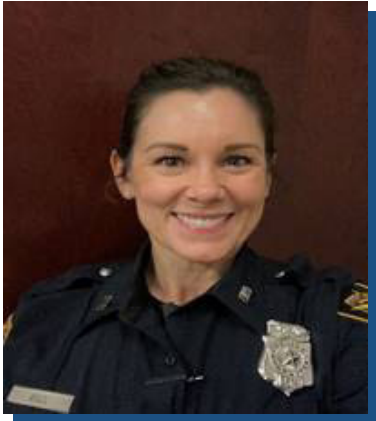
- In 2012, the 2008 Fairmount was on local TV news cited as a Zika virus hazard. The video featured kiddie pools placed throughout catching rainwater streaming through its mostly missing roof. The house was slated for demolition by the City of Fort Worth when it was bought for less than \$40,000 by the restoration/renovation team of Mark Hixson and Jose Villalobos.



- Huge thanks to Lori Gallagher, the World’s Greatest Real Estate Agent, for telling us, “to keep an open mind”, on first approach to the once dilapidated Cowabungalow; all the Fleger and Worley family members who encouraged our move to That Old House even when their common sense dictated otherwise; Martin and Linda Dahl for personally delivering the deed card that got our Spidey Senses tingling; Carol Eicher, Goddess of Library Science, for opening the rabbit hole; Stacy Luecker for tirelessly guiding the way and providing a template for Texas Historic Marker Award Success, and to all of our kind and colorful Fairmount neighbors. We’re grateful for your invaluable support but even more, the treasure of your friendship!



Meet our New NPO



Officer Jennifer Bell

I just wanted to take a moment to introduce myself to all of you. I am Officer Jennifer Bell aka Jenni Bell. I am excited to have been selected as your new Neighborhood Police Officer and I know the Officers before me did an outstanding job so I have big shoes to fill!

I am originally from Arlington but Fort Worth is home and actually, I was a resident of B14's beat until recently. I have been with the Fort Worth Police Department for almost 15 years and served in Patrol, Vice and Narcotics, the Real Time Crime Center as well as the Background Unit. I am a U.S. Army and Texas Army National Guard Veteran and I was a Dispatcher for another Department prior to being accepted into the Fort Worth Police Department. I also have previous experience in the non-profit arena with the Tarrant County Health Department.

I love Fort Worth and I am looking forward to working with all of you.

Officer Jennifer Bell

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The 2023 Fairmount Tour of Historic Homes is Mother's Day weekend, May 13 and 14, 2023, and is the largest fundraiser for the Fairmount National Historic District. Every year the Home Tour kicks off with a neighborhood parade, starting at Fairmount Park at 10 a.m. on Saturday, May 13. Check out the parade route and make a plan to come out and cheer on the parade participants.

Want to help make this year's parade even more memorable? Sign up to march, dance, drive or promenade down the parade route with your friends, business, or group. To sign up, message communications@historicfairmount.com.



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 Sunday, December 3, 2023
 Noon – 5:00 PM

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 FOR \$20 OR \$30 AT THE DOOR



The 2023 Fairmount Tour of Historic Homes

Secrets Uncovered, Treasures Discovered, and Houses Recovered from Certain Doom

By Michael Tucker-McDermott

If you have never been on a Fairmount Tour of Historic Homes, this year's tour on May 13 & 14 would be your perfect year to start. And if you're reading this, you live or own property in Fairmount so you should know this is the one event of the many in our historic district that is responsible for your neighborhood's existence. This year is the 40th Anniversary tour and the 41st Annual tour, having started with the first one back when Michael Jackson's "Beat It" was the no.1 single on the pop charts and the top grossing film so far that year was "Flashdance"; the year was 1983.

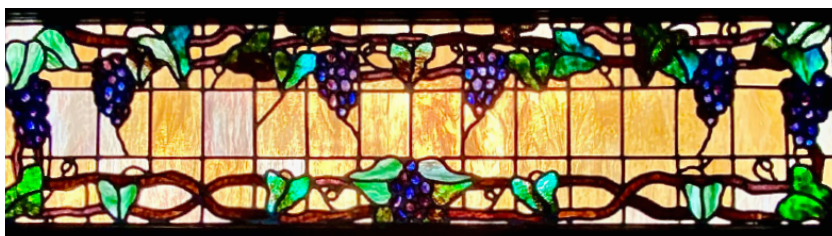
That was the year a few brave, and in their friends & families' opinions, insane individuals showed off their respective home redos on a tour then called "The Fort Worth Urban Pioneer Tour of Homes," in a neighborhood that was all but abandoned and forgotten by the city and considered too dangerous to live in by many. Forty years, forty one home tours, and a couple of historic designations later, the neighborhood has changed exponentially. However, the mission of the Fairmount Tour of Historic Homes remains the same—to showcase our beautifully restored and renovated historic homes and promote the sensitive and educated preservation of all its houses and structures.

This year's tour will feature four beautiful and very special homes, and three local businesses. Two are located in iconic Fairmount commercial buildings and one in a gorgeously restored and re-purposed grand home just outside the edge of the district, showing a historic building worthy of salvation does not have historic covenants on it to be appreciated and restored by a caring preservation-minded individual. As a tour goer you will delight in seeing painstakingly preserved or

restored leaded and stained art glass, beautifully tiled original fireplaces, expertly restored original woodwork, amazing family heirlooms and diligently curated antiques collections. If that wasn't enough, you'll be treated to amazing stories and photos of previous owners, family photos and artifacts, and even one home's previous owner who was so famous they made a major Hollywood motion picture about her. There will even be some of her original possessions on display there, as well as stories of the home's connection to two more of Fort Worth's most iconic city promoters and leaders.

Here are some photos that should pique your interest and show examples of just the kind of special tour the 2023 tour is. It's most definitely among the top ten best collections of historic homes and businesses our tour has ever had the good fortune to put on display.

The tour will also feature the annual Home Tour parade which will begin at 10 a.m. on Saturday, May 13 at Fairmount Park, corner of 5th Ave. & Myrtle St., winding its way through the neighborhood. There will also be other activities as well as food trucks at the park. The tour both days is from Noon-5 p.m., with tickets available in advance at historicfairmount.com (FNA members receive a discount) and at SiNaCa Studios, 1013 W. Magnolia Ave., the days of the tour.

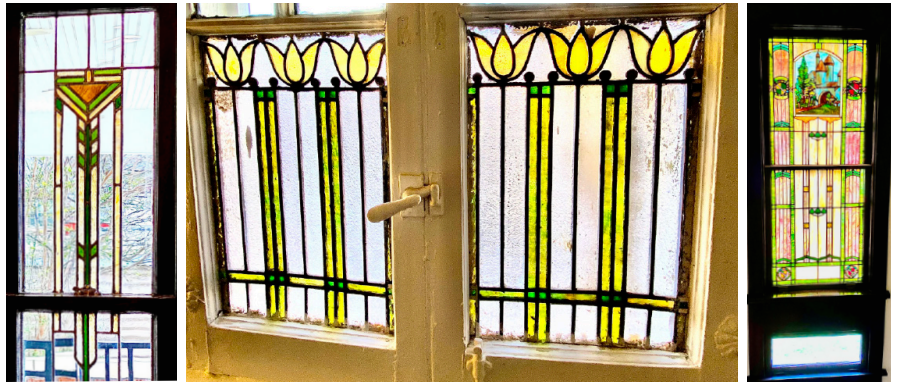


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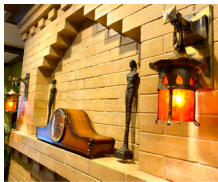
Stained and leaded art glass abounds on this year's tour. Several homes will be showing off their original preserved or restored windows and doors, with one house displaying its three completely different period styles and makers of art glass, including one that is believed to be the product of Tiffany Studios, NY, and a beautifully done nearly 8' tall stairwell window. Another home will show off its newly restored art glass window, to be installed this week in its recently refinished and very unusual Moorish style original front door.



Learn the story one home's family's cherished 100+-year-old military uniform and numerous medals of bravery from "the war to end all wars." The owners have myriad family heirlooms and gorgeous art on the walls, one from a famous and extremely popular local artist, and also this unusual bi-plane light fixture hanging upstairs, very apropos of one of the owner's place of employment.

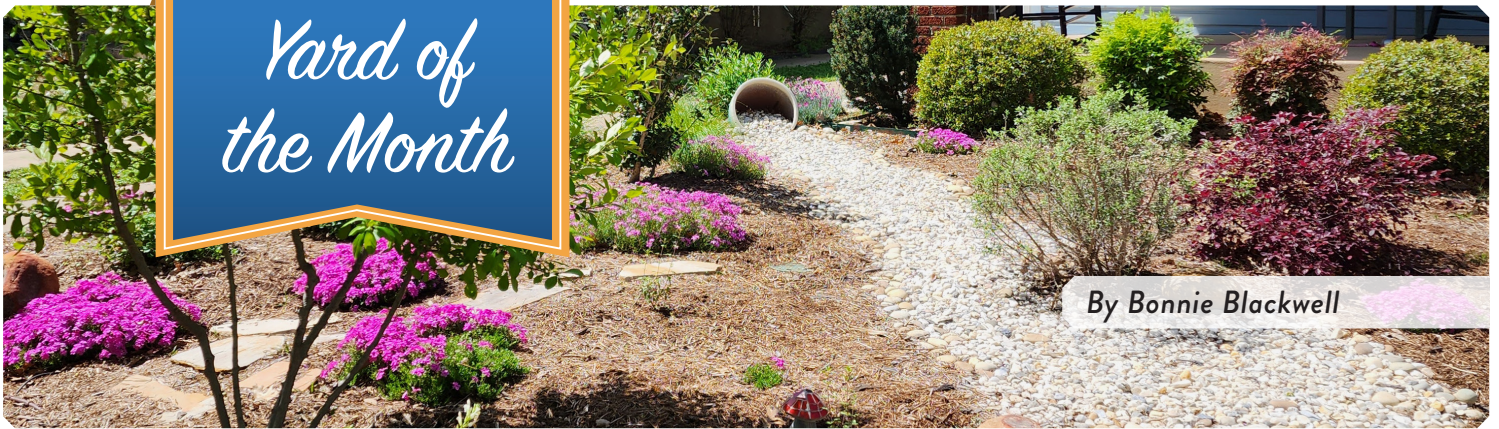


Beautiful original art tile adorns the face and hearth of three fireplaces on the tour. One is of earlier Scottish Rose of the Arts & Crafts Movement and the other two, same company but a newer style of the 1920s. Discover the manufacturer when you visit the home. It's one of the most valuable brands, highly prized, and collected by some of the most famous Hollywood directors, actors and celebrities.



One painstakingly restored home, boasts restored Arts & Crafts detailed woodwork, fine period reproduction wallpaper, and numerous curated period light fixtures, including these Gustav Stickley sconces adorning the fireplace, and a spectacular Moorish light hanging in the stairwell. Learn the story behind this hammered brass Aesthetic Period fireplace screen and the historically famous and iconic well-known mansion from which it came.

Yard of the Month

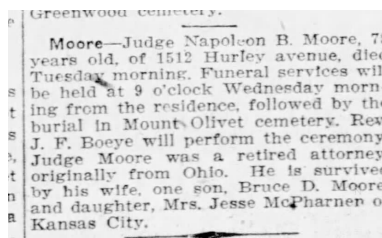


By Bonnie Blackwell

The May 2023 winner of Yard of the Month is 1512 Hurley, owned by Andrew and YeQi Luxner for nearly 5 years. The Luxners moved from San Diego to Fort Worth in 2018, with YeQi picking out the house while Andrew finished up his work in California. 1512 Hurley Street was built in 1910 as a late Victorian cottage with a pitched roof and cedar shingles. It has since been given transitional porch columns, nodding to the many Craftsman bungalows it faces on the Eastern side of Hurley.

One strand of continuity for the home, in one hundred ten years of transitory residence, is a tradition of housing military veterans, a tradition which continues to YeQi herself. She served for four years in the US Navy, working on the USS Nimitz as part of a search and rescue helicopter squadron attached to an aircraft carrier. The first owner of 1512 Hurley was Judge Napoleon Bonaparte Moore, a Union Army vet from the Civil War.

Napoleon purchased the brand-new home on Hurley in February 1910, but lived there just six months before he died of “senility” August 2, 1910.



Born in 1832 in Ohio, and raised in Nodaway, Iowa, Napoleon Moore was a member of the Creek Tribe through his mother Clarinda Moore. Napoleon married his first wife, Verlinda Webster, in Ohio in 1850, when he was 18, and together they raised a daughter, Sarah and a son, Bruce, while Napoleon went to law school. He was widowed by 1863, when he attempted to enlist in the Union Army at the age of 30 but was turned down. Undeterred, he left his small children with their grandmother and walked to Pennsylvania, where he was signed up for the Pennsylvania 45th Infantry by Moses Mullins, under the command of Col. Thomas Welsh; Moore eventually achieved the rank of Lieutenant. After the war, he chose to move his family to Texas rather than return to Ohio.

After more than 30 years as a widower, Napoleon Moore remarried in Fort Worth in 1896; his wife is variously listed as Nellie or Nettie in directories. They lived in the South Main area of Fort Worth, where he had a law office and notary

service at 413 Broadway for about 15 years before buying the new home on Hurley. Following Judge Moore’s death, Mrs. Moore began advertising for tenants in the Fort Worth papers in November 1911 to help pay the mortgage. She leased the two “south-facing rooms” at 1512 which boasted their own “private entrance” off the driveway, as well as “electric lights, and separate bath, [and proximity to] the Summit Streetcar line”, as well as two hot meals a day provided by Mrs. Moore’s cook, Mrs. Ellis, who had won several Fort Worth baking contests. There was never a shortage of tenants for 1512 Hurley, and Mrs. Moore liked to help young service members.

In the 1920’s, Fairmount’s Hurley Street was a hub of commercial and residential activity, with apartments, churches, and schools mixed with single-family homes and apartments.

Across the street from the Luxner’s home, 1513 Hurley was “Cozzens Secretarial School” with “new classes starting every week”. In 1921, contractor Ed Shotles added a garage apartment to the former carriage house, which allowed Mrs. Moore to move to the back house and rent the front to families. Her first tenants were newlyweds, Mr. and Mrs. Borden Davis; the bride was the former Ruth Shotts of Mistletoe Heights (“Beauties of the Season”), and the groom was a banker.

Mrs. Moore chose to put the home up for sale in 1923 for \$3,500. It was purchased by John C. McCoy from Glen Rose who had come to Fort Worth in 1921 to work for the Transcontinental Oil Company. McCoy often rented out rooms or the whole house (for \$30 per month) when his business took him out to the oil rigs near Wichita Falls. By 1925, the McCoy’s were living there full time without tenants,



as the house was filling up with their young daughters: first they had Bessie Holt in 1917, then and Rose in 1919 and Betty Jane in 1924. The older girls, Bessie and Rose, attended De Zavala Elementary and Mulkey Memorial Methodist Church. Their names are often in the papers as they perform in dances and plays, donate to the “milk and ice fund” and do volunteer work.



In June 1925, the McCoy's had a fourth daughter, Johnnie J. Quickly thereafter, the papers posted the sad notice that Mrs. McCoy had died due to placenta previa at 30. John's mother-in-law, Fanny, moved in to 1512 Hurley and took care of the four little girls for two years, until her own sudden death in 1927. McCoy continued to live at 1512 Hurley with the four girls as they grew up, relying on his mom and sisters to help out. The girls grew up smart, brave, and strong, and went to Polytechnic High, and then to TCU, and Texas Women's University and North Texas Agricultural College (now UT Arlington).

By 1940, John McCoy had married his second wife, Treasure McGehee, and moved with his daughters to a bigger house closer to TCU, 2541 Cockrell Avenue. Bessie, the eldest daughter, was a junior at TCU and a technician at a doctor's office. Roze was a college student who was also earning her pilot's license, which she got in 1940, and Betty was a sophomore at Polytechnic High. In 1942, John joined the Army at age 53. He served in the Philippines, but was killed in a truck crash on June 11, 1942 exactly 17 years to the day after the death of his wife Bessie. When he died, the McCoy girls sold 1512 Hurley to John's former colleague at the Transatlantic Oil Company, William Baulch. The McCoy's second daughter Roze McCoy became an author and an Air Force wife, and was a member of Amelia Earhart's 99's Association of Women Pilots. She was also a local historian who wrote *Thistle Hill*, *the Cattle Baron's Legacy* and *Electra*

II in 1980 and 1995 before she passed in 2000.

When the Luxners became the caretakers of this remarkable bit of history on Hurley Ave, they devoted themselves to beautifying the front yard throughout the pandemic. They say that digging in their garden during the pandemic was a lifeline during years of remote work and uncertainty. Where there was originally only turf grass and a few demure Yaupon shrubberies, they made a painterly landscape of pinks, burgundies and mauves. They laboriously moved many pounds of small marble rocks from the backyard to mimic an arroyo falling from a teal-blue ceramic pot. The mock stream curves through the front yard, flanked by mounds of purple phlox, pink dianthus, ox-blood loropetalum (or Chinese fringe flower), and two Mountain laurel trees.

The yard's design is a mix of perfect symmetries and offbeat surprises. One variegated privet has been pruned into a perfect sphere on right hand side, while on the left, two Texas sage are more free-form. As California transplants, the Luxners liked the idea of making their own version of “Hollywood,” so they lined the sidewalks with more than a dozen Dwarf Burford Hollies which serve as a softer form of fencing. In the backyard, they planted the larger Nelly Stevens holly which they had spotted at the Botanic Gardens along the fence line for texture and privacy. In the parkway by the street, they have two fast-growing Chinquapin Oak trees. The Luxners favor Archie's and the Botanic Garden sales for their plant purchases.

For their beautiful yard, the Luxners have our thanks, and a gift card to Calloway's for \$30.



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