



The Mistletoe Express

A Publication of Historic Mistletoe Heights

www.mistletoeheights.com

September 2006



Jim Bradbury

Letter from the president

If you missed the August meeting, the developers working east of Jerome Street gave a presentation on their development plans and the status of the project. The meeting was well attended and included many residents from east of Jerome and City Councilwoman Wendy Davis. (See the minutes of the meeting in this issue.)

The developers gave an explanation of their plans to seek a rezoning of the area as a “planned development.” In addition to answering questions, the developers presented architectural sketches of some home styles planned for the development. That entire portion of the neighborhood is in the historic overlay and the development will have to comply with the existing guidelines. Stay tuned for more information.

Our partnership with Berkeley Place has expanded. Recently, the officers of Berkeley Place, Ryan Place, Fairmount, Mistletoe Heights and Park Hill met to discuss issues facing all of the neighborhoods, including development,

(Continued on page 2)

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CONTRIBUTING PROPERTIES IN MISTLETOE’S OWN FRISCO ADDITION

By Heather White

As promised at the last neighborhood association meeting, here’s a list of contributing properties in our neighborhood’s Frisco Addition. As you probably know, a group of developers have expressed interest in a 36-lot area in this subdivision of our neighborhood. At the request of several

neighbors, our historic preservation committee, along with other neighbors and Julie Lawless, Fort Worth’s Historic Preservation Officer, surveyed the blocks in this area of interest to determine which properties are contributing. We made multiple visits, took photos, and agreed on the

following list of 16 structures, including 14 houses:

- Apartment building on West Magnolia
- 2125 West Magnolia
- 2127 Mistletoe Avenue
- 2122 Mistletoe Avenue



2100 Harrison



2103 West Morphy

(Continued on page 3)



As we live with high gasoline prices and constant ozone alert days, this seems a good time to mention a few items about public transportation.

If you're planning a trip to Dallas, you can ride the Trinity Railway Express (TRE) from Fort Worth's T&P Station to Dallas' Union Station. From there, you can connect on several DART rail lines and buses. All of this can be done for \$4.50 a day (or \$70 per month).

The advantages are that you don't have to worry about parking or traffic, you can read or do something else while you commute, it costs a lot less than driving and the trains are fairly comfortable.

The major downside is that, if you don't know the schedules, you can get stuck waiting at a station. Also, if the traffic is running smoothly, it's faster to drive. But you never know how bad the traffic will be until you start your trip. You can get more information at <http://www.trinityrailwayexpress.org/tre-ridebuy.html>

For those who are interested, the Clean Air Bike Rally will begin on Oct. 28 at 8 a.m. (rain or shine). The rally begins and ends at the Shelter House on West Seventh Street in Trinity Park. Online registration ends Sept. 22. Information can be found at www.fortworthgov.org/dem/2006_bikerally.htm

City liaison report
Mike Windsor

If you have any questions or concerns, contact me at 817-377-0060 (work), 817-927-8944 (home) or at mwindsor@charter.net

(President's Letter - continued from page 1)

historic issues, traffic and others. Although this group will meet infrequently, we believe that the combined group can speak with a very effective voice when dealing with the city of Fort Worth as well as developers and other third parties.

The work of the Traffic Committee is moving forward. After a great deal of work by the Traffic Committee, progress was stalled by city bureaucracy. After a little pressure was applied, including some direct words from Wendy Davis, progress has been restored. You should be seeing the results, including traffic counters and new stop signs.

The neighborhood is in need of an updated directory. A volunteer is needed to collect the information and deliver the directory to the printer. If you're interested, please e-mail me or the Mistletoe Web site.

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(Contributing - continued from page 1)

2125 Mistletoe Avenue

2100 Harrison
2120 Harrison
2126 Harrison
2131 Harrison

2100 West Morphy
2103 West Morphy
2109 West Morphy
2110 West Morphy
(including original garage)
2111 West Morphy
2113 West Morphy

A contributing property is one that contributes to the historic district, historically, architecturally, or both. What we looked for is a structure that was built either prior to the neighborhood or during the neighborhood's original construction period (before 1930 or so), or of an architectural style that blends with and contributes to the character of the neighborhood. Contributing properties set the example for new construction. Style, scale, height, spacing, setback, and more come into play. Unlike non-contributing properties, contributing properties are protected from demolition by the City's preservation ordinance, under which our historic district exists.

Not every house dating to the original construction period necessarily qualifies as contributing. To be contributing, a structure needs to substantially maintain its original features and architectural integrity.

The group above includes several darling houses, such as a folk Victorian dating to about 1900 that was probably a farm house. It also includes the only L-shaped house in our neighborhood that I'm aware of, dating to 1912 according to TAD.

I've mentioned before my strong belief in the importance of protecting every contributing property in our district. Protecting one contributing property protects every contributing property. Failing to protect any contributing property endangers every other contributing property. As chair of your preservation committee and owner of an individually-designated frame house, I want you to know that I take a contributing property on any block of any street in our district just as seriously as I take a contributing property on, say, Mistletoe Drive.

If you'd like to know whether your property is contributing or not, please feel free to contact me (contact information on the back of this newsletter).

I also wanted to note that it's been brought to my attention that neighborhood sign toppers and one street sign are missing from these blocks. Mike Windsor, our city liaison, has requested that the street sign be replaced. I'm planning to order the sign toppers we need; please let me know if any others in the neighborhood are missing so we can place a single order for everything we need.



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2110 West Morphy

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Because of increases in the cost of material, the total out-of-pocket cost of the pavilion exceeded the budget. As a result, some planned amenities, such as picnic tables, benches, and more landscaping, were not purchased.

You can help us finish the job by continuing to purchase engraved bricks. Not only do the bricks convey a timeless personal message, but each purchase goes to improve Newby Park. Buy an engraved brick today! (See form below.)

ENGRAVED BRICK APPLICATION:

Please print your message(s) below to include up to 3 lines of text with a maximum of 13 spaces per line per brick (spacing and punctuation included)

Make checks payable to: Friends of Newby Park. Mail checks to 2218 W. Rosedale St. South, Fort Worth, TX 76110.

Gardening with Patsy Slocum

Because the drought and extremely hot weather make gardening almost impossible, this will be about what plants could be potentially hazardous to our health — assuming that we have enough moisture to make anything grow at all.

Some plants can be poisonous to humans and others to pets or livestock. Most animals instinctively avoid noxious plants, and pets and our children seldom consume quantities sufficient to do harm. Our taste buds may have something to do with it.

Some plants that should not be ingested include our Texas bluebonnet, boxwood, Carolina jessamine,

daffodils, English ivy, foxglove, clematis, four o'clock, ferns, lantana and yucca.

One should also be wary of using fertilizers, pesticides, and other chemicals around our wee ones.

Some houseplants and cut flowers should

also be kept out of reach of children and pets. They include amaryllis, baby's breath, kalanchoe, philodendron, potos ivy and poinsettia.

Our vegetable gardens and kitchen can be harmful to pets. They should be protected from such things as avocado, apricot and plum pits, mushrooms, onions, pokeweed and potato and tomato plants.

The family physician, veterinarian or emergency clinic should be contacted immediately if a poisonous plant is ingested. The National Poison Control hotline is 800-222-1222 for humans. For a consultation fee, the Animal Poison Control Center can be contacted at 888-426-4435 for emergencies.

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Minutes of the August 15 meeting of the Mistletoe Heights Association

By Mary Ellen Peipert - MHA Secretary

President Jim Bradbury opened the meeting at 7:30 p.m. in the Fort Worth Zoo Education Building.

Neighborhood Police Officer Kirk Byrom gave a short report for NPO Leah Wagner and for himself about crime, theft and burglaries in the neighborhood. Generally, things have been quiet, but he urged, as always, that residents keep their cars and property clear of stealable items and locked.

Jim Bradbury read the treasurer's report for Leslie Houston, who was unable to attend. The association has \$12,054 in the bank and can proceed with some previously discussed projects, especially repair of the sprinkler system.

An advertising manager for the newsletter is still needed. It would require only about two hours' work a month. The main job is calling "non-repeat" newsletter advertisers each month. Contact Jim Bradbury or Sevan Melikyan if you're interested, or know someone who is.

The Traffic Committee report stated that a computer model used by the city indicated that stop signs are not warranted in proposed spots in Mistletoe Heights because traffic isn't heavy enough. The association has sent a letter to the city appealing the change.

Heather White reported that the Historic Preservation Committee has asked the neighborhood association's city liaison, Mike Windsor, to request replacements for missing street signs and sign toppers. The committee is also working on zoning change upgrades. Ask Heather White for more information.

A development company, Westridge Street Partners II (Clay Brants, Jesse Miles and Mike Barnes) gave its second presentation of its plans and progress for a redevelopment of the Frisco subdivision portion of the Mistletoe Heights Historic District.

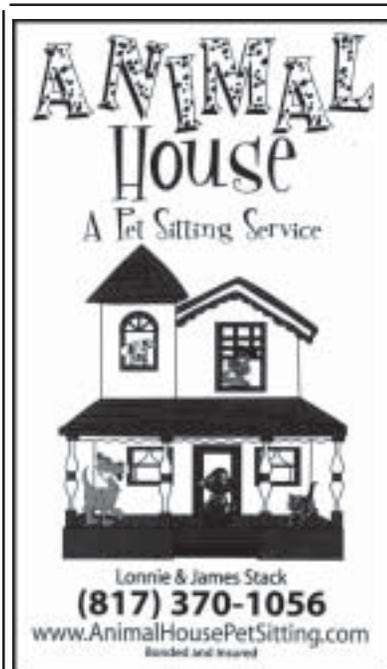
The redevelopment plan involves the 2100 blocks of West Magnolia Avenue, Harrison Avenue and Morphy Street, between Jerome Street and the railroad track. The plan includes purchasing at least 36 lots, changing the existing varied zoning designations to PD single family and building in accordance with a variety of housing designs, both single and double story, which would be consistent with the neighborhood's architecture.

The original lot sizes would stay the same and a street, which was originally platted but never built, would be

constructed on the far east side of the neighborhood to provide traffic circulation.

The minimum lot size would be 4,500 square feet. The houses would be from 2,200 to 2,800 square feet (for a single-story house). The footprint of each house could be only 60 percent of the lot size. The houses would be 85 percent masonry, stucco or painted brick with brick chimneys.

Each house would have a 10-foot front setback and access to a paved alley (Continued on the next page)



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Yard of the Month: 2341 W. Magnolia Ave.

By Lorri Kendrick



As the summer sun left many of our yards scorched and wilting, the yard at 2341 West Magnolia Ave. was a wonderful demonstration of how the use of hardy native Texas perennials can provide lovely flower beds full of colorful blooms all summer long.

After much hands-on labor and painstaking digging to reclaim

naturally curving flower beds out of the front lawn, Susan and Brent Pressley selected a variety of flowering perennials that really stood up to our August heat.

Variety is the key in the presentation of these beds, as an explosion of different blooms and textures all work together through use of complementary color

schemes. Purples and yellows dominate, with coneflowers, Esperanza and black-eyed Susans showing off nicely in front

of a backdrop of shade-loving cast iron plants tucked into the sheltering wall of the front porch.

The homeowners put the finishing touches on the yard with effective use of hanging ferns, decorative wrought-iron pieces tucked into the beds and potted plants at the corners of the porch, along the porch walls and flanking the steps.

Our thanks to the Pressleys for this bright spot of neighborhood color, and for showing us that it's possible to choose plantings that can stand up to the worst of the summer heat.

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Mary Kay Cosmetics

Paula Cady Russell at 2201 Mistletoe Blvd. is a Mary Kay consultant. Call her at 921-6377 for a free makeover, gift service or if you've "lost" your consultant.

No Time for Your Yard?

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Paschal High School	922-6600		
Historical Preservation (Julie Lawless)	392-8012	julie.lawless@fortworthgov.org	
Southside Preservation Hall	926-2800	HallTess@earthlink.net	www.southsidepreservation.com
The T/Longhorn Trolley	215-8600		www.the-t.com
Trinity Railway Express	215-8600		www.trinityrailwayexpress.org
Wendy Davis - City Council District 9	392-8809	district9@fortworthgov.org	ci.fort-worth.tx.us

MHA Officers	Street Reps (listed by blocks)		Publishing Information
President	2200 W. Rosedale South	2100 Edwin	<p style="text-align: center;">EDITORIAL POLICY</p>  <p>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 by the editor. Letters to the editor are limited to a half page (approximately 350 words). Please submit to twoearsup@charter.net or 1114 Buck Avenue. The deadline is the 20th of each month.</p> <hr/> <p style="text-align: center;">ADVERTISING INFORMATION</p> <p>To place an advertisement or for actual mechanical sizes, please call Nancy Brown at 923-7146. Ad rates are:</p> <p>Business card size \$18, 1/4 page \$36, 1/3 page \$54, half page \$61, full page \$120, and pre-printed 8-1/2 x 11 insert fliers \$60.</p> <p>The deadline is the 20th of each month.</p>
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Historic Preservation Committee	2300/2400 Mistletoe Blvd.	1100 Clara	
Heather White 266-8299	Lisa Stewart 924-9666	Jack and Lorri Kendrick 924-2800	
Street Rep Captains	2100/2200 West Magnolia	1200 Clara	
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Gaye Reed (West) 921-0009	2300 West Magnolia	1100 Buck	
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Patsy Slocum 923-5510	2300/2400 Harrison	1100 Mistletoe Dr.	
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Mike Windsor 377-0060	2100 Mistletoe Ave.	1200 ñ 1500 Mistletoe Dr.	
Historian	Neataw Engels 927-2468	Rochelle Graham 927-2967	
Wyatt Teague 923-2330	2200 Mistletoe Ave.	2300 Mistletoe Dr.	
Yard of the Month	Richard/Christi Yantis 924-2857	Sandy Tarpley 924-9215	
Patsy Slocum 923-5510	2300 Mistletoe Ave.	Forest Park Blvd.	
	Sam & Jack Bradbury 926-9095	Steve McReynolds 926-7955	
MHA YEARLY DUES			
Dues are \$5, \$10, \$25 or more.			
Your dues help to defer the cost of this newsletter, the Mistletoe Heights phone directory and many other neighborhood functions. Dues are accepted by Leslie Houston (call for address - 923-3161).	Neighborhood Police Officer East of Forest Park	Neighborhood Police Officer West of Forest Park	
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