



## Celebrate the Fourth

Come one, come all to the Triangle on Saturday, July 4, from 6:30 to 8:30 p.m. for a patriotic celebration of our nation's founding 239 years ago.

Decorate your bikes, wagons, scooters, etc., but no motorized vehicles. Pets are welcome. There will be snow cones and two bounce-houses. We hope to see you there!



*If walls could talk...*

## La Dama Rosa has lots of stories, but no ghosts live there

By Melanie Smith

If the walls could talk at 2400 Harrison Ave., there would be a lot to hear. It appears that *La Dama Rosa*, The Pink Lady, which looks over the Triangle from the north, was built in 1919, which, incidentally, is the same year that the house at the opposite end of the Triangle, 1414 Mistletoe Drive (featured in the May newsletter), was apparently built.



Early photo of the living room at 2400 Harrison Ave.

In 1919, Prairie-style homes were certainly a newer trend, and both homes have a similar look in their high central blocks, flanked by lower symmetrical dependencies projecting forward. There is no known record of a builder or an architect for either home, and 2400 Harrison Ave. doesn't appear on the city tax records until 1923.



*We have some amazing people in Mistletoe Heights, and this is the first spotlight profile on one of them.*

## The teen stereotypes don't apply to Kate Herring, who has lived in the neighborhood her whole life

By Elisa Rode

Some might believe that teenaged girls are obsessed with social media, clothes and celebrities, and pretty much indifferent to the wider world. But they probably haven't met Kate Herring. After a few minutes talking with Kate, you realize that the stereotypes don't apply. Her focus is on good grades, family, a newly acquired springer spaniel named Jubilee and a love for Mistletoe Heights.

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# What's up in the neighborhood



Photo By Jim Peipert

**Neighbors Jeff Gibbons and Barbara Taylor performed at Prairie Fest on April 25.**



Photo By Jim Peipert

**Steve McReynolds, on a Sunday morning bike ride with neighbors, stops at the fountain in the TCU quadrangle.**

**Our neighborhood mail carrier, Daniel Zamora, makes his rounds in Mistletoe Heights.**



Photo By Jim Peipert

**Patrons at an art show opening for neighbor Jim Woodson at the Fort Worth Community Arts Center on June 5.**



**Brent and Susan Pressley dressed up for Lily B. Clayton Derby Day on May 1.**

# PRESIDENT'S CORNER

By Josh Lindsay



Neighborhood kids were out in force as we enjoyed a fine spring evening for our second Boulevard Banquet on Saturday, June 13. We closed down the 2200 block of Mistletoe Boulevard and had a potluck dinner. The kids ran amok on their scooters and bikes and had a go at a piñata, which was the highlight of the evening. And what a group of kids we had! I believe the kids outnumbered the adults. Lots of young families seem to be moving into Mistletoe Heights.

I've heard people talk about the shifting demographics of our neighborhood, and this event really demonstrated it. The kids are taking over!

Feel free to contact me if you want to learn how to close down a block officially through the city. It's easy. I want to thank everyone who came out for our block party on Mistletoe Boulevard. I saw photos of another block party on Mistletoe Avenue and I heard of one on either Edwin Street or Irwin Street.

It's great to live in a neighborhood that gets together for events like this. And the Fourth of July parade is coming up in the Triangle. Some of the more attractive features of our neighborhood are the mature trees, sidewalks and front porches, all conducive to a more laid-back lifestyle. And that brings me to another bit of neighborhood news worth mentioning. At the May 19 meeting of the Mistletoe Heights Association, we had a presentation about the Blue Zones initiative. Researchers studied long-lived populations around the world and came up with nine principles that correlate with longevity and quality of life: The Power 9®.

You can check out the Blue Zones initiative at: <https://www.bluezones.com/2014/04/power-9/>

**Josh Lindsay**  
**president@mistletoeheights.org**  
**2238 Mistletoe Blvd.**

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# President's Corner

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What occurred to me as I listened to the presentation was how these principles were already incorporated into our neighborhood, and they probably explain my attraction to the place.

Some of the Mistletoe Heights infrastructure was put in place nearly 100 years ago when the neighborhood was developed in what was then a suburb of Fort Worth.

Simple things like sidewalks, porches and nearby mixed development, schools and churches allow us healthy choices in how we move about and interact.

These are features that often go missing in residential development.

In terms of social Blue Zones principles, Mistletoe Heights does well, too. Strong family connections are important and Mistletoe excels at this.

Think about how many of our neighbors have extended family in the neighborhood. Some families have been here for several generations.

Another principle relates to surrounding yourself with a positive social circle. This made me think of all the well-rounded, active and purposeful people I've gotten to know here.

We also have frequent social gatherings – such as our block parties and the Fourth of July parade – that give us a chance to meet and spend time together.

We've got something great in our neighborhood.

Blue Zones may have a fancy registered trademark, but we've been lucky to have the essential elements of the movement around here for a long time.

If you wish to contact me, here is my information.

– **Josh Lindsay, MHA president**

Get connected. Be more engaging. Please share with us your experiences of good will in the neighborhood to [newsletter@mistletoeheights.org](mailto:newsletter@mistletoeheights.org) and write me at [president@mistletoeheights.org](mailto:president@mistletoeheights.org). Here are some ways to find out what's going on in the neighborhood.

1. Facebook Chat Room  
[www.facebook.com/groups/mhneighbors](http://www.facebook.com/groups/mhneighbors)
2. NextDoor page  
[www.mistletoeheights.nextdoor.com](http://www.mistletoeheights.nextdoor.com)
3. Webpage  
[www.mistletoeheights.org/contacts](http://www.mistletoeheights.org/contacts)



## In the city

The Botanical Research Institute of Texas and the city of Fort Worth have teamed up to sponsor the third annual EcoScape Residential Summer Landscape Contest, from June 14 to Aug. 16.

Landscapes will be judged on design, water conservation and appropriate maintenance. Applications available at <http://fortworthtexas.gov/EcoScape/>

Anytime – Link to city online pothole reporting form:  
<https://cityoffortworth.wufoo.com/forms/pothole.report>

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

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*We have some amazing people in Mistletoe Heights...*

## The teen stereotypes don't apply to Kate Herring

Continued from Page 1



Kate has lived in the same house on Irwin Street her whole life, and she could be a spokeswoman for the benefits and joys of growing up in a historic, tight-knit neighborhood. She is nostalgic for the Mistletoe Heights of her childhood, has an appreciation for the evolution of the neighborhood over the years, and takes a positive view of the state of the neighborhood today. To better understand Kate's perspective, you first have to understand her parents' contribution to Mistletoe Heights over the years.

Kate is the daughter of Martin and Gay Herring, who moved to the neighborhood in the summer of 1990. Martin served as president of the Mistletoe Heights Association in 1992, participated in Citizens on Patrol and worked to have the neighborhood designated as a historical district by the city of Fort Worth in 2002. Also, for 15 consecutive years, the Herrings hosted the neighborhood holiday bow-tying party and the Fourth of July ice cream social. Although they retired from party hosting, many residents may know Martin as Uncle Sam in the Fourth of July parade at the Triangle – a role Kate said he hopes to continue indefinitely. For Kate, the neighborhood is a place of nostalgia and serenity in the heart of a modern city. "Mistletoe is truly like a step back in time," Kate said. "It's a good, family-oriented community with a nice mix of people. It's almost like a Norman Rockwell painting."

I asked Kate to give me a brief overview of her history living in Mistletoe Heights. "I've actually lived in the same house my whole life," Kate said. "I haven't had to move, and that's something pretty awesome. "I've been lucky enough to have my grandparents across the street and my aunt and uncle around the corner," she continued. "I have family in the neighborhood,

and I know everyone in the neighborhood. It's been an awesome place to grow up." I asked Kate to reflect on some of the changes in the neighborhood that have made an impression on her. "I would have to say the historical overlay was one of the biggest changes I've seen," she said. The volunteering and the door-to-door canvassing to get the historic overlay approved by the City Council were significant, Kate said. Because her father was involved in the effort, Kate witnessed this grassroots campaign first-hand. "It all started when one of the houses on the bluff was torn down," Kate explained. "That sparked efforts to get the overlay in place... That's probably the biggest and best thing I've seen change."

Kate attended Lily B. Clayton Elementary School, Daggett Montessori and graduated in 2013 from Paschal High School. While at Paschal, she played softball and was a member of the cross-country team. Kate reflected on other changes in the neighborhood, including the growing numbers of young families who have moved to Mistletoe Heights in recent years. "It's evident on my street," she said. "When I was a kid, there were tons of kids on the block, then a few families moved out, and it seemed like all the kids left soon after. "But in the past five years, we've had three families move onto our street with young kids... It's almost like looking back in time to when I was a kid. Now everyone has toys in their yard again. It's great!"

After graduation from Paschal, Kate attended Tarrant County College while living in her parents' garage apartment. "Living in the garage apartment of my parents' house gave me the comfort of being home, but I felt like I had my own space," she said. "I was very fortunate and very thankful I had that option."

While at TCC, Kate took a government class that coincided with the 2014 gubernatorial campaign and election. Students in the class were encouraged to volunteer for a campaign, and Kate, much like her parents' efforts for the neighborhood, volunteered for the Wendy Davis campaign and helped with door-to-door initiatives as well as working the phone bank. She also found time to volunteer as a coach for the Paschal junior varsity girls' softball team.

Outside of her school and volunteer work, Kate describes herself as an outdoor enthusiast. So from her point of view, the neighborhood is in a perfect location for enjoying many outdoor activities. "We just got new puppy, and she and I spend a lot of time on walks outside," Kate said. "I take full advantage of the Trinity River and the trails."

In the fall, Kate is headed to the University of Texas at Austin, where she plans to major in government. She's also considering law school after she completes her bachelor's degree. "No telling what I'll be saying in a year from now," Kate said. "I want to be lucky enough to find something that I have a passion for."

**EDITOR'S NOTE:** Elisa Rode has lived in four different homes in Mistletoe Heights since moving to the neighborhood from New Mexico in 2003. She and her husband, Curt, currently live on Edwin Street. She's a former freelance writer and currently owns and operates a small ad agency on West Magnolia Avenue. She has two boys in college, both of whom attended Lily B Clayton, McLean Middle School and Paschal.



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## Mark your calendars!

- Mistletoe Heights Association members' meetings are held quarterly on the third Tuesday of the month. The next quarterly meetings will on Aug. 18 and Nov. 17. We are seeking hosts for the next two meetings. If you are interested please contact President Josh Lindsay
- As of January, all Fort Worth City Council meetings are to be held in the evening, enabling more people to attend. Meetings are in the Council Chambers at City Hall, 1000 Throckmorton St., Fort Worth. The meetings begin at 7 p.m. Please check the city's website for the summer schedule of City Council meetings.



## Where does the money go?

Did you ever wonder what your Mistletoe Heights Association dues are used for?

Some of the things paid for by the voluntary donations from neighbors are expenses for the Fourth of July parade on the Triangle, such as flags, jump house rental and snow cones and popsicles.



## Yard of the Month: 2314 W. Magnolia Ave.



**By Bruce Horn**

The Brewer family, whose members have lived at 2314 W. Magnolia Ave. for three generations, is the recipient of the Yard of the Month award for June-July. Tom Brewer's grandfather, Benjamin Franklin Brewer, bought the house in 1925. Later, Tom's father, Charles Caswell Brewer, owned the house.

Tom and Teri Brewer have lived there since 1993, and their son now lives in the house next door. One of Teri's pastimes is making quilts. She told me her mom is also a quilter. I don't know if other homes in our neighborhood have had three generations of the same family living in them, but it's pretty cool that they've kept their lovely home in the family for so long.

The canvas awning shading the porch is part of what makes the house so historically "accurate." Teri wanted me to mention that one of our neighbors, James Bryant, of Bryant Lawn and Sprinkler, planned and installed the flowerbeds. He certainly did a good job and they are reaching maturity this month. Be sure to walk or drive by soon to see the lovely vision created by Mr. Bryant.

The shrubs in front are variegated privet. In front of those are a variety of hosta, a bunch of lamb's ear, and a cluster of cast iron plants. There are a few loropetalum, some Katy (Mexican) petunias and a couple of miniature roses. There are some Burford holly bushes in the beds, too. On one side of the house, across the driveway, are red-tipped photinia (photinia serrulata – the old fashioned ones). On the other side you'll notice a small hedge of variegated pittosporum.

Like so many of our neighbors, the Brewers work hard to maintain a St. Augustine lawn. The only downside of our wonderful, mature trees in Mistletoe Heights is that their shade makes it difficult to keep grass growing. The Brewers' landscape is modest, yet elegant. The overall effect of the yard is pleasing to the eye and in keeping with the historical ambience of West Magnolia Avenue and the Mistletoe Heights neighborhood.

It's wonderful and remarkable that the Brewer family has made Mistletoe Heights their home for so many generations. It's also inspiring to know that the flowerbeds were designed by another talented neighbor. Hats off to the Brewers – past, present, and future!

## Show off your garden

Are you interested in featuring your gardening efforts on a local garden tour?

There's some talk of the 13th annual Historic Fort Worth Hidden Garden Tour being held in Mistletoe Heights next year, most likely the weekend after Mother's Day.

It would be a great way to show off our great little neighborhood to the greater Fort Worth community and benefit the cause of local historic preservation.

If you are interested in having your garden on the tour, please contact Historic Fort Worth @ Suzy\_Coleman@historicfortworth.org and/or melanie.smith@smithfamilyoffice.com.

We could also spruce up and show off our parks and perhaps showcase our neighborhood in conjunction with the tour in other ways.

-- **Melanie Smith**





## In the neighborhood

**Aug. 18** – Mistletoe Heights members meeting, 7 p.m., at a location to be announced.



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## Volunteers needed

We need more volunteers! Help us make this neighborhood better.

We need some people to host the members' meetings on Aug. 18 and Nov. 17. MHA is looking for four to five people to join the Historical Preservation Committee. Help us ensure the integrity of the architecture in our community.

Contact Chad Jung if you are interested, [vicepresident@mistletoheights.com](mailto:vicepresident@mistletoheights.com).



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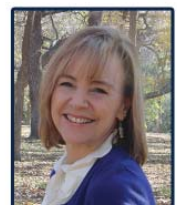
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*If walls could talk....*

# La Dama Rosa has plenty of stories, but hosting a ghost isn't one of them

Photo By Jim Peipert



**The Pink Lady at 2400 Harrison Ave.**

## Continued from Page 1

If the walls could talk, The Pink Lady would have stories to tell about the estimated 19 families that owned her during her 96-year history, the first of which was Harry E. Hicks of King Midas Oil and Gas Association Ltd.

Soon after Erin Carmody moved next door to us at 2408 Harrison Ave., she told me that she had seen our house listed in the book *Texas Houses Built by the Book: The Use of Published Designs, 1830-1925*, written by Margaret Culbertson and published in 1999.

Of course, I immediately ordered the book off Amazon and, when delivered, sure enough there on page 78 was a California version of our home, described as No. 901 in a stock plan book of Italian and Spanish bungalows published by George Palmer Telling of Pasadena, Calif.

A distinguishing feature of 2400 Harrison Ave. is that it is painted pink, albeit a light peachy-pink. But, it wasn't always so.

Neighbor Susan Hotard told me that she remembers, as a young girl, that the house had white-painted brick, and photos from as late as

around 1935 show the original brown brick exposed and unpainted.

There are transoms throughout the house that must have helped cool it off a bit in the North Texas summers pre air-conditioning.

Another photo from circa 1928 shows a screen door on the front porch. The families living in the house at the time used both front rooms as bedrooms. Those rooms and a few others now have 10-foot-high ceilings, but from the exterior there are windows above the 10-foot ceilings.

Were the ceilings higher in the early days so that these windows could be opened to capture any wisp of a breeze? The patterned glass on the windows has a simple covering behind it, and now those upper windows are in the short attic space.

Former neighbor Brenda Dolenz Helmer tells me that the late Norman Hoover, who grew up at 2345 Mistletoe Ave., was a great "hitter" in neighborhood baseball games. In fact, he hit so many home runs from the southern tip of the Triangle that he was a repeat offender at breaking out front windows of The Pink Lady.

I bet that in the early days the front doors, the transoms, and possibly those upper windows, were kept open to let in fresh air. We can only imagine what it must have been like without "refrigerated air"!

Greg Parrish of Parrish Electric thinks that the small amount of knob-and-tube wiring that remains on a basement joist was state-of-the-art wiring in 1920, with top-of-the-line materials installed by topnotch electricians. There's an old furnace flue in one of the basement rooms, which also appears to have been a laundry room and a crude bedroom at one point.

Several stories say that there was a grand piano in the small room to the north of the porte-cochère entrance with an "annunciator," an electric bell, in the floor to ring the servants. (Indeed there is an electric cover in the floor there and also in several other locations throughout the house. Maybe there were several "annunciators" back in the day?

## Is it haunted?

We are frequently asked, "Is it haunted?" Sorry to disappoint, but we have seen no evidence of a ghost in the eight years we've lived here.

We think this fun rumor developed in the late 1980s after the movie *Ghostbusters* came out in 1984. We hear that previous owners even had a séance and a "ghostbuster" team conduct tests to document paranormal activity!

Actually, we had no idea of the house's haunted reputation when we purchased it in 2007. But we were soon to find out.

Only a couple of days after we moved into the home, a neighbor walking by asked, "Have you seen your ghost yet?"

Upon my bewildered reply of "no," she began to tell a version of the ghost story.

A couple of days later, as I was in the front yard, a car pulled up and the passenger rolled down her window and asked, "Is this your house?" After my affirmative reply, she proceeded to give me her version of "the ghost story" and told me about the home's inclusion in a 2007 book, *Ghosts of Fort Worth: Investigating Cowtown's Most Haunted Locations*, by Brian Righi.

Of course, I immediately drove to Barnes & Noble and purchased the book. Sure enough, there on page 99 was a story about "The Singing Ghost of Mistletoe Heights," complete with a photo of our home.

We came to find out that several versions of "our ghost" and her story actually exist. One is that the original owner, Mr. Hicks, had a lover for whom he built the house. This "lover" was reportedly a concert pianist or an opera singer who would perform in the living room in front of the fireplace.

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## *If walls could talk....*

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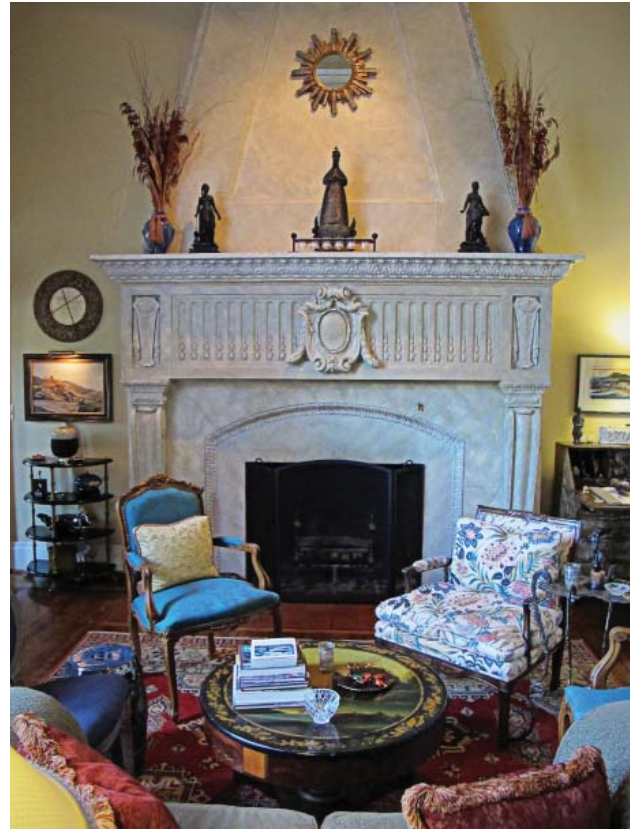
One version culminates in the death of a rival paramour, either in the basement or in the original servants' quarters, with reports of old blood still to be seen on the floor.

The stories are all similar to the best ones you heard around a campfire as a kid.

Neighbor Annette Gunter tells me that some years ago our house was the site of the best neighborhood Halloween party she ever attended. Apparently, The Pink Lady was empty, and the Halloween bash included a real coffin in the living room and punch that looked like blood on the front porch.

After we heard about "our ghost" for the umpteenth time, we hired Ruth Karbach, a local historian, to research the early years of the house. The following information is from Ruth's research:

*One has to think about the context of the city of Fort Worth when Mistletoe Heights was developing. Fort Worth had prospered during World War I (1914-1918) with an influx of 100,000 military men at Camp Bowie, and the provision of mules, horses and other supplies. The rapid expansion of the oil and gas and the new auto industries contributed to a booming economy. As the city celebrated the war's end, land sales reached a peak, and home construction, fueled by the addition of 5,000 new residents per month, made real estate investment an avenue to personal prosperity. Harry Edward and Harriet Sophronia Harvin Hicks bought the Mistletoe Heights lots in 1919. This section of Mistletoe Heights was outside the city limits at the time of construction. There is a tax card for 1920 in the county tax assessor's office, and as the family appears to be in residence at the time of data collection for the 1920 city directory, the home was probably constructed in 1919.*



**Contemporary view of the fireplace at 2400 Harrison Ave.**

Can you imagine that Mistletoe Heights was considered a suburb where "modern" houses were being constructed?

It is interesting to note that in 1917 Harry Hicks was an independent cattle dealer and that he and his wife were living in Fairmount at 2245 Hurley Ave. (See photo on the Fairmount Historic District website.)

In a year or so, they would move to 1601 Hurley Ave. in Fairmount – see photo on the Fairmount Historic District website – before building in Mistletoe Heights.

By 1919, he was selling stock in his King Midas Oil and Gas Co., which touted leases in the Breckenridge oil field.

He had several prominent and respected partners: John Otto "Jack" Eldridge, Dr. LeRoy F. Thompson, Oscar Reed Montgomery and Bart Mynatt.

Sam J. Callaway was the firm's attorney.

Things changed drastically for Harry Hicks in a short time. He sold 2400 Harrison Ave. after living in it for only six months. He was sued twice for debts in 1921, his wife filed for divorce, and by 1923, he was indicted for mail fraud although the case was later dropped.

No record of him can be found after this date. His wife and baby daughter returned to Houston to live with or near her family.

### **Flipped many times**

Ruth Karbach speculates that Sophronia's brother, Henry Mitchell Harvin, may have adapted the stock plans and designed and overseen construction of the house.

He studied architecture and civil engineering at Texas A&M. He designed the Develin House in San Angelo, a home on the National Historic Trust Register. Mitchell Harvin moved to Fort Worth around 1919.

The second owners of The Pink Lady were real estate broker David J. Leahy and his wife, Ida Valentine Norvell Leahy, owner of a ladies lingerie shop and decorative arts business.

The couple invested in furnishing the home and advertised it for sale within 54 days of purchase. It sold just a few months after purchase by the Leahys to Mahala Euphemia Drake, a widow.

Mrs. Drake purchased the property and "all furniture, shades and draperies now contained in the house." The Pink Lady was definitely "flipped" back in the day!

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## *If walls could talk....*

**Continued from preceding page**



**Ben Rubin, Sarah Rubin and Sadye Mae**

Mrs. Drake, who had previously owned a “handsome dwelling” at 2306 Harrison Ave., lived in The Pink Lady with her daughter, Joella Low (who had been married several times and owned a modern dance studio in Fort Worth at the time), and her granddaughter, Bernice Low, a vaudeville actress and dancer.

Could these women be the basis for the ghost stories? If walls could talk, we would know.

Mahala Drake sold the house for a significant loss in May 1923 to Lewis and Frances Talbott Wall, who sold the property only seven months later to Clark and Tommylee Dilworth.

They owned the property for only 24 hours, selling immediately to C.A. and Jessie Arthur. They in turn owned the property for three months before the daughters of family matriarch Rivka Rosner Berkowitz purchased the house in March 1924.

These two sisters, Ella Rosner Carshon (and husband Dave) and Sarah Rosner Rubin, lived in La Dama Rosa with their children, Sayde Mae and Betty Carshon and Ben and Harry Rubin.

Also living in the house was Raye Carshon (born Sept. 21, 1911), Dave’s niece whom Ella and Dave adopted.

Her parents (Dave’s brother) had been murdered in Russia and family members paid to have their three daughters brought to the United States. One sister went to New York, one to family in Oklahoma, and Raye came to Fort Worth.

So, just five years after construction and being “flipped” many times, The Pink Lady was finally loved by her seventh owners, as various members of these two sisters’ families lived as one family in 2400 Harrison Ave. for 25 years until selling in 1949. (Special thanks to descendants Sherwin Rubin, Janice Rubin and Sarah Applebaum Baker for sharing their family history in the information that follows.)

Rivka Rosner Berkowitz was from Munkatch, Austria/Hungary. Her

first husband was Ben-Tzion Rosner, with whom she had five daughters before he died circa 1898.

She then married her second husband, David Berkowitz, and they had a son. Mr. Berkowitz, a baker, emigrated from their homeland to Fort Worth before February 1901 and established the Fort Worth German Bakery Co., soon sending for his wife and the six children.

Rivka Rosner Berkowitz and the six children came on a ship called Borkum to Galveston in March 1901.

The old-country spellings of their names on the ship’s manifest were: Rofke Berkovics, born 1871, and children Sure (Sarah), born circa 1885-1890; Ester (Esther), born 1892; Elke (Ella), born circa 1893-1894; Ruchel (Rose), born 1896; Lieb (Lilly), born 1898; and Hirsch (Harry), born 1900.

Rivka was a deeply religious woman who left several of her older daughters in Houston as indentured servants, knowing they had better chances of finding Jewish husbands there.

Rivka then joined Mr. Berkowitz in Fort Worth, where they ran the bakery until he died in a wagon accident in 1906. The horse pulling the wagon was spooked by a train whistle.

At the time, Rivka was pregnant with another son, whom she named David after his deceased father.

Rivka Rosner Berkowitz then sent for Sarah and her husband, Oscar, who by this time were running a grocery in Houston, to come to Fort Worth to take over the bakery. The bakery reportedly was on Crump Street on the eastern edge of downtown, and at one time the family lived above it.

As relief from service in a Houston kitchen, Sarah had married Oscar Rubin (born circa 1874-1878), a Russian Jewish immigrant who was 11 years her senior and a door-to-door egg salesman. In 1904, they had their first child, Ben.

By 1908, matriarch Rivka Rosner Berkowitz had returned to Austria/Hungary, where she still had a vineyard. She took her sons Harry and David Berkowitz and daughter Lilly with her as she didn’t feel the boys were getting a proper Hebrew education in Fort Worth.

Rivka died in her home country before World War II. Her older son, Harry, reportedly took the entire inheritance from his mother’s estate, forcing Dave to leave Austria/Hungary and return to the U.S., where he was already a citizen. Harry and the rest of that family died in the Holocaust.

**Continued on Next Page**

## *If walls could talk....*

**Continued from preceding page**

Oscar and Sarah divorced by around 1915, and Sarah and Ella and Ella's husband, Chudah Dovid (whose Americanized name was Dave Carshon), ran the bakery until Sarah's health failed. Then they sold it. Dave Carshon was a Jewish immigrant from Russia.

The bakery made deliveries by wagon to north side neighborhoods and downtown eateries.

With the outbreak of World War I, the part of the wooden sign on the wagon that said "German" was cut out, and the name of the business became "The Fort Worth Bakery."

Ben Rubin worked beside his parents at the bakery from the time he was a small boy. He quit school at the start of World War I to deliver bread, as there was a shortage of wagon drivers. He continued to deliver bread for quite a while, but didn't like the new owners after the bakery was sold.

The second family business in Fort Worth is the well-known restaurant Carshon's Deli, started by Dave Carshon four years after the families moved into 2400 Harrison Ave.

Carshon's was originally downtown on Throckmorton Street, across from St. Patrick's Cathedral. This Carshon's Deli was in partnership with Chicotsky's Market.

Carshon's then moved to where the Park Central Hotel is today, at 1010 Houston St., next to the Flatiron Building, built in 1907. At this location, Carshon's was the kosher meat market for the area.

It moved out to West Berry Street in the 1950s and 1960s and has been at 3133 Cleburne Road since the early 1970s.

The family no longer owns Carshon's Deli, although it retains some of the same spirit.

Recollections of 2400 Harrison Ave. by Sarah Applebaum Baker, granddaughter of Ella Rosner and Dave Carshon and niece of Sarah Rosner Rubin:

Sarah Baker lived in The Pink Lady until she was about 12. She was named for her aunt, Sarah Rosner Rubin, who reportedly loved beautiful things.

Sarah recalls that there were big, pullout bins in the kitchen for sugar and flour. Even though the family was in the restaurant business, the cooking was done in the home by servants who lived above the original carriage house.

Sarah remembers running through the large living room that was not over-filled with furniture. She also recalls family weddings taking place in front of the grand fireplace, which the family felt was a good-luck location as all of those marriages thrived.

One time the family brewed some beer in the basement (she thinks during Prohibition), and it exploded, making a mess.

Sarah remembers, as a little girl, a large furnace in the basement and that the children weren't allowed to play there because of the furnace fire.

She recalls that the front appendage rooms were used as bedrooms. The bedroom of her grandmother, Ella Rosner Carshon, which she shared with Dave Carshon before he died, was the east front appendage room off the front porch.

Sarah Rosner Rubin's bedroom had been the west front appendage room off the front porch. Later, Sarah Applebaum Baker and her grandmother Ella occupied this west front room.

Many of their extended family members were welcomed into the home to visit and to stay for short or extended periods if they were establishing themselves in Fort Worth.

The house had two bathrooms. One was very small with a cramped shower space. (This is now a powder bathroom off the center hall.) The families mostly used the large bathroom.

Sarah remembers the beautiful stained-glass panes in the tall front windows of the Grand Salon. They considered the small room to the north of the porte-cochère the "music room," the location of the family piano.

Sarah also recalls fruit trees in an orchard-like area to the north of the original carriage house/servants' quarters. And before her time, the family kept geese in that area. Sarah said the magnolia tree in the front yard was already large when she was a girl. One time, she recalled, a cousin climbed the tree, encountered a beehive and fell to the ground.

Sarah said she was told that the Fort Worth Bakery delivered bread to the Joe T. Garcia family back in the day.

Young Sarah was very happy living in the house and didn't want to move when her mother was ready for a new home. She was about 12 when the house went on the market, and she knew there was a termite hole in the wood floor in one of the bedrooms.



**Sadie Mae Carshon on the steps of  
2400 Harrison Ave.**

**Continued on Next Page**



## *If walls could talk....*

Continued from preceding page



**Ben and Harry Rubin on the front porch of 2400 Harrison Ave.**

During a showing to potential buyers, she pulled back the rug to expose the hole in an attempt to thwart the sale. That got her into trouble with her mother, Betty Carshon Applebaum.

After the Applebaums sold The Pink Lady, they moved to a more modern home in the Park Hill area.

Sarah Rosner Rubin died on July 13, 1930. Dave Carshon died Feb. 1, 1935, and Ella Rosner Carshon died Dec. 7, 1947.

Sherwin Rubin, grandson of Sarah Rosner Rubin and nephew of Ella and Dave Carshon, adds these reminiscences:

He was first named for his grandmother, Sarah (who died about the time he was born), but the rabbi changed his name to Sherwin at his bar mitzvah, saying that Sarah is a girl's name.

He was told that grandmother Sarah had told his dad, Ben, and mother, Gertrude, she would set them up in

any business that wasn't a food business.

Ben and Gertrude went on to be very successful in Fort Worth. They revived her family's garment business and manufactured women's sportswear.

Although Sherwin and his family lived in the Berkeley neighborhood as he was growing up, he remembers 2400 Harrison Ave. as the home where the extended family gathered for weddings and Passovers in front of the grand fireplace.

He also remembers the family setting up dining tables in the Grand Salon for Passover Seder meals.

His parents (Ben and Gertrude) were the first in the family to marry in front of the fireplace on Sept. 18, 1927.

Sherwin also remembers the large shower area in the larger bathroom with many sprayers built into the walls.

He recalls being instructed by the matriarchs to dig horseradish, which grew on the north side of the house, for the Seder meal.

By the time he was 10 or 11, Sherwin was pestering his parents to let him drive the family car. They refused. But soon he was sent to stay with his "sweet" Aunt Ella in The Pink Lady while his parents went out of town, and she gladly let him drive her car all over the neighborhood.

The names on the closing sale documents when the family said goodbye to The Pink Lady on Aug. 31, 1949, are: Ben Rubin and his wife, Gertrude, Harry Rubin and wife Elizabeth Rubin, Betty Carshon Applebaum and husband Abe Applebaum, Sadye Maye Carshon Garsek and her husband, Rabbi Isadore Garsek.

Many members of the extended family live in Fort Worth and other parts of Texas today.

Sandra Sampson of Sandra Sampson Interiors is a David Berkowitz descendent.

Descendants of the second wife of Oscar Rubin include the Schuster family of the late Marvin Electronics store (originally an appliance repair company and then an independent electronic store in business 65 years).

Later owners of The Pink Lady include: W.R. Hill; Lillian and DeWitt Kerr; Francis Elbert and Arentina Louise Z. Council; Thomas H. and Lolita A. Collins; Melvin George Doop and Marilyn Doop and Barbara Petta Doop; William Wade and Suzy Cammack Thomas; Gregory Joseph and Sharian M. Phillips; Peggy Lavine; Joseph P. and Katherine Kline and A.F. Kline; Richard and Kay Haddaway; and, yours truly, Melanie and Flavious Smith.

**EDITOR'S NOTE:** The signature headline on the article above, "If walls could talk ...," is taken from a show that used to appear on HGTV. It told the stories of old houses and the people who lived in them. Judging from many conversations at neighborhood gatherings, we're betting that many interesting stories could be told by the walls of homes in Mistletoe Heights, with the help of their owners, of course. As you may have noted, "If walls could talk ..." is becoming a regular fixture in the Mistletoe Express. If your home has an interesting history, or was occupied by interesting people, other than the current occupants, please send your submissions to: [newsletter@mistletoeheights.org](mailto:newsletter@mistletoeheights.org).

Continued on Next Page

## If walls could talk....

Continued from preceding page



**2400 Harrison Avenue  
Hicks House, circa 1920**

*A sophisticated Prairie-style house with high central block and low symmetrical dependencies that project forward like small pavilions. Windows are grouped into over-scaled, abstract grids. The brick walls have been painted and the columns of the porte-cochere replaced.*

*The first recorded owner was Harry Hicks, president of King Midas Oil and Gas Association Ltd. The house appears to be eligible for the National Register in spite of its alterations.*

## Advertising submission process

All ads must be paid for by the 10th of the month previous to the month in which the ad will appear. Artwork for all ads should also be submitted by the 10th of the month prior. Artwork should be emailed to: [advertise@mistletoeheights.org](mailto:advertise@mistletoeheights.org). Should you have any questions, please email [advertise@mistletoeheights.org](mailto:advertise@mistletoeheights.org).

## Support our advertisers!

The officers of the Mistletoe Heights Association encourage you to support the businesses that advertise in our newsletter. These organizations pay to be in our newsletter and support our neighborhood. Their business also makes this publication possible. Without them we would not be able to provide printed newsletters to every household in the neighborhood free of charge.

## What would you like to see in the newsletter?

We want your feedback! What topics would you like to see in the newsletter? Send us your suggestions: [newsletter@mistletoeheights.org](mailto:newsletter@mistletoeheights.org).

## Join the Mistletoe Heights email list!

To subscribe to the Mistletoe Heights Residents mailing list, go to [mistletoeheights.org](http://mistletoeheights.org), click on "Email list" and look for "Subscribing to Residents." Enter your name and email address, and then click "Subscribe." Note: You may need to add [residents-bounces@mistletoeheights.org](mailto:residents-bounces@mistletoeheights.org) to your address book to receive emails. If you have questions or concerns, contact [moderator@mistletoeheights.org](mailto:moderator@mistletoeheights.org).

Check out our website:  
[mistletoeheights.org](http://mistletoeheights.org)  
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## PARK & PLACE PHARMACY



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Monique Nicholson, RPh

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In case you didn't know, I'm more than just a Mistletoe Heights' area Realtor—I represent buyers and sellers all over Fort Worth, Tarrant County and beyond.



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*Gaye Reed*



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gaye.reed@cbdfw.com



## In the Cultural District

### Amon Carter Museum of American Art

*American Still Life*, Feb. 14-Aug. 1

*Audubon's Beasts*, Jan. 15-Aug. 2

*Like Father, Like Son: Edward and Brett Weston*, Feb. 21-Aug. 23

*Pasture Cows Crossing Indian Creek, Comanche, Texas*: mural by Esther Watson, May 19, 2015-Aug. 23, 2016

*Samuel F.B. Morse's Gallery of the Louvre and the Art of Invention*, May 23-Aug. 23, 2015.

### Kimbell Art Museum

*Permanent Collection and special exhibits:*

*Botticelli to Braque: Masterpieces from the National Galleries of Scotland*, June 28-Sept. 20

*Castiglione: Lost Genius. Masterworks on Paper from the Royal Collection*, Nov. 22-Feb. 14, 2016.

*Gustave, Caillebotte: The Painter's Eye*, Nov. 28-Feb. 14, 2016

*Scotland Kimbell Fest*, Saturday, July 18, 2-10 p.m.; Free.

Art, activities, films, food, music. Details and schedule at [kimbellart.org](http://kimbellart.org)

### Modern Art Museum of Fort Worth

*Framing Desire: Photography and Video*, Feb. 21-Aug. 3

*Focus: Mario Garcia Torres, cinematic narratives/conceptual art of the 1960s and 1970s*, April 11-June 28



**Mayor Betsy Price listens to a Rosemont resident voice concerns about his neighborhood.**

## Walking Town Hall

Mayor Betsy Price, accompanied by our District 9 City Councilwoman, Ann Zadeh, conducted one of her "walking town halls" on May 16 in the south side neighborhood of Rosemont.

About a dozen neighborhood residents gathered on a fine Saturday morning to stroll through Rosemont Park as the mayor and the councilwoman heard of neighborhood concerns.

The "walking town halls," "rolling town halls" by bicycle and "caffeinated town halls" over coffee are ways that the mayor and City Council members keep in touch with Fort Worth residents. Details of the events are posted on the city's website.

If you need to talk to the mayor about something, this is a good way to do it.



**Councilwoman Ann Zadeh takes notes on her smartphone as she listens to a Rosemont neighborhood activist.**



# Mistletoe Heights is a kaleidoscope of color



Photos By Jim Peipert



Bountiful spring rains have turned Mistletoe Heights into a botanist's wonderland. Flowers and ferns, trees and bushes offer a kaleidoscope of color as one walks through the neighborhood. At every turn, some blossom or other calls for attention. We wish we could identify all the varieties of flowers in his selection of photos. But we'll leave that to the neighborhood gardeners with more knowledge of the local flora.



# Landscaping on the berm

The North Texas Tollway Authority has finished the sound wall between Mistletoe Heights and the Chisholm Trail Parkway and planted grass on both sides of the wall.

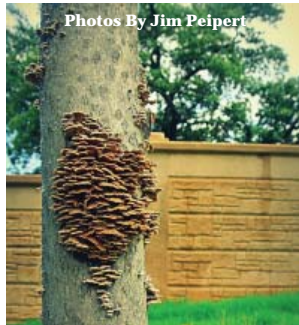
Our fine spring rains have turned the grass a lush green – at least for the time being. The city plans to install an irrigation system on the berm this fall.

The city also plans to provide trees, but we will be responsible for planting them.

At the May 19 meeting of the Mistletoe Heights Association, a neighbor proposed an idea aimed at discouraging transient activity along the berm.

The proposal was to extend the Trinity Trail path, which connects the neighborhood to the Trinity River, to the top of the berm all the way to Buck Avenue.

A rendering of the plan is being prepared. It is to show the path and the locations of old trees and the likely sites of new trees so that the irrigation system can be placed accordingly.



## Letter to the editor



**Is this the upstairs bedroom and the crape myrtle tree where the cigarettes were thrown?**

The April newsletter featured a story by Kathy McReynolds about the history of her home on Irwin Street. (See: “If walls could talk ... Chance encounter brings history to life at 2312 Irwin St.”) Kathy told a story that was related to her by a former resident of her home, Chloe Davis. I, too, was told that story.

The house I live in at 2200 Edwin St. was built in 1913, although the Tarrant Appraisal District says it was built in 1926. A previous resident moved into the house when she was 2. I believe her last name was Millican. I met her in the late 1970s – I believe her married name then was Stalp – when she stopped by and said she grew up in this house. Of course, I invited her in and we toured her childhood home. My husband, Wyatt, and I were in the process of making the house livable. Wallpaper was peeling, there were two large holes in the living room ceiling because of upstairs bathroom leaks and splinters in the hardwood floors.

In recalling her time in the house, Mrs. Stalp told me the same story that Chloe Davis told Kathy. She and her girlfriend were in an upstairs bedroom smoking and her father came up the stairs into her room. The girls tossed the cigarettes out the window. They got caught in the crape myrtle tree and smoke drifted back through the second-story window and the girls were caught. The crape myrtle must be more than 100 years old now. When we moved into the house in May 1970 it was already two stories tall.

The cutest thing she told me was that she couldn’t kiss her boyfriend goodnight because her father was always waiting and watching out the glass front door. She must have been an adorable “flapper.” The father, Mr. Millican, had a fetish about locks. Every inside door had a lock, some with keys, etc. She said her father locked every door at bedtime.

Wyatt restored the missing hardware with the help of Old Home Supply on College Avenue in Fairmount. Mrs. Stalp said that the small closet in her bedroom was used to store the family’s traveling trunks. Wyatt built a small bathroom in that closet.

I wish that I had written down her name and age, but I didn’t. I’m asking Mistletoe Heights residents if anyone has any information about her first name and maiden name and whether she was the daughter of the Millican of J.P. Millican Printing Co.?

-- Joy Teague, 2200 Edwin St.

**EDITOR’S NOTE:** Joy and Wyatt Teague were urban pioneers when they moved to Mistletoe Heights in 1970, a time when the neighborhood was in steep decline and Lily B. Clayton Elementary School was considered for closure. The Teagues and other neighbors still in Mistletoe Heights helped turn the neighborhood around and make it what it is today. We owe them a debt of gratitude.

Liz Northern and Dallas runner Joshua Thompson represented the Dallas Sister Cities organization in Sendai, Japan.



Liz Northern with Dallas runner Joshua Thompson in Sendai, Japan



Liz Northern with posters for the Sendai International Half Marathon

## Running in Japan

**EDITOR'S NOTE:** Neighbor Elizabeth Northern is a world-class runner – 2016 Olympic Trials qualifier in the marathon, winner and prior record holder of the Cowtown Marathon (2013), half-marathon (2014) and 10K (2014). This is her account of a trip to Japan to compete in a prestigious half-marathon.

### By Elizabeth Northern

Sendai, Japan, is called the “City of Trees.” Indeed, forest-clad volcanic mountains provide a stunning green backdrop to the tree-lined streets criss-crossing the bustling city of 1 million about 190 miles north of Tokyo on the main island of Honshu. Busy students and workers shuffled beneath the trees along the sidewalks, the shade from the trees cooling the warm May temperatures.

My trip to Sendai was focused on one main event, the Sendai International Half Marathon. Many city employees and members of the Sister Cities relationship between Sendai and Dallas ensured that I enjoyed an authentic Japanese experience. The days leading up to and following the race were filled with tours, a personal meeting with the mayor of Sendai, nerves and excitement and much shopping. I also enjoyed meeting other runners from Sendai's sister cities across the globe. The Sendai International Half Marathon truly lived up to its name. On a couple of mornings, I ran short shakeout runs with two runners from Belarus. I didn't speak any Russian and they didn't speak English, so our communication involved pointing, smiling and gesturing. It was great. The morning of the half-marathon was a blur. I typically have a hard time sleeping the night before big races, but the time change had seriously disoriented my internal clock. Each night in Japan, I fell asleep at a normal hour only to awake at 3 or 4 a.m., my alert mind offering no option for more sleep. As I walked up to the starting line, my eyes and ears soaked in the spectacle. The Sendai Kite Club displayed large banners and flags in celebration of the day. Volunteers and spectators yelled encouragement. And the men wore the smallest racing shorts I had ever seen. Trying to focus on the race, I strode out along the starting chute, jogging back to the line while more and more runners funneled into the corrals. Elite Japanese runners appeared, some of them former or hopeful Olympians, trailed by their sponsors, coaches and family. I tried to keep my cool, but I stuck out like a sore thumb. Even though I was – for once – the average height of my peers (men and women alike), my fair skin and light brown hair made onlookers notice me quickly. With 10 minutes until the start, the runners began taking their spots in the starting chutes. I stood next to a group of elite Japanese women runners. We all exchanged the customary pre-race smiles of good luck, some of them probably hoping their opponents would finish well behind them. And then, all at once, the runners began slapping their thighs. Slap, slap, shake, slap, shake, slap, slap ... What the heck? I had never seen nor heard of this sort of warm-up technique. I tried it myself. And, nope, I didn't notice anything. Maybe my shorts weren't short enough for my legs to benefit from the method. As the race clock wound down to the start time, Mayor Emiko Okuyama pointed the starting gun into the air. All the runners focused on the 13 miles to come. And then it all started with a BANG! The first few kilometers flew by swiftly and easily as I tried to settle into a groove with a group of men, hoping to use their energy to pull me along the course. A common tactic in races is that you position yourself shoulder to shoulder with another runner, and together you hold each other accountable during the race. This stranger becomes a temporary teammate/competitor, and as a unit you complete as much of the race together as possible. For me, however, I had a hard time finding my groove. Part of my problem may have been the wind, which seemed to change direction at every turn, blowing directly in the runners' faces with incessant tenacity. At times, I felt as if my race bibs (one on my front and one on back) were going to turn into wings, lifting me into the air and taking flight.

Alas, as the last turn of the course approached and I found myself taking the curve of the final 200 meters on the bright blue track, I forgot about the difficulties during the prior 13 miles and flashed the biggest smile I could muster. Who wants a bad finish photo? I certainly didn't. And so I concluded my first of, hopefully, many international races, finishing 11th overall among the women and the top female Sister Cities competitor.

I feel incredibly honored and humbled to have represented our city in the Sendai International Half Marathon. And I owe much gratitude to Mark Berry, Kana our translator, Dallas and Sendai Sister Cities, the Japanese-America Society of DFW, the city of Dallas, the city of Fort Worth, the Cowtown Marathon and the Texas Independence Relay for helping me throughout the trip.

**Domo arigato and sayonara!**





## Mystery gardener outed

Bruce Horn wrote in his Most Improved Yards column for the December-January newsletter of an “unnamed gardener” who has made a dramatic improvement in the appearance of the old apartment building at 1211 Jerome St.

“Years ago, the building was somewhat seedy and run down,” Bruce wrote. “A few years back, a new owner made improvements that really made a difference in the outward appearance.”

“This past summer, one of the residents put in a nice front yard,” Bruce continued. “I apologize sincerely for not having the person’s name to publish. Those efforts paid off in a really nice look – for the first time since we’ve lived in Mistletoe Heights.”

“Our thanks and commendations go out to the unnamed gardener whose work made such a difference.”

Well, the mystery gardener is no longer unidentified.

Her name is Caron Taft, who has lived at 1211 Jerome St. since February 2014. She has a house-cleaning business and lives at the apartment with a 12-year-old son.

Caron was out tending to her creation the other day with her dog, Sarah, when we passed by and snapped a photo.

Thank you, Caron, for your improvements to Mistletoe Heights!

# Minutes of the May 19 MHA meeting

## Attendees

Officers: Josh Lindsay, Chad Jung, Jeri Jo Blackmon, Valerie Ewing, Mary Ellen Peipert.

Neighbors: 19

Special guest speakers: Rita Beving, Jessica Latchaw, Jacob Browning

Host: The Ewings' residence at 1303 Mistletoe Drive

**7:08 p.m.:** Meeting started with Josh Lindsay, Mistletoe Heights Association president, introducing the special guests: Jessica Latchaw is with Blue Zones, Rita Beving is with the Clean Water Fund and Jacob Browning is the community engagement liaison for the City Manager's Office.

7:11 p.m.: Rita Beving, the first guest to speak, is the North Texas coordinator for the Clean Water Fund. She gave a slide show presentation about efficiency strategies to conserve water. Handouts listed plants that save water (xeriscaping). Why conserve? Despite recent rains, drought is an ever-present reality because of decreasing rainfall and increasing evaporation. Reservoirs are old water-conservation concepts and the most inexpensive. Water desalinization is the most expensive form of getting water. In January 2015 our water bills increased and are predicted to rise annually. Cities are the biggest users of water, with 60 percent going to outdoor irrigation. If you change the setting on your lawn sprinkler to "manual" instead of "automatic," you will save 35 percent more water. Water used for irrigating lawns exceeds that used for irrigating crops. Rita Beving provided pamphlets detailing much of her presentation.

Contact info: rita.beving@gmail.com and www.cleanwaterfund.org Phone: 214-557-2271

**7:46 p.m.:** Jessica Latchaw, Blue Zones neighborhood specialist, spoke next. The Blue Zones project will operate in Fort Worth for five years (3½ years remaining). Fort Worth is the first large city in the U.S. to take on this project. The purpose is to encourage changes in our community that lead to healthier choices. Why the name? Research began by pinpointing areas around the world where people live the longest, and those areas were circled with a blue pen: Loma Linda, Calif., is the only such area in the U.S. Others are Icaria, Greece; Okinawa, Japan; Sardinia, Italy; and Nicoya, Costa Rica. The people inhabiting Blue Zones share common lifestyle characteristics that contribute to their longevity. She said that longevity is 80 percent environment and 20 percent genetics. The Power of 9, nine principles inspired by people who have lived the longest: move naturally, wake up with a purpose, down shift, 80 percent rule, etc. (See the website for additional details). www.BlueZonesProject.com.

Contact info: Jessica.Latchaw@healtways.com

**8:11 p.m.:** Call to order. Minutes were distributed from the last meeting held by the officers in April. A motion was made to accept the minutes from the last meeting, with motion seconded and approved. Jeri Jo Blackmon noted that the minutes were printed in the last newsletter.

Sound wall/berm update: Irrigation system will be installed by the city this fall. The city will also provide trees but we are responsible for planting them. Construction will also begin soon to shorten the corner at Mistletoe Drive and West Rosedale South to allow for more plants and trees in that area. As for the berm, a neighbor proposed an idea that might reduce transient activity. His idea was to extend the Trinity Trail path to the top of the berm and create a path along the high point all the way to Buck Avenue. A drawing will be done to incorporate this plan, including path and tree placement so that the irrigation can be placed accordingly. A motion was made to draw up a plan, with the motion seconded and approved.

Pedestrian bridge: Pushed back to 2016.

Jason's Deli: The initial plan was to have a wall between the street and the restaurant. This is not yet complete but is in progress.

Newby Park Movie Night was canceled and the new date is yet to be determined.

Banquet on the Boulevard Part II: This is a block party from 7-11 p.m. on Mistletoe Boulevard between Forest Park Boulevard and Jerome Street. The street will be closed off. All Mistletoe Heights neighbors are invited.

**8:25 p.m.:** Newsletter editor Mary Ellen Peipert noted that the next newsletter is a combined issue for June-July, to be out around July 1.

**8:28 p.m.:** Jeri Jo Blackmon mentioned the July 4 party at the Triangle. There will be two bounce houses, one for young children and one for older children. There will also be snow cones. Treasurer's report: The neighbors who have contributed so far will be in the next newsletter.

**8:31 p.m.:** Meeting adjourned.



# Mistletoe Heights Association

## Annual Dues Drive

All residents of Mistletoe Heights are members of the association and dues donations are completely voluntary. Any amount is welcomed and appreciated. In addition to the seasonal social gatherings, landscape maintenance, newsletter and directory publications, dues donations fund a number of special projects.

Our annual dues drive begins in April and continues through October. You will see this flyer in our newsletter each of those months as we collect dues donations for our neighborhood association. We will recognize donors in EVERY newsletter through October with the final recognition published in our December issue.



Levels of giving for this year are:

Mistletoe – up to \$49  
 Holly - \$50 to \$99  
 Magnolia - \$100 and up



Thank you for supporting your neighborhood association.  
 Together we can make Mistletoe Heights an even better place to live.

\$25

\$50

\$75

\$ Other

Please return your dues  
 donation to:

Name(s) \_\_\_\_\_  
 (As you prefer to be listed in the newsletter)

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

Mistletoe Heights Association  
 c/o Jeri Jo Blackmon  
 1408 Mistletoe Drive  
 Fort Worth, TX 76110

☐

Please check here if you wish your donation to remain anonymous

Check here if you can volunteer some time to our association and include a  
 telephone number where we can reach you \_\_\_\_\_

## Mistletoe Heights Association Supporters

As of June 22, 2015

*Names in bold print have contributed since the last newsletter*

### Magnolia

Anonymous	<b>Dyson, Maynard &amp; Laura</b>	Mitchell, Mark & Susie
<b>Barrow, Wade &amp; Brook</b>	<b>Edwards, Chris &amp; Alison</b>	Northern, Will & Elizabeth
<b>Blackmon, Jeri Jo</b>	<b>Ewing, Scott &amp; Valerie</b>	<b>Parrish, Bill &amp; Sue</b>
Brewer, Tom & Terri	<b>Greer, J.A.</b>	Proctor, John
<b>Conville, Loralu</b>	Hulsey, Price	<b>Smith, Flavious &amp; Melanie</b>
Csanadi, Randy	<b>Jung, Chad</b>	Sybesma, Richard & Wendy
<b>DesRoche, Frank &amp; Pamela</b>	Krugler, Beth	

### Holly

Anonymous	<b>Devero, Kenneth &amp; Jean</b>	<b>Vinson, Paul</b>
Arvin/Thielman Family	<b>Eastepp, Rosaline</b>	O'Connell, Michael & Carole
Ball, Jason & Sabrina	Effertz, Stan & Lynda	Pitt & Miller, Matthew & Kimberly
Belsher, Ben	<b>Gunn, David &amp; Camp, Claudia</b>	<b>Reck, Chris &amp; Heather</b>
<b>Brock, Dan &amp; Lisa</b>	<b>Hale, Tommy &amp; Pat</b>	<b>Rogers, Marc &amp; Kathy Jo</b>
Cetto, Allen & Cheri	Hotard, John & Susan	<b>Ruthart-Stevens Family</b>
Crabtree, Marcie	Lindsay, Josh	<b>Sevadjan, Margaret</b>
<b>Dempsey, Donna</b>	<b>Newburn, Alicia</b>	Tyson, Gerry & Meralen
		Walker, Gene & Kathleen

### Mistletoe

<b>Bruner, Woody &amp; Debbie</b>	<b>Graham, Russell &amp; Shallah</b>	Pereth, Hank & Linda
<b>Cates, Karen</b>	Haynes, Barry	Perry, Brian & Kathryn
<b>Cole, Willard &amp; Aline</b>	Hobson, Jack & Nancy	Sippel, Jimmie
<b>Dickson, Craig &amp; Dana</b>	<b>Martin, Bill</b>	<b>Stemple, Irene</b>
Dowdle, Roy & Faye	<b>McKeever, Kent</b>	Taylor, Stephen & Megan
Fershtand, John & Chris	<b>McQuerns, Sam &amp; Martha</b>	The Body Garage
<b>Graham, Gerry &amp; Kelli</b>	<b>Peipert, Jim &amp; Mary Ellen</b>	<b>Thompson, Doug</b>

Thank you neighbors, for your donations to our neighborhood association!

**So far this year, you have contributed \$3,990.00**



#### 2015 Levels of Giving

Magnolia - \$100 and up

Holly - \$50 to \$99

Mistletoe - Up to \$49



## FREE CLASSIFIED ADS

**HANDYMAN IN YOUR NEIGHBORHOOD** No job is too small. I live on Edwin and have local references. Have over 30 Years experience in remodel. Call Terry 817.454.1795 free estimates!!

**TUTOR, K-3rd grade.** Caring, encouraging, experienced (12 years) certified elementary school teacher is offering tutoring this summer. Contact Kathy Jo Rogers at 817.688.0905 or kathyjorogers@sbcglobal.net.

**26 YEARS EXPERIENCE IN TEACHING.** Tutoring Pre-K–2nd Grade. Is your child falling behind? Need some one-on-one attention? Don't want your child to lose what they've learned over the summer? I can help! Call Joy Ridler at 817.637.5541.

**HARPIST:** Sally Sledge ministers on the harp as a worshiper, psalmist and vocalist. She has recorded two CDs: "Return to Your Rest" and "Cherished Times". She is available to play for home groups, church events, Bible studies, weddings, funerals, dinner parties or any special occasion. For more information and song samples, you may access her web site at [www.sallysledge.com](http://www.sallysledge.com).

**MISTLETOE HEIGHTS PET SITTERS** is now booking for your vacation, or any other time. References available on request. [Mistletoeheightspetsitters.com](http://Mistletoeheightspetsitters.com) or 817-247-2870

**PIANO LESSONS** For beginners and intermediates. Mary Smith, 2300 W. Magnolia Ave. 817-927-8876.

**HOME FOR SALE – 1126 MISTLETOE DRIVE**  
5 Bedroom-all-brick-and-decorative-masonry custom home is situated above the Trinity River and priced at \$887,000. For more information: CALL OWNER at 817-798-5909.

**LEARN TO SWIM LESSONS**  
With emphasis on Olympic strokes. Contact Richard Sybesma, Head Swim Coach, TCU Box 297600, Fort Worth, TX 76129; 817-257-5646 or 817-257-7963

**HOME WANTED** We'd like to buy a home - from an owner - no agents, please! 817-732-3836

**GET IN SHAPE FOR SPRING – WOMEN'S BIKE FOR SALE**  
A brand-new Raleigh Eva 3.0 women's mountain bike in the smallest women's size. slate gray/blue color. Ridden only once, new condition for less than a mile. \$275. If interested, please phone the Peiperts at 817-614-1243 or 817-614-9794. Cash only. We're on Harrison Avenue, and can work out arrangements for pickup or delivery. Website for more information and picture of bike: <http://mikesbikes.com/product/raleigh-eva-3.0-womens-199784-1.htm>

**TAX PREPARATION**  
Jeri Jo Blackmon, former IRS Agent and current Enrolled Agent licensed by the IRS will prepare and e-file your individual or business tax returns. Also, as a QuickBooks Pro Advisor, training is available for individuals or businesses who want to improve their skills or learn new skills using QuickBooks accounting software.

Contact Jeri Jo Blackmon at 817-923-4393 or email [JeriJo@Charter.net](mailto:JeriJo@Charter.net). 1408 Mistletoe Drive.

**VINTAGE SALES**  
Estate Sales  
Vintage Sales has been helping people liquidate estates since 1992. Don't throw anything away before you talk to us! We can help you. Anne Bourland (817-919-0270) [apbourland@aol.com](mailto:apbourland@aol.com) John Bourland (817-307-6173)

**HOUSE FOR SALE: 1301 MISTLETOE DRIVE**  
Great brick bungalow, built in 1925 in Historic Mistletoe Heights. High ceilings, decorative mouldings throughout, French doors throughout, hardwood floors, big windows, ceiling fans, beautiful big, open kitchen, bonus room upstairs with tons of custom built-ins, sunroom, storage in and above the garage, big covered front porch. Two bedrooms, two baths, 2,459 square feet. Please contact: either Chris Tansey at 817-915-3244 or Randyll Tansey at 817-915-5704 with any questions.

**COMPLETE PROPERTY RENOVATION:** Demolition, cleanup, specializing in historic home renovations, painting, wallpaper. Contact Jeff Cunningham at 817-988-7113.

**COWTOWN COMPUTER SERVICES**  
Home Computer clean up and repairs. We pick it up, you don't lift a finger. 48-hour delivery time guaranteed Contact us today for pricing! 817-523-1058 [cbrewer@cowtowncs.com](mailto:cbrewer@cowtowncs.com) [cowtowncomputerservices.com](http://cowtowncomputerservices.com)

**ESTATE SALE SERVICES**  
Estate Sales & Appraisals  
Experienced, reliable estate sales in and out of Mistletoe Heights since 1992. Certified Appraiser, International Society of Appraisers. Appraisals for insurance, estate evaluations, donations; whatever your needs. Contact: Terri Ellis, Mistletoe Estate Sales, 817-926-9424 or email [tquilt@mac.com](mailto:tquilt@mac.com)

**ADULTS ENJOYING THE PIANO TOGETHER**  
We focus on music & joy! Newbies ~ piano wannabes ~ relearners. Keyboard skills, music reading made easy, drumming, and moving to the music. 8-week workshops on weekday mornings at Arts Fifth Avenue in Fairmount. FREE preview classes. For more info visit our website at [www.AdultMusik.com](http://www.AdultMusik.com) or contact Carol Spencer at 817.927.3240 or [carolingfw@sbcglobal.net](mailto:carolingfw@sbcglobal.net).

# Helpful Phone Numbers, Emails, Addresses and Websites

## City information

City Code violations	817.392.1234
City of Fort Worth	817.392.2255
fortworthtexas.gov	
Police—nonemergency	817.335.4222
Garage sale permits	817.392.7851
Graffiti abatement	817.212.2700
Lily B. Clayton Elementary	817.922.6660
schools.fwisd.org/clayton	
Paschal High School	817.814.5000
paschalhs.org	
Historical Preservation	
Liz Casso	817.392.8037
liz.casso@fortworthtexas.gov	
Southside Preservation Hall	817.926.2800
Hallyes@earthlink.net	
southsidepreservation.com	
The T/Longhorn Trolley	817.215.8600
the-t.com	
Trinity Railway Express	817.215.8600
trinityrailwayexpress.org	
City Council District 9	
Ann Zadeh	817.392.8809
district9@fortworthtexas.gov	

## MHA officers

officers@mistletoeheights.org	
President	
Josh Lindsay	817.927.0323
president@mistletoeheights.org	
Vice President	
Chad Jung	817.291.5849
vicepresident@mistletoeheights.org	
Secretary	
Valerie Ewing	817.791.9535
secretary@mistletoeheights.org	
Treasurer	
Jeri Jo Blackmon	817.923.4393
treasurer@mistletoeheights.org	
Newsletter Editor	
Mary Ellen Peipert	817.926.4117
newsletter@mistletoeheights.org	

## Volunteers

Historic Preservation Committee	
Roger Ross	817.372.6865
Street Rep Captains	
Melissa Kohout (East side)	817.313.1419
Rosaline Eastepp Takes (West side)	817.207.9750
Welcome Baskets	
Kathy Jo Rogers	817.688.0905
Denise Semple	817.733.0404
Advertising Manager	
advertise@mistletoeheights.org	
Newby Park	
Dottie Guffey	817.921.6288
Email Moderator	
Richard Yantis	817.924.2857
Webmaster	
Scott Ewing	214.403.7762
Historian	
Luke Ellis	817.339.2459
Yard of the Month	
Bruce Horn	817.526.4339

## Street reps (listed by blocks)

<b>East of Forest Park</b>	
2200 W. Rosedale South	
Dottie Guffey	817.921.6288
2200 Irwin	
Gary Willis	817.924.4000
2100/2200 Mistletoe Blvd.	
Melissa Kahout	817.313.1419
2100/2200 West Magnolia	
Colleen Shutt	214.455.9097
2200 Harrison	
Aaron Torkelson	817.907.5533
2100 Harrison Ave.	
Vacancy	
2100 Mistletoe Ave.	
Pat Hale	817.924.5263
2200 Mistletoe Ave.	
Richard & Christi Yantis	817.924.2857
2100/2200 Edwin	
Katrina Pittman	817.921.2221
2100 Weatherbee	
Tanya Dohoney	817.313.6674
2200 Weatherbee	
Susan Harwell	817.923.8806
2100 Morphy	
Vacancy	
Forest Park Blvd.	
Steve McReynolds	817.926.7955

## West of Forest Park

2300 W. Rosedale South	
Kimberly Helixon	817.927.4641
2300 Irwin	
Sue Duvall	817.926.8714
2300/2400 Mistletoe Blvd.	
Lisa Stewart	817.924.9666
2300 West Magnolia	
Susan Pressley	817.923.6061
2300/2400 Harrison	
Robert DeVargas	817.923.9393
2300 Mistletoe Ave.	
Jason Fuller family	
2300 Edwin	
Grant Pannell	817.924.0051
1100 Clara	
Marc & Kathy Jo Rogers	817.923.3304
1200 Clara	
Bryce & Laura Docker	bryedocker@hotmail.com
1100 Buck	
Kate Herring	817.923.3843
1200/1300 Buck	
Irene Stemple	817.926.6546
Mistletoe Drive	
Meralen & Gerry Tyson	817.926.5909
2300 Mistletoe Drive	
Chris Fershtand	817.923.8422
Carol Benson	817.921.4000

## Neighborhood police officers

Sidney Keith (West)	817.944.1038
David Cloninger (East)	817.992.0181

## MHA yearly memberships

Voluntary dues are \$15, \$25, \$50 or whatever you can afford. Your dues help pay for this newsletter, the Mistletoe Heights phone directory and many neighborhood functions. Please make your check payable to Mistletoe Heights Association. Mail to: Jeri Jo Blackmon, 1408 Mistletoe Drive.

## Free classified ads

As a MH resident, you get one free classified ad. Please submit copy by the 15th of the month. Notify the editor at 817.201.1909 or email: newsletter@mistletoeheights.org.

## Editorial policy

Articles and letters to the editor are welcomed. To be published as written, letters must be addressed to the editor, signed, and include a phone number.

Anonymous letters will not be published. Articles may be submitted for publication, signed or unsigned, subject to approval and editing.

Contact information helps, especially if we have questions for you.

Letters to the editor are limited to a half-page (approximately 350 words). Please send email to: newsletter@mistletoeheights.org.

## Advertising information

To place an advertisement or for actual mechanical sizes, please email:

advertise@mistletoeheights.org

Rates:

Business-card size \$25

1/4 page \$50

Half page \$100

Full Page \$200

Pre-printed inserts \$100

8 1/2 x 11

Deadline for ads, payment and artwork is the tenth of the month.