



the Mistletoe Express



A Publication of Historic Mistletoe Heights

March 2004

Quick Bits

Meet Our New Yard-of-the-Month Volunteers

I would like to thank the following three ladies for volunteering their combined time and efforts as the new Mistletoe Heights Yard-of-the-Month committee.

De De Barth	817-922-8966
Becka Elbert	817-923-8320
Celia Jones	817-924-1191

ATTENTION: Does anyone know the date for the annual Mistletoe Heights yard sale? Please email the editor at carrk@charter.net

March Calendar

- March 2 - Texas Independence Day
- March 3 - FWISD TAKS Testing
- March 15-19 - FWISD Spring Break
- March 17 - St. Patrick's Day
- March 20 - First Day of Spring
- March 27 - FWISD SAT Testing

Due to a computer glitch and loss of email and address book, some submitted stories may be missing from this issue. Please accept my apologies if your story was not printed.

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Fort Woof Dog Park

The grand opening of Fort Woof Dog Park will be at 10 am April 3, 2004. Fort Woof Dog Park is located in Gateway Park, located just north of I-30 on the Beach Street exit.

Fort Woof Dog Park will provide five acres of beautiful land in Gateway Park for dogs to frolic off leash. A little over three acres will be set aside for large dogs and about 1.6 acres for smaller dogs. "My dog Wanda can't wait to run off leash at Fort Woof," commented Melissa Kohout, President of the Fort Worth Dog Park Association. Fort Woof Dog Park will also have benches, bags to pick up poop, and facilities to hose your dog down if they get dirty.



The City of Fort Worth voted to establish a dog park as a pilot program, but is looking to dog oriented businesses and dog owners to help defray the cost of ongoing maintenance of the park, which is estimated to be \$36,000 a year. Kohout says, "We are going to need everyone's help to make sure that Fort Woof is a success." The Fort Worth Dog Park Association is selling t-shirts at dog oriented businesses and is planning a 5k run as well as a Halloween Party at Fort Woof Dog Park.

If you would like to volunteer or donate to support Fort Woof Dog Park, e-mail at contact@fortworthdogpark.org or call Melissa Kohout at 817-924-7063. Or visit the website at fortworthdogpark.org.

"We look forward to seeing an invasion of four legged friends at Fort Woof Dog Park," barked Wanda.

Let It Snow, Let It Snow, Let It Snow!

The news anchor on channel 8 said it was a 19-year record. At my house I measured almost 5 inches of snow and, although I have only lived in Fort Worth for 7 1/2 years, I wonder if 19 years is a bit conservative. We always seem to get ice, but not the snow. What a welcome sight it was. A few neighbors gathered at Newby Park Saturday morning to let our dogs romp in the fresh snow. None of them had ever experienced snow before. Jim Peipert was kind enough to walk the neighborhood and shoot some photos. I have included a few of them throughout this issue. Thank you Jim.



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March Yard of the Month

For the month of March, we have picked 2312 Mistletoe Drive as the yard of the month. This is the home of Kent and Rebecca McKeever. During these drab days of winter it is so refreshing to see the vibrantly colored pansies lining the front walk and flowerbeds. Also, placing potted pines against the moss green brick of the house is a perfect touch. Be sure to keep your eyes on this yard in the coming months as both azaleas and dogwoods burst into bloom.

Happy Planting,
DeDe Barth, Becka Elbert & Celia Jones



WANTED: Landscape Designer

We are looking for a volunteer to develop a workable plan with plants and engraved bricks for the proposed pavilion at Newby Park. If interested please call 817-923-5510.

Spring Cleaning is upon us!

2 for 1 on all *Drycleaning items for all M.H. Residents
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The Airplane Bungalow

The Airplane Bungalow is another house type that emerged during the 1920s. There are many examples of this design type throughout Mistletoe Heights. The appellation "airplane" seems to have been applied after this style appeared on the market. This design was an attempt, modest at first, to extend the bungalow on the horizontal and accent the vertical.

The low gable roof forms are the key to the design. The gables are contiguous and successive as in other bungalows, but the massing of roofs is quite different. Not only are roofs built so that they grow out of each other on the facade, but gables abut the main roof on the side elevations. Smaller gables cover the second-floor sections. This kind of house looks like sections could have been added arbitrarily to the base structure, but that is not the case. All the roof and frame sections are tightly integrated, and there is nothing accidental about the design.

Typically, the airplane reflects the jigs and jogs in the walls. And since these bungalows are larger than traditional ones, a hallway appears on some plans. Nevertheless, most of the interior spaces follow an open floor plan.

Special exterior features of the airplane include thick, battered piers and porch columns, exposed purlins and rafters, and combinations of claddings and gable motifs. The proportion of window to wall area is quite high, windows are grouped in imaginative combinations such as bands, doubles, and triples, with wide cottage windows. Porches are extensively developed and include multiple interior and exterior accesses to porch areas.

In summary, the airplane bungalow is a wide, sweeping, dynamic house that was more successful in warm climates than in cold ones.

(Most of the information in this article was gleaned from *American Vernacular Design 1870-1940*, written by Herbert Gottfried and Jan Jennings.)

Martin Herring

Characteristics: One story and a partial 2nd story for bedrooms, sun porch, sleeping porch.

Often Had: Low pitched gabled roofs, overhanging eaves, great proportions of windows to wall (cottage paired, triple windows), large deep porch.



City of Fort Worth Landmark Plaques

City of Fort Worth Landmark plaques are available to those who live within the boundaries of the Historic District and those whose homes have been individually landmarked. The brass plaques are round with a star design.

The plaques may be purchased through the City's Planning Department. If you are interested in buying one, please contact Karen Gilmore at 817-871-8001.

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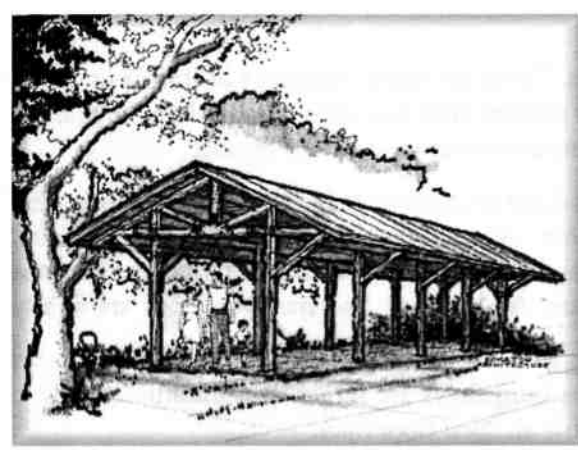
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Calling All Friends of Newby Park



The **Newby Park Pavilion** fund-raising campaign has officially kicked off! With an estimated budget of \$40,000 in construction costs and an additional \$10,000 for enhancements, fund raisers such as the sales of engraved bricks and a computer laptop raffle will be conducted. We are also soliciting corporate sponsors and support from the City's Park Department. We know you'll want to be a part of this worth-while and enduring neighborhood project.

This pavilion is for you and your family's enjoyment. With your help, these two innovative fundraisers will get the pavilion project ball rolling.

LAPTOP COMPUTER RAFFLE - DON'T PASS THIS UP

Who couldn't use one? Purchase a chance to win a Dell laptop computer for only \$25 per ticket. Hey, the odds of winning are super! Tickets sales began at our MH meeting on February 10, and households will also be contacted individually. The raffle drawing will be held at the MHA meeting on May 11. Enter as many times as you wish. **For tickets, email name, address and phone to carrk@charter.net or PHSFtW@aol.com.**



PERSONALIZED ENGRAVED BRICKS

Be a part of the pavilion and posterity! Purchase a personalized, engraved brick for \$100. What a great idea for any friend of Newby Park. Engrave names of family members, friends - even pets. The tokens of love and remembrance are limitless, and it will be there for generations to come. The bricks will be displayed in or around the pavilion. All brick purchases are considered tax-deductible donations.



Engraved Brick(s) Application:

Please print your message(s) below to include up to 3 lines of text with a maximum of 13 letters per line per brick. **Make checks payable to:** Friends of Newby Park, and mail to: 2218 W. Rosedale St. So., Fort Worth TX 76110.

Brick #1

Brick #2

Brick #3

Brick #4

Want to order more bricks? Questions? Call 817-923-5510.

How to Get Your Historic Tax Freeze

The following is only part of a Historic Tax Freeze document provided by Heather White. If you would like the document in its entirety, please email the editor at carrk@charter.net.

You'll need to obtain the latest form from Historic Preservation Planning, and write a plan for improving your property according to neighborhood guidelines. Your plan needs to account for how you'll spend 30% of the current value of the improvements on your property (in other words, the total tax value minus the land value). What I did was write a plan for the next 10 years. My estimates were more than double what I needed to spend to get the tax freeze. You don't need professional estimates; your own best guesses are fine. Also, you can cut to the chase and apply for a Certificate of Appropriateness for the work you plan to do, a required step in the tax freeze process.

You can also count work done in the last five years that met neighborhood guidelines, but wasn't presented in a plan beforehand. This worked to my advantage as well because it meant I could count everything I'd done since I bought my house, as well as "emergency" expenditures I didn't plan on (like my new gas line). So, depending on how recently you bought your house and how much work you've done, you may find that you've already done enough in the past five years to qualify for a tax freeze, and all that remains is the paperwork. You can include any kind of improvement that would stay with your house if you sold it, including landscaping, curtains, kitchen appliances, smoke alarms, etc.

Once you have an approved plan, you can get to work! You have as long as you want to take—there's no deadline. In the meantime, your property taxes will continue their normal trajectory (up!) until you finish, at which time they'll be frozen for 10 years at the level where you applied.

You'll need to present copies of all your receipts, invoices, city inspections, and closed permits at the end. I would suggest you keep all applicable receipts separate and clearly notated with their purpose. Bear in mind that you can only count components of completed projects.

You'll need to attend one more Landmarks Commission meeting, but this time, as a Completed Project, you'll have a prime spot at the top of the agenda. Once your completed work has the approval of Historic Preservation, the Landmarks Commission and City Council you can contact your mortgage company to let them know your tax value has been frozen.

TAD will send you a form for each of the next 10 years; you fill it out and mail it back, and voila! - big tax savings. At the end of the 10 years, your tax value will be raised to market value and you can apply again, again taking as long as you want to finish.

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