

# RYAN PLACE

## IMPROVEMENT ASSOCIATION

### NEWSLETTER

March, 2008

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

#### INSIDE THIS ISSUE:

President's Letter	1
Historic Overlay	
Potluck Review	3
Police Report	4
RPIA Financial Page	5
Shop Around the Corner	6
The Arts	7
Welcome	9
Streets	10
Real Estate Corner	
March 29	11

#### President's Letter

Fun, vibrant, beautiful, friendly, eclectic and diverse are just a few of the adjectives used to describe Ryan Place. These same descriptive words make Ryan Place a neighborhood people want to live in "forever," and attract people to buy homes here.

The adjective that really sets Ryan Place apart is "historic." What other neighborhood can boast that:

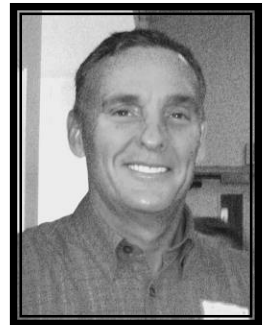
- \* it is home to Elizabeth Boulevard, the first neighborhood street designated as an historic district by the City of Fort Worth and site of the first Fort Worth homes to be listed on the National Historic Register?
- \* in 1966, when RPIA was formed, it became the first neighborhood association in Fort Worth?
- \* it has the longest running holiday home tour in the D-FW area?

The account of Ryan Place history goes on and on. We have a lot to be proud of and are thankful for many previous residents as well as quite a few current residents who were instrumental in getting us where we are today.

And we are still passing historic milestones: 2006 marked the 40<sup>th</sup> anniversary of RPIA, the 2008 tour will be the 25<sup>th</sup> anniversary of Candlelight Christmas in Ryan Place, in 2009 we will celebrate the 30<sup>th</sup> anniversary of Elizabeth Boulevard's addition to the National Register of Historic Places, and in 2011, Ryan Place will mark its 100<sup>th</sup> birthday.

This year we are initiating a program in keeping with our history: the RPIA Sustaining Membership Program. The purpose of the plan is to fund RPIA in its efforts to improve our neighborhood. The goal is to collect \$7,000 in contributions between January 1, 2008 and December 31, 2008, a 30+% increase over last year's total. With this program, Ryan Place is again taking the leadership position that other neighborhood associations will follow. Look for the budget and the detailed article on page 5 about this new program. If you haven't contributed yet this year, use the envelope and do it NOW. Join with this Charter group as a sustaining member of RPIA; be a part of the next chapter in the Ryan Place history book!

*Keith Head*



**RPIA  
Monthly  
Meeting**

**Monday, March 17  
6:30 p.m. Meet & Greet  
7 p.m. Meeting**

**Remember to wear  
green!!!**

**Westside Unitarian  
Universalist Church  
901 Page Avenue**

Meeting agenda at [historicryanplace.org](http://historicryanplace.org), Discussion Forum.

## *The Low-Down on the Overlay*



The Historic Overlay Committee made their first presentation to Ryan Place homeowners at the February pot luck dinner. The presentation provided an overview of the regulations that currently apply to restoration, demolition, and redevelopment in Ryan Place. It also clarified misconceptions about Historic Overlays.

Current zoning in Ryan Place allows a developer to destroy almost any structure, regardless of its historical significance or beauty. Much of the neighborhood is zoned to allow the construction of "zero lot line" homes, struc-

tures built all the way to the property lines. There is currently no obstacle to a developer seeking to rezone properties as commercial or some other designation. Finally, there is no regulation that addresses what may be built to replace demolished structures or on vacant lots.

A Historic Overlay will address these issues. It will protect valuable structures in the neighborhood from destruction – but will not prohibit

*(Continued on page 6)*

## 2007-2008 RPIA Board of Directors

### Officers

President	Keith Head	817-921-6721 keith.head@sbcglobal.net
1 <sup>st</sup> VP/ League of Neighborhoods	Barbara Tumlin	817-921-0158 babsnrico@charter.net
2 <sup>nd</sup> VP	Allisen Prigel	817-924-9924 aaprigel@aol.com
Parliamentarian	Gina Roberts	817-927-2478 ginahroberts@yahoo.com
Secretary	John MacFarlane	817-920-0411 john@exhibit3.com
Treasurer/Neighborhood Pride	Gilbert Gutierrez	817-926-8832 ggutierrez@charter.net

### Street Directors

5 <sup>th</sup> Avenue	Terri West	817-927-0727 hatwest@gmail.com
5 <sup>th</sup> Avenue (Alternate)	Mary Schroder	817-921-5346 mps2745@att.net
6 <sup>th</sup> Avenue	Cindy Baldridge	817-239-8969 cbaldridge_1@charter.net
6th Avenue (Alternate)	Liane Janovsky	817-207-8565 lianejanovsky@yahoo.com
8 <sup>th</sup> /James/Livingston/Stanley	John Belknap	817-927-0355 johnbelknap@swbell.net
8th/James/Livingston/Stanley (Alternate)	<b>OPEN*</b>	
Alston/Lipscomb Streets	Patricia Ford	817-926-3621 paford@swbell.net
Alston/Lipscomb Streets (Alternate)	<b>OPEN*</b>	
College Avenue	<b>OPEN*</b>	
College Avenue (Alternate)	gonefishin07@yahoo.com	
Elizabeth Boulevard	Richard Deniker	817-926-2708 Mariann Taccia mariannt@hawkpci.net
Elizabeth Boulevard (Alternate)	Anita Daniel	817-924-3404 ad1508@aol.com
Ryan Avenue	Chris Parham	817-922-0499 chrisparham@mac.com
Ryan Avenue (Alternate)	<b>OPEN*</b>	
Ryan Place Drive	Lin Parham	817-921-4027 rap32dds@aol.com
Ryan Place Drive (Alternate)	Angela Crum	817-797-2605 angel_sant@hotmail.com
South Adams Street	Chris Ebert	817-926-2366 cwebert@hotmail.com
South Adams Street (Alternate)	Marina Castillo	817-926-2243 cstllmrn@aol.com
Willing Avenue	John Kline	817-922-0732 john.kline90@charter.net
Willing Avenue (Alternate)	Mike Lindner	817-924-2485 george.lindner@dfps.state.tx.us

### RPIA Newsletter

#### Advertising Rates

One month free when you prepay for 1 year.

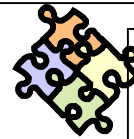
Full Page: \$100	(8.5 x 11 inches)
Half Page: \$65	(8.5 x 5.5 inches)
1/4 Page: \$45	(4.25 x 5.5 inches)
Business card: \$25	(3.5 x 2 inches)
Announcement: \$15	(1.75 x 2 inches)

#### Newsletter and advertising submission deadlines:

**April Newsletter**  
**Friday, March 21**

Contact:

[rpianewsletter@yahoo.com](mailto:rpianewsletter@yahoo.com)



*Editor's  
Note*

Thanks to all of you who fill my answering machine, my mailbox, and my e-mail in-box — on both my accounts! Finally I am sitting here with a shoe-horn trying to fit everything in and to fill all the odd little chunks of space.

The material in the newsletter comes from advertisers, organizations in which RPIA participates, city government information documents, the police department, and the arts. The residents of Ryan Place contribute articles, pictures, invitations, and interesting tidbits to share. Suggestions for improvement are also appreciated. Thanks to all of you.

Please remember to notice and to support the businesses that advertise in the newsletter; they pay for much of the expense to produce and distribute it.

Keep those phone calls, letters, and e-mails coming!

**Olivia Flynn, [rpianewsletter@yahoo.com](mailto:rpianewsletter@yahoo.com), 817-927-0075**

### Important Numbers

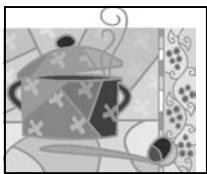
**Fort Worth Police Dept.** 817.335.4222  
(non-emergency)

<b>NPO 8 on Magnolia</b>	817.871.8885
<b>Officer Andriotto</b>	817.991.8478 817.998.0708 pager
<b>Code Compliance</b>	817.392.5158 Ext. 1804



### \* Volunteers, Please!

We currently have FOUR openings for Street Director or Alternates. **It's time to get involved, meet your neighbors, and make some friends!** Call **Keith Head** or e-mail him today to volunteer.



## Potluck Review: Yummm!

Did you notice how good it smelled in the neighborhood at the dinner hour on Monday, February 18? The neighborhood chefs were at it again, providing a feast for the annual potluck dinner at Daggett Elementary School. Both new and old faces turned out for the candlelit dinner organized by **Mary Kazinsky**. The offerings ranged from traditional to exotic and were spectacular! Thank you, Mary and chefs!

As for the meeting, well, it was short. After the Board Roll Call, previous minutes were approved and there was a brief presentation about Joe's Run benefitting Samaritan House. The 2008 Budget was approved along with an increase to the annual suggested donation. **Kevin Prigel** dispelled our fears about the Historic Overlay, the door prize was awarded, and ZZZIP, we were out. (After we cleaned up, of course!)



## THANK YOU

## COMMITTEE CHAIRMEN

Ryan Place has many opportunities to lead and to serve. We are familiar with the names and faces of our Board Members, Street Directors, and alternates. Another group of hard-workers who earn a round of applause is Committee Chairmen:

<b>John Kline</b>	Streets and Traffic
<b>Bart Bradford</b>	Strategic Advisor to Streets and Traffic
<b>Bill Conley</b>	Gas Lease
<b>June Lake</b>	Welcome
<b>Chris Parham</b>	By-Laws Revision
<b>Kevin Prigel</b>	Ryan Place Historic District Overlay
<b>Jon Shipley</b>	Elizabeth Blvd. Historic District
<b>Dawn Taft</b>	Marketing

Ryan Place owes much of its value to its residents and their willingness to serve for all of our benefit. Have you stepped up to volunteer lately? Maybe it's time?

## Happy Birthday, Dear Daggett



E. M. Daggett Elementary School began serving the South Side of Fort Worth in 1909 and will be celebrating its centennial in 2009. Located at 958 Page Street in Ryan Place, the school has four separate buildings; the original structure is on the Northwest corner of the campus. Daggett Elementary, the oldest building in the Fort Worth School District that has been continuously occupied since it was built, was originally known as the Tenth District School. It was named for Ephraim M. Daggett, a pioneer merchant, legislator, and promoter of Fort Worth, who was inducted into the Texas Trail of Fame in 2006.

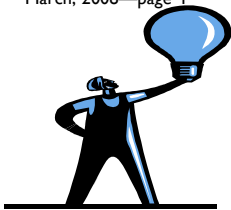


8th and Allen 817.923.2121

**Fort Worth South's  
Neighborhood Pub**  
is proud to be a part of this  
vibrant, thriving community !!

**"THANK YOU"**  
**Historic Ryan Place**  
for 3 Wonderful Years !!

Join us for Anniversary Month in February  
and  
St. Patty's Day at Finn MacCool's in March



## Light Bulb Replacement

Fort Worth has launched a re-lamping program to light up Fort Worth. Driving on dark streets can be dangerous. The city's primary source of outage reports is citizens, and city leaders are asking for our help.

"We need neighborhoods to tell us when lights are out or malfunctioning," says Robert Goode, Transportation and Public Works director. "The City has 37 staff to perform all maintenance on our street-light inventory. If we are to keep the lights burning, we need residents, police, and people driving the streets to report outages."

Residents are asked to report street light outages and malfunctions by calling 817-392-8100 or online at [www.fortworthgov.org/applications/tpwcrf](http://www.fortworthgov.org/applications/tpwcrf). Fort Worth has more than 60,000 street lights that must be maintained. Malfunctions include burned out lamps, lights working intermittently, lights burning during daylight hours, or knocked down poles. Last year, crews replaced 127 poles, performed 91 circuit repairs, and replaced 4,684 lamps.

If you report a burned out light, be patient. Repairs can take three to fourteen days.



Remember when we were needing some help with the RPIA website? New resident, **George Gdovin**, has volunteered and he will work with **Mariann Taccia** and **Cameron Crum** to keep our electronic systems in- and on-line. Thank you, George!

## Beggar-man — **THIEF!!**



I have had several questions and concerns about BEGGARS in the neighborhood. Do not give these folks money; if you do, they will stay in the neighborhood. Please call the Police at 817-335-4222 if you see or encounter someone asking for money. These folks are responsible for most of the Petty Thefts and Car Burglaries in neighborhood so please call us. Here is the City Ordinance for begging:

Sec. 30-16. Loitering for purpose of begging. It shall be unlawful for any person to loiter, remain, or wander about in a public place for the purpose of begging. As used in this section, "begging" means the solicitation of money or other valuable consideration from another person without giving consideration in return.

Thanks again. Be safe and look out for each other!

Officer Ron

## April foolishness, anyone?



If you are ready to shake off the cold and look forward to a little warmth, we have the thing for you! Two April Fools invite you to their "Porch Party" at 2614 & 2618 5<sup>th</sup> Avenue. Confused? Don't be...there are two addresses! The hosts share a common driveway and have two porches ready for entertaining. They'll have some beer, some wine, some snacks. You are welcome to bring anything you like for yourself or to share. We'll start at 4 PM on Sunday, April 6<sup>th</sup> and wrap it up by 8:00 PM. After all, it's a school night! We look forward to seeing you — for a bit of foolishness!

### Dear Ryan Place Neighbors:

"2008 is in full swing and we are very busy at the FWISD. I was proud to meet with Councilman Joel Burns and we mutually agreed to work together on the many issues facing the School District and the City of Fort Worth. I look forward to having a good working relationship with Joel Burns on the City Council.

I was also proud that our District 8 had the first Town Hall Meeting in the School District to discuss and review the progress of the FWISD Capital Improvement Bond Package. I brought Superintendent Melody Johnson and all of the administrative heads to hear the concerns of District 8 taxpayers on Feb. 19<sup>th</sup> at Paschal High School.

With the last bond package, I did not hesitate to bring photographs to Board meetings of shoddy and incomplete construction work at our schools even when it embarrassed then Superintendent Thomas Tocco. With Melody Johnson's leadership, all that it takes is a phone call to have issues addressed in a timely manner. Together, we will remain vigilant and ensure that this \$593 Million dollar investment finishes within budget, and on time."



EXPERIENCE WORKING FOR OUR KIDS.

Respectfully,

*Juan Rangel*

### Endorsed by:

**Constable Sergio L. De Leon**  
Former Councilwoman

**Wendy Davis**

**Councilman Sal Espino**  
& Hundreds of your Neighbors

Pol. Adv. Paid for by the Rangel campaign, Judy Phillipson, Treasurer.



# Financial News Page



## ***NEW*** Sustaining Membership Program Launched

This year, between January 1 and December 31, 2008, RPIA has a goal of raising \$7,000 in contributions, a 30+% increase over last year's contributions to RPIA. To meet our budget and to accomplish all we plan to do in Ryan Place this year and beyond, we are offering a new Sustaining Membership program.

With your annual contribution of \$35, a "**Neighbor**" level membership, you will make a difference in Ryan Place. The \$35 gift breaks down to less than \$3 per month for the entire year! Gifts of \$36-\$75 qualify you as a "**Friend**," and donations above \$76 earn the title, "**Patron**." This offer is not limited to Ryan Place residents; friends, family, former neighbors, and local businesses are welcome to join RPIA as well. If your employer has a matching contribution program, they, too, can support Historic Ryan Place through a matching contribution at any level.

Influence the next chapter in Ryan Place history by becoming a Sustaining Member of RPIA. If you have not contributed to RPIA since January 1, 2008, please complete a membership form and become a "Neighbor", "Friend", or "Patron" level member by mailing your contribution in TODAY! Should you find the internet more convenient, pay via PayPal at [www.historicryanplace.org](http://www.historicryanplace.org). And if you have any questions, call your Street Director for clarification.

Join your friends and neighbors in making a difference in Ryan Place. Beginning with the April newsletter we will publish our Sustaining Membership list each month. Show your support by appearing in the first posting in the April newsletter as a Sustaining Member of the Ryan Place Improvement Association.

*Have you made your  
annual contribution  
to RPIA yet?*



Twice each year, in March and in October, we include a pre-addressed envelope in the newsletter to remind Ryan Place neighbors to contribute to the neighborhood fund. These contributions are needed to offset the cost of producing and distributing the newsletter as well as the expenses listed in the Budget.

The suggested contribution is \$35 per household per year — an increase from last year that reflects increases in costs across the board. It's a small amount to pay for such a big payoff. This year we are offering three levels of donations in appreciation to those who contribute above and beyond the minimum amount. In the past, about 10% of Ryan Place residents have contributed and paid for what we all enjoy. Have you noticed our social calendar becoming cluttered with fun events all year? We have a budget for those activities, and we need the financial backing of the neighborhood to maintain our momentum. Support your neighborhood by joining in the fun, attending the meetings, and contributing to our neighborhood fund!

## RPIA 2008 BUDGET

### REVENUE:

Newsletter	
Advertising sales	\$ 3,100
Printing	(4,300)
Distribution	(1,500)
	(2,700)
Dues/contributions	7,000
Interest on gas donation	900
Events revenue	5,000
(July 4 <sup>th</sup> & Street Dance)	

**NET REVENUE \$10,200**

### EXPENSES:

Postage, office supplies	\$ 300
Events	6,100
Neighborhood Meet and Greet	
Easter Egg Hunt	
Chili Cook-Off	
Croquet Tournament	
Garage Sale advertising	
Children's Holiday Event	
4 <sup>th</sup> of July	
Street Dance	
Swim Party	
Halloween street closing	
Insurance	1,500
Telephone notification system	200
Post Office box rental	108
Meeting signs	200
Parade route signs	100
Welcome Committee	200
Gate landscaping water	900
State filing fee	5
Memberships and dues	
Historic Fort Worth	100
League of Neighborhoods	35
Fort Worth South	125
Texas Fire Museum	75

**TOTAL EXPENSES \$9,948**

**NET REVENUE \$ 252**

## 2713 Ryan Avenue For Sale by Owner

Two-bedroom, one-bath frame house with attached carport.

- ♦ Large fenced lot with garage/storage in back
- ♦ Updated kitchen with appliances included
- ♦ Hardwood floors in good condition
- ♦ Security system
- ♦ Energy efficient gas heating system — 7 years old



Call 817-921-0765 to schedule appointment

**\$89,500.**

\* Matching sofas for sale, also — \$100 each or 2/\$175



## The Shop Around the Corner

by Rainey Dukes

*This is a monthly reminder to all Ryan Place Neighbors that it is important to support the shops and businesses in and around our neighborhood. Every dollar we put back into our community's economy goes to ensure quality of life for Ryan Place and the rest of the near South Side.*

This month's featured business is:

### Shine Express Carwash

(Behind Blockbuster on Berry Street)

Contact: Mark Tinonga or Chris Tabor



What a great place to take your car! The kids and I had an enjoyable "full service" car wash and detail while we sipped hot chocolate and played with toys in their spotless, sunny waiting area. The cost was low, the service was speedy and we were personally greeted by the owner of the business and the regional manager. You get to stay in your car while it goes through the wash; the kids thought I had taken them to Six Flags!

Shine Express offers low cost exterior packages and their higher end "detail" work is very affordable. The owner has been in the business for many years and knows what people are looking for in a good car wash. The staff is professional and courteous and the place is so tidy it shines!

The car wash is offering a free basic wash to any Ryan Place resident who brings in a copy of the newsletter and mentions this article. Wow, thanks! And welcome to the neighborhood!...

Please help us keep the neighborhood informed of available goods and services. If you would like to include a favorite local business, restaurant or shop, send commentary to **Rainey Dukes at [raintex@aol.com](mailto:raintex@aol.com)**. Always remember, HELP A NEIGHBOR...SHOP LOCAL!

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

New Year! New Look!

**ZOOM** whitening

Saturday ZOOM appointments available

**Dr. David Medford**

Orthodontic × Cosmetic × Family

Dentistry

2517 8<sup>th</sup> Avenue; 76110

817-923-9877

### Historic Overlay (Continued from page 1)

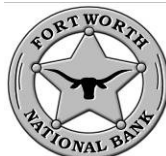
alterations or additions. It will ensure that new development is consistent with other homes in the immediate area, in size, scale, mass, and setbacks. Finally, the overlay will state clearly that the purpose of Ryan Place is residential use.

The Historic Overlay has absolutely no impact on what you do inside your house; it is concerned with the character of the neighborhood that is visible from the street. It is homeowner friendly, allowing additions and alterations within the framework of the guidelines. Finally, everything that exists today is "grandfathered," that is, you won't have to make any changes to your home because of the Historic Overlay.

The Overlay Committee, **Kevin Prigel** (Chair), **Bill Conley**, **David and Barbara Tumlin**, **Tessa Laviolette**, **Jon Shipley**, **Mike Lindner**, **Mario Perez**, and **Allisen Prigel**, looks forward to continuing dialogue with residents as we work to implement this important milestone.

## Fort Worth National Bank

Come by today and experience personal and reliable service. We want to be your financial partner! Fort Worth National....that's my bank!



817-927-7730

701 W. Magnolia

(corner of Hemphill and Magnolia)

Fort Worth, TX. 76104

[www.fwnb-tx.com](http://www.fwnb-tx.com)



## Arts Fifth Avenue

**SPECIAL TO RYAN PLACE RESIDENTS:** AFA is offering Ryan Place residents one free lesson each and a 20% discount on all events.

Artist Glenna Janda will be teaching two classes for adults in March:

- ♦ Oil Painting Workshop, Thursdays, 7-9 p.m. four weeks / \$80.
- ♦ Sculpture Workshop, Sundays, 2-5 p.m. four weeks / \$100.

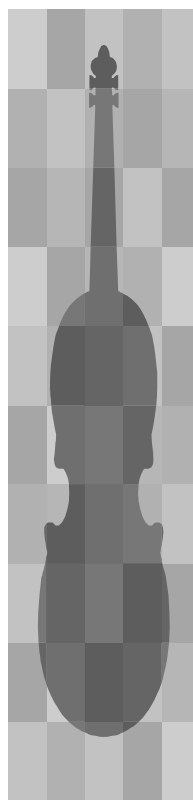
Students purchase their own supplies for Oil Painting & Sculpture Workshops; approximate cost is \$50. Please call for a supply list.

### MARCH EVENTS 2008

- 3/22 Mitch Weverka plays the music of J.S. Bach at 8 p.m.  
Tickets \$15, reservations at 817-923-9500
- 3/28 Arts Goggle, free
- 3/29 Gallery Night, 5-9 p.m.

### ARTS FIFTH AVENUE

1628 5<sup>th</sup> Avenue @ West Allen  
web: [www.artsfifthavenue.com](http://www.artsfifthavenue.com)  
email: [artsfifthavenue@aol.com](mailto:artsfifthavenue@aol.com)  
phone: 817.923.9500



## Two Violins Painted by Ryan Place Residents

Two Ryan Place artists have created original works for the Fort Worth Symphony Orchestra's *Painted Violins*. . . *Strings Attached* project. **Lewis Bauer** and **Mindy Hallum**, along with 30 other professional and celebrity artists of regional and national stature were supplied with bare wooden violins on which to create their art. The 32 unique works reflect the individual styles and concepts of the artists. The violins will be auctioned to benefit the Orchestra's "Adventures in Music" programs for children.

The entire collection may be viewed at the Bass Hall on March 14-16 in the lobby before the FWSO performances or during intermission, or on the internet at [fwstringsattached.com](http://fwstringsattached.com). The auction will be held in conjunction with a dinner on March 27. For more information, contact the FWSO at (817) 665-6500 x118. Congratulations to our two Ryan Place artists for their inclusion in this elite group!



**Mitchell Weverka** grew up in Ryan Place on 5<sup>th</sup> Avenue; he now lives in a loft on Park Place Avenue. Mitch, a classical guitarist and the Artistic Director of the Fort Worth Guitar Guild, has invited us to classical guitar performances in the gallery across from Old Neighborhood Grill. The recitals are hosted by Mitch for the Guitar Guild. Admission to the events is free, though donations are solicited for the performers. For more information, contact Mitch at [mitchweverka@sbcglobal.net](mailto:mitchweverka@sbcglobal.net) or by telephone at 817-721-8500. Arts Fifth Avenue has Mitch scheduled to perform on March 22.

**LIKE A GOOD NEIGHBOR,  
STATE FARM IS THERE.**



For your insurance and financial service needs, see State Farm Agent:

Jason Needham, CLU, ChFC  
1708 8th Ave  
Fort Worth, TX 76110

Phone: (817) 921-4111  
Web: [www.jasonneedham.com](http://www.jasonneedham.com)

Office Hours: 9 am to 5:30 pm M - F

LIKE A GOOD NEIGHBOR



STATE FARM IS THERE.

Providing Insurance and Financial Services

YOUR NEIGHBORHOOD LAWN CARE COMPANY

**YARD** smart

LAWN MAINTENANCE

MOWING • TRIMMING (BUSHES/TREES)

PLANTING • FERTILIZING • BEDWORK

**817 294-LAWN** (5296)

## LASKOSKI CONSTRUCTION

*We do it right the first time.*



Tom Laskoski

Phone: 817-658-9408

General Contractor

Fax: 817-926-9425

2925 6th Avenue

[tomlaskoski@sbcglobal.net](mailto:tomlaskoski@sbcglobal.net)

Fort Worth, TX 76110



## Ryan Place Easter Egg Hunt

Saturday, March 22  
11:00 o'clock in the morning  
1111 Elizabeth Boulevard

Age Groups:

3 and under  
4-5 years  
6-9 years



Games  
Photo Opportunities  
Prizes

For all those wishing to participate, please deliver 1 dozen plastic eggs per child filled with wrapped candy by Friday, March 21, to 1111 Elizabeth Boulevard. Place attached form on your bag of eggs, indicating age and name of each child planning to attend.

In the event of rain, Easter Activities will be cancelled by 10am and eggs will be available to be picked up on Saturday, March 22.

(Please call 817.926.2979 for cancellation information)



\*\*\*Don't forget your Easter Basket!!!\*\*\*

Name: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Child's Age: \_\_\_\_\_



**1633 Park Place**  
**817-923-2282**

**7a.m. to 9p.m.**  
**Monday—Saturday**

## general dentistry

**RANDY A. PARHAM D.D.S.**

**P 8 1 7 - 9 2 6 - 1 3 0 0**

**F 8 1 7 - 8 8 2 - 6 9 2 9**

**1612 PENNSYLVANIA AVE.**

**FORT WORTH, TEXAS 76104**



## Urban Realty Resources

**1244 College Ave. • Fort Worth, Texas 76104**

**Phone: 817.920.0700**

**Hours M-F 10 am – 5 pm**

**Weekend and evenings by appt.**

[info@urbanrealtyresources.com](mailto:info@urbanrealtyresources.com)

**Old World Charm or Urban New, It's All About You.**





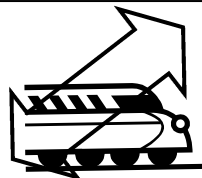
# WELCOME to the neighborhood:

The weeds in my lawn are emerging and there's new growth on the rose bushes. Spring is on its way!

This month, RPIA welcomes Cay Huff on College Avenue and Paul and Lauren Hable on Willing. So far this year, Willing Avenue is taking the lead in supplying us with new neighbors — four homes full, so far!

I encourage all of you to support Ryan Place by volunteering at one of our monthly events and attending the neighborhood meetings. A meet and greet session starts at 6:30, immediately before the meeting. It is a wonderful opportunity to meet your neighbors and make new friends.

If you are a new resident of Ryan Place, or know someone who is, please e-mail me at [junelake.rpia@sbcglobal.net](mailto:junelake.rpia@sbcglobal.net) so we can properly welcome you to the neighborhood!



## Southwest-to-Northeast Rail Corridor

### ENVIRONMENTAL ANALYSIS RESULTS

Public meetings will be conducted by the Fort Worth Transportation Authority on Tuesday, March 18th and Wednesday, March 19th to present information about the results of the initial environmental analyses for the Southwest-to-Northeast Rail Corridor. Rail station concepts proposed for inclusion in the environmental document will also be on display.

The Southwest-to-Northeast Rail Corridor environmental team has been working to determine the environmental conditions along the proposed 40-mile corridor, identify the potential impact of the proposed project, and propose measures to avoid, minimize, or mitigate any potential impacts.

Public input is a key part of the ongoing effort to develop the Corridor, and everyone is welcome to attend or provide comments. Public meeting dates, times, and locations are:

March 18, 6:30 p.m.

Texas Dept of Transportation Regional Training Center, 2501 SW Loop 820 (McCart Ave., south of I-20)

March 19th, noon

Intermodal Transportation Center, 1001 Jones Street

For more information or to make a comment about the Rail Corridor project, call the hotline at 817-215-8785, or send an e-mail to [info@sw2neRAIL.com](mailto:info@sw2neRAIL.com).

TX LI 10871

Texas A&M Horticulturist

15 Years Experience



## FIVE STAR LANDSCAPE CO.

Landscape Installation & Maintenance • Fertilizer/Herbicide Applications  
Irrigation Installation & Service • Landscape Lighting Installation  
Drainage Solutions • Annual Color Changes

JOHN FILAROWICZ (owner)  
[www.5starlandscape.com](http://www.5starlandscape.com)

Cell: (817) 233-5411  
email: [john@5starlandscape.com](mailto:john@5starlandscape.com)

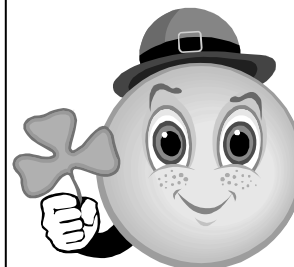
## A Silver Celebration and a Golden Opportunity



If you are looking for a time and a place to jump in and get involved in the neighborhood, this is it! The silver anniversary of **A Candlelight Christmas in Ryan Place** begins to unfold THIS WEEK; the opportunity is golden. More volunteers than ever will be needed for this gala event that promises to be the Tour of Tours. Show up at Sian Borne's house, 2721 Willing Avenue, at 7 p.m. on Wednesday, March 12 to get in on the ground floor of this CCRP Silver Celebration.



Historic Fort Worth will offer an educational seminar on appropriate rehabilitation strategies for historic houses on Saturday, April 12 from 9 AM-3 PM at Thistle Hill, 1509 Pennsylvania. Some of the topics to be addressed are window restoration, period appropriate paint colors, compatible additions, historical designations and financial incentives. There will be open houses of historic properties for sale from 3 until 5 PM. The cost is \$5 per person, children under 12, free. Contact **Corry Smith**, Communications Director at **817-336-2344 x 100** or at [Corry\\_Smith@historicfortworth.org](mailto:Corry_Smith@historicfortworth.org).



### PAYING YOURSELF FIRST COULD PAY OFF LATER. LIKE WHEN YOU RETIRE.

With so much happening in our lives, it's easy to lose sight of the future — like retirement. Edward Jones can help make saving for retirement easier with our monthly IRA investing program.

This convenient service lets you put aside a set amount every month into an Edward Jones IRA. You can even set it up so that the money comes automatically from any account you choose.

A systematic investment plan does not assure a profit and does not protect against loss in a declining market. Such a plan involves continuous investment in securities regardless of fluctuating price levels of such securities, the investor should consider the financial ability to continue the purchases through periods of low price levels.

For more information or to enroll in our monthly IRA investing program, call today.

**Bruce C Border**  
Financial Advisor

2453 Forest Park Boulevard  
Ft Worth, TX 76110  
817-926-8056

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

**Edward Jones**  
HARRIS SECURITIES OF INVESTMENT

## simplify

organizing from the inside out

June Lake 817.921.3463

space planning and design  
clutter containment  
financial and tax data organization  
paper management systems



## The Latest News on Street Repair

There was a City of Fort Worth Design Phase Public Meeting in early February regarding the planned pavement reconstruction and water and sanitary sewer main improvements for College Avenue (from Capps to Page). In a telephone interview with Allisen Prigel, City of Fort Worth Project Manager Joseph Bergeron summarized that meeting as follows:

- \* The City will begin advertising the project for bids on March 27, 2008
- \* Bids will be accepted for six weeks
- \* The City will require up to a couple of months to get the project approved by all departments
- \* Construction is estimated to begin in the first part of June, 2008
- \* The College Avenue project is part of a four street package and the estimated time to finish all four streets is 220 working days

There will be another City meeting for residents to attend before the construction begins to address issues such as traffic; the date has not been set yet. For more information, go to [www.fortworthgov.org/engineering](http://www.fortworthgov.org/engineering) or call Mr. Bergeron at 817-392-2384.



## Real Estate Corner

by Judy Holland

### Walking...

So much happens this month! The time changes, the Irish celebrate, we observe Palm Sunday and Easter, the first day of Spring starts a new season, and we get wound up in March Madness. What better time than this to go outside and walk around Ryan Place? We meet and greet as we walk around our neighborhood with or without dogs in tow. We see our friends getting their yards ready, painting trim, encouraging candidates, and Spring cleaning.

Walking is not just good for the body, it is good for the soul. Spring is busting out all over so get out and take a walk and soak it in. See what you think of these houses for sale as you walk. Later, Judy

2901 5th Avenue	4/3	\$214,900	817-920-7700
2509 Willing	3/2	\$244,000	817-923-7321
1221 Elizabeth	4/2+	\$625,000	817-632-9500

### City Bans Tethering, Chaining Dogs

The Fort Worth City Council has approved an ordinance banning the use of chains, ropes, tethers, leashes, cables or other devices to attach an unattended dog to a stationary object or trolley system — commonly known as dog tethering. A dog still must be confined within a secure enclosure at all times. Please call the Animal Care and Control Division at 817-392-3737 to report any tethered or chained dogs in the neighborhood or anywhere within the city. Please see the city's website for more information: <http://www.fortworthgov.org/generic/default.aspx?>





**HAIR CUTTING  
AND COLORING  
FOR MEN AND  
WOMEN**

**Weekly**

**BEST SALON 2007**

**817.923.1230**

**711 W. MAGNOLIA AVE.  
FT. WORTH, TX 76104**

**PAUL MITCHELL  
FOCUS SALON**

**WWW.MAGNOLIAAVENUESALON.COM**  
**WWW.MYSPACE.COM/  
MAGNOLIAAVENUESALON**






**residential commercial**  
**service calls repairs installations**

**(817) - 927 - 8308**

*"Selling Fort Worth's Vintage Homes & Neighborhoods"*



**OLD  
TOWN  
REAL ESTATE  
SERVICES**

**"THIS LITTLE HOUSE  
MEANS BIG BUSINESS"**

**Dave Stovall**

**(817) 921-3204**

1617 Park Place #108

(Next to Old Neighborhood Grill)

*Get Ready! It's ALL Happening on March 29!*



## CHILI COOK-OFF!

10 A.M. AT TRIANGLE PARK

Invite a neighbor, bring your family, and come on out for a fun time at the Annual Chili Cook-Off! There will be several categories in which to enter and compete, such as Most Creative, Vegetarian, Spiciest, Best Overall, etc. and the winning pots of chili will win **fabulous** prizes. Fort Worth's finest fire fighters will be our unbiased judges!

If you are entering the Chili Cook-Off, please bring your chili ready to serve in a Crock Pot along with a ladle, any "fixings" that your chili may require (cheese, crackers, etc.), and a small sign to let everyone know it is your chili (ex: Fred's Five Alarm Chili). Set up will begin around 8:00 a.m.; bring folding tables, chairs, and extension cords. For more information, please contact the Chili Cook-Off chairman, **Gilbert Gutierrez** at [ggutierrez@charter.net](mailto:ggutierrez@charter.net), or contact **Allisen Prigel** at [AAPrigel@aol.com](mailto:AAPrigel@aol.com) or 817-924-9924.

**Come on out and join in the fun! See you at Triangle Park on March 29<sup>th</sup>!**



## Let's get Moo-ving! We're Cleaning Up March 29<sup>th</sup>! (rain or shine!)

The Cowtown Community Cleanup is an opportunity for residents and businesses to show their pride in Fort Worth. Volunteers are asked to pick up litter and debris from area parks, , and right-of-ways across the city. It's easy to get involved!

- Complete a Release Form at the March 17<sup>th</sup> RPIA Meeting or contact **Allisen Prigel** at (817) 924-9924 or [AAPrigel@aol.com](mailto:AAPrigel@aol.com) for a form.
- Pick the location you want to clean up – an alley, front yard, vacant lot, street, eye sore, or neighborhood park.
- FREE trash bags, gloves, and t-shirts will be given to all registered volunteers who completed a Release Form, while supplies last
- **Do not abandon bags of trash.** Bring them with your drop-off voucher (provided) to 6260 Old Hemphill Rd. on Saturday from 9 a.m. to 2 p.m. **ONLY.** No household hazardous waste is accepted.

Afterwards, drop by for the celebration at Trinity Park featuring live music, Radio Disney and snacks! Details will be provided to all registered volunteers.

## Sauce for the Ganders

by Cameron Crum

Look out – here it comes!

This month the men of Ryan Place will get together at the Rahr (like far with an R) Brewery located just blocks from the neighborhood. Rahr is owned and operated by local Fort Worthian and TCU graduate Frederick William Rahr, Jr., better known to his friends as "Fritz." The Rahr family is well-grounded in beer history, having immigrated from Germany to found the first "lager" brewery in Wisconsin. That brewery has grown into a malt house which is still in operation.

The local Rahr brewery, in the old Dr. Pepper facility at 701 Galveston Avenue, is open on Saturdays for beer "tasting" and tours. It works like this...you show up, are handed four bottle caps which you can exchange for beers. You can drink out of their puny plastic cups or, for \$5, you can buy a pint Rahr glass and they will fill it four times. On return visits, you can bring your own pint glass back for re-filling. At some point during the afternoon, the Rahr people offer a tour of the brewery, which, if you are a home brewer like me, is pretty interesting. One more cool fact is that Rahr rents out the brewery for parties. At the time of my last visit, the cost was \$250 for up to 50 people and the BEER IS

INCLUDED! So, come on down for an afternoon of beer swilling – or uhm "tasting" – at the Rahr Brewery.

Time is 1:00pm – 3:00pm, Saturday, March 22<sup>nd</sup>. Visit [www.rahrbrewing.com](http://www.rahrbrewing.com) for more information and directions.

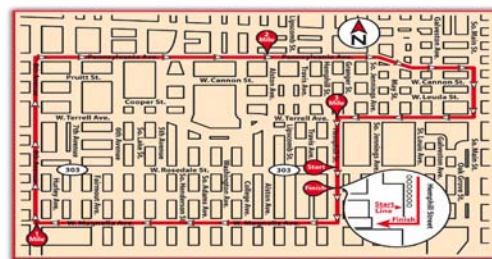


**The 11th Annual Joe's Run 5K Run/Walk**  
**March 29, 2008, 8:00 a.m.**  
**Start and Finish in the Near South Side**









**Benefiting**  
**SAMARITAN HOUSE™**  
*Where there's a home, there's hope.*


[www.joes-run.com](http://www.joes-run.com)  
For information call 817-424-8838





# March 2008

SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	3	4	5	6	7	8
9 Daylight Saving Time Begins 	10	11	12 CCRP Annual Meeting (p.9)	13	14	15 John MacFarlane and Melanie Genius wedding 
16 Palm Sunday	17  RPIA Meeting Big Trash	18 Big Trash	19 Big Trash	20 Spring begins Big Trash	21 Big Trash	22  P.6 Easter Egg Hunt(p.7)
23 Easter	24	25	26	27	28  P.6 (p.3)	29 Chili Cook-Off, Men's Social, Joe's Run, Cowtown Clean-Up  P.6
30	31					



*A near southside experience*

**Friday, March 28**  
**5:00 to 10:00 pm**

**Look for the banners marking venues on 8th Avenue, Magnolia, Park Place, Jennings and throughout the Near Southside. Maps at all venues. Also look for the children's area.**

Artists and musicians, to participate in ArtsGoggle, sign up on our web site.

Volunteers, call if you'd like to help with this great Near Southside event.

**FREE event**

**SOUTHSIDE**

**www.fortworthsouth.org • 817.923.1343**

## Bergeron's

Service & Repair

DVD & VCR  
Playstation  
Satellite systems

Video Transfers & Dubbing

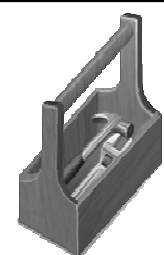
8mm to VHS or DVD / VHS to DVD

Handyman Work


Electrical  
Carpentry  
and more

Televisions  
Camcorders  
Antennae

Plumbing  
Appliance repair



Owner: **Tim Bergeron**      **817-451-2611**



*a style for every point of view*

**FREE In-Home Consultation**

Shutters, Wood Blinds, Draperies and more!

[www.budgetblinds.com](http://www.budgetblinds.com)  
An Independently Owned and Operated Franchise

**ED DZURILLA**  
*Owner*

office: 817.927.0521  
cell: 817.228.0316  
fax: 817.927.0620

1924 5TH AVENUE  
FORT WORTH, TX 76110  
[edzurilla@budgetblinds.com](mailto:edzurilla@budgetblinds.com)