

INSIDE THIS ISSUE:

Centennial Celebration	4
President's Letter	5
Sustaining Membership	6
Band Notes	7
Betty Street News	7
NPO Joel Stary CCRP Wrap-up	8
Christopher Ebert	9
Real Estate Welcome	10
Calloway's Yard of the Month	11
Croquet Tournament	13

Fort Worth Neighborhood of the Year – 2008

RYAN PLACE

IMPROVEMENT ASSOCIATION

NEWSLETTER

February, 2010

www.HistoricRyanPlace.org



Announcing our Newest Transplants!

by Kurt Nielsen

Saturday, January 23, 2010 will go in the record books as a day when 29 Ryan Place residents joined forces at Daggett Park for the good of the neighborhood. Armed with shovels and pick-axes, the stalwart group were determined to take the park back – by planting trees that were awarded by the City of Fort Worth. This small army of 29 neighbors gave up the better part of a Saturday to invest in Ryan Place — and we now have twelve oak trees in Daggett Park! Neither rain (there was some) nor rock (there was much) stopped them from accomplishing their goal. Next time you see these neighbors, thank them for the twelve trees that they helped to take root in Ryan Place!



John Block; Bart Bradford; John David; Chris Ebert and grandchildren, Madi Beth, Lily, Christopher; John Filarowicz; Michael Flynn; Michael and Courtney Gilson; Jeff Hayes; Sara Hevron; Keith Head; Ross and Carol King; Gelineau family; John MacFarlane; Melanie Migura (City Forester); Janice Nice; Kurt Nielsen; Chris Rogers; Hayne, Katie, and Duncan Shumate; Mariann Taccia; Steve and Ann Tang; Tuttle family; Vitek family.



Improvements are on Track

RPIA President **Keith Head** has been working with our City Councilman, **Joel Burns**, and **Russ Wiles** of the Transportation and Public Works Dept., regarding the continuing noise and visual blight issues caused by the train car offloading operations on 8th Avenue. Two significant changes are being effected:

The first project involves lowering the east track approximately eight to twelve inches at the Windsor crossing in order to decrease the steep incline from 8th Ave. At the same time, the railroad and the City will install new railroad crossing panels and repave the street, which will result in a much smoother crossing.

The second major change, which will begin after the first is completed, is that two new tracks will be built in the middle of the train yard. 85-90% of the train car offloading work currently done across and to the north and south of the Elizabeth Blvd. gates will be moved to these new tracks. Access to these new tracks will be from the north at the old Dairy Pak building. The offloading would also take place between the two tracks rather than to the east of the tracks.

While there could still be 10-15% of the offloading done along 8th Avenue, this would only occur when operation necessitated full capacity.

In addition, **John Filarowicz, Kurt Nielsen, and Keith Head** spoke with the City forestry representative about the possibility of planting four or five live oak trees (like those recently planted at Daggett Park) between the shrubs that are currently along 8th Avenue, across from Elizabeth Boulevard. Apparently those shrubs were installed by FWWR, who also maintains them, and are on land belonging to the railroad. RPIA will continue to work with the City and FWWR on this matter, which would enhance the main entrance to Ryan Place.



**RPIA
Monthly
Meeting**

RPIA Meeting

**Monday, February 15
7 PM
Westside Unitarian
Universalist Church
901 Page Avenue**

*Meeting agenda at
historicryanplace.org,
Discussion Forum*

2010 RPIA Board of Directors

Officers

President	Keith Head keith.head@sbcglobal.net	817-921-6721 214-435-1976
1 st Vice President	John Kline john.kline90@charter.net	817-922-0732
2 nd Vice President	Mariann Taccia mariannmt@sbcglobal.net	817-921-9976
Treasurer	Kevin Prigel kprigel@aol.com	817-924-9924
Parliamentarian	Lana Campbell	
Secretary	Rachel Manning rachelzertuche@earthlink.net	281-799-9049
Asst. Secretary	Lauren Hable lauren.hable@yahoo.com	817-922-8019

Street Directors

5 th Avenue	Mary Schroder mps2745@att.net	817-921-5346
5 th Avenue (Alternate)	Sharyn Peterson shewho824@yahoo.com	817-922-8799
6th Avenue	Cindy Baldrige cbaldrige_1@charter.net	817-239-8969
6th Avenue (Alternate)	Gary Guess gguess@e3team.com	972-757-9639
8 th /James/Livingston/Stanley	John Belknap johnbelknap@swbell.net	817-927-0355
8th/James/Livingston/Stanley (Alternate) (OPEN)		
Alston/Lipscomb/Page Streets	Derek Arneson derekarneson@hotmail.com	817-938-5007
Alston/Lipscomb/Page Streets (Alternate) (OPEN)		
College Avenue and Cantey St.	John Filarowicz floorwax12@sbcglobal.net	817-233-5411
College Avenue/Cantey (Alternate)	Brooke Downing thedownings@yahoo.com	817-734-5312
Elizabeth Boulevard	Anita Daniel ad1508@aol.com	817-924-3404
Elizabeth Boulevard (Alternate)	Joan Kline joankline@swbell.net	817-923-5287
Ryan Avenue	Murphy Parks mhp@freese.com	817-927-4682
Ryan Avenue (Alternate)	Rick Tucker tucker.rick@sbcglobal.net	817-927-0197
Ryan Place Drive	Lin Parham rap32dds@aol.com	817-921-4027
Ryan Place Drive (Alternate)	Josh Lambert Josh@BuyFWTX.com	817-456-9613
South Adams Street	Chris Ebert cwebert@hotmail.com	817-926-2366 817-319-2363
South Adams Street (Alternate)	Marina Castillo followdamoney@hotmail.com	817-926-2243
Willing Avenue	Mike Lindner george.lindner@dfps.state.tx.us	817-924-2485
Willing Avenue (Alternate)	(OPEN)	

The RPIA NEWSLETTER is delivered each month (except January and July) to every home in Ryan Place. The NEWSLETTER is typically hung on your front door handle. If you do not receive a NEWSLETTER, please call **Olivia Flynn**, at **817-927-0075**, or any RPIA officer or street director so that we may get a copy to you. The NEWSLETTER is also posted online at <http://www.historicryanplace.org>

RPIA NEWSLETTER

Advertising Rates

One issue free when you prepay for a year / ten issues.

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:

MARCH NEWSLETTER

Friday, February 19

Contact: rpianewsletter@yahoo.com

817-927-0075

Be informed every day; register with Ryan Place Communications

For Ryan Place e-mails, go to **HistoricRyanPlace.org**

For the Ryan Place Discussion Forum, go to **HistoricRyanPlace.org/forum/login.asp**

In case you were wondering, a Ryan Place **Facebook** page has been created! Go to <http://www.facebook.com/group.php?gid=128874162910> to join.

Welcome, New Advertisers!

Be sure to notice all the new advertisers we have in our NEWSLETTER! Folks are scrambling for space in our local media and their paid ads provide all of Ryan Place with a free NEWSLETTER. When you need a product or service that is offered by one of our advertisers, give our supporters your support and your business.

Pull out your latest AT&T Yellow pages and flip open the front cover to the two-page **Metroplex Flooring** ad. They are featured on page 3 of our NEWSLETTER with their new, nearby location. On page 7 Doug Hale (**Hale's Plumbing**) offers his professional services to Ryan Place. The **New Christian Arts Museum** (page 8) invites us to its exhibit, and **Historic Renovation, LLC** (page 8), headquartered in Chase Court, offers its fine work and a service history. Finally, **MHB Construction** does a lot of quality work in our neighborhood—their ad is on page 14.

Important Numbers

Fort Worth Police Dept. (non-emergency)	817.335.4222
NPO 8 on Magnolia	817.871.8885
Officer Stary	817.871-8885 (office) 817.944-1316 (cell)
Code Compliance	817.269.6225

No one provides full service like we do at Metroplex Flooring.

Metroplex FLOORING



See Samples In Your Home

**NEXT DAY
INSTALLATION
AVAILABLE!**



LANA WALKER SMITH GLENN SMITH

FW: 817-332-0823

Arl: 817-861-3737

After 6pm Call Glenn At: 817-919-8353

**OR Visit Our Showrooms & Warehouse!
See, Touch & Feel Our Huge Inventory**

Showroom Hours: Mon-Fri 9am-6pm • Sat 10am-5:30pm

Family Owned & Operated



Glenn Smith Lana Walker Smith Rob Walker Pres.

Shop our Warehouse for **THE BIGGEST SELECTION OF CERAMIC, PORCELAIN, WOODS & LAMINATES AROUND.**

**GRAND
OPENING**

3 Blocks East of **Harris Methodist Hospital** on Pennsylvania Ave,
Next door to Radiology Associates
823 Pennsylvania Ave. • Fort Worth

Across From **Campo Verde** Restaurant. Next door to **CAMP THURMAN**
2901 W. Pioneer Pkwy (Spur 303) • Pantego (Arlington)

CUT & LOOP
Classy, Elegant Look
StainMaster Extra Life Nylon
Installed **\$239**
With Pad **Sq. Ft.**
Limited time offer.

TEXTURED
An American Favorite
100% nylon pile many colors
& qualities to choose from
Installed **\$179**
Sq. Ft.
Limited time offer.

SAXONY
Pure Luxury
100% Nylon Pile Many Colors
As Low As **\$239**
Installed **Sq. Ft.**
With Pad
Limited time offer.

**HAND SCRAPPED
HARDWOODS**
7 colors to choose
from. As Low As **\$695**
Sq. Ft.
Installed
**LAMINATE
"WOOD-LOOK"
FLOORING**
As Low As **\$399**
Sq. Ft.
Installed
Limited time offer.

FRIEZE
Extremely Durable
As Low As **\$199**
Installed **Sq. Ft.**
With Pad
Limited time offer.

BERBER & MORE
Easy Living, Long Lasting
As Low As **\$179**
Installed **Sq. Ft.**
Limited time offer.

**CERAMIC
TILE**
As Low As **99¢**
Sq. Ft.
Installation Available
Limited time offer.

BAMBOO
Starting At **\$349**
Sq. Ft.
CORK
Starting At **\$329**
Sq. Ft.
**ASSORTED ROOM-SIZE
CARPETS**
Many Styles & Colors • 100% Nylon Pile
As Low As **\$149**
Installed **Sq. Ft.**
With Pad
Limited time offer.

PORCELAIN & CERAMIC TILES • HANDSCRAPPED WOOD FLOORS • VINYL • LAMINATES

**UP TO
60% OFF
SELECTED
INVENTORY**

**HUGE SHIPMENT ARRIVING AT BOTH LOCATIONS
FOR GRAND OPENING SALE!**



The Ryan Place Centennial Celebration Begins



A 1972 Fort Worth Star-Telegram article about one of John C. Ryan's sons stated that, "When Thomas M. Ryan was just a young boy, his father took him out to a bare prairie site on the South Side, and told him that someday it would be the prime residential section of Fort Worth."

John Ryan was featured in a book on leading Fort Worth businessmen with the following description: "Mr. Ryan stands for progress and town building, and has always done his part in advancing the material welfare of Fort Worth. Believing thoroughly in 'the city beautiful,' he has planned and is building Ryan Place, the most beautiful and exclusive 'park place' to be found anywhere, which will stand for all time as a monument to his enterprise."

On March 12, 1911, the Fort Worth Star-Telegram ran an article titled, "FT. WORTH TO HAVE MODEL ADDITION." The article proclaimed, "Fort Worth is to have a model addition. It will comprise the best features gathered from eighteen large cities visited by the owner, John C. Ryan, in having plans prepared for the Fort Worth tract which he plans to make the finest residence district to be found anywhere in the South." The neighborhood that we live in is a testament to the beauty and standards that Mr. Ryan created 99 years ago.

This year Ryan Place residents will start preparing for the Ryan Place Centennial in 2011. Some of the activities will include an art contest for the centennial logo and poster art, Centennial float for the 4th of July parade in 2011, a time capsule, and a historical photographic book titled, *Ryan Place: An Historic Fort Worth Neighborhood*.

During 2010 and 2011, Ryan Place residents will have the opportunity to become involved in preparing for the Centennial Commemorative activities and events that will begin in March of 2011. If you would like to work on this project, please contact **Mariann Taccia, 817.921.9976**, or by e-mail mariannmt@sbcglobal.net.



Ryan Place Centennial Commemorative Art Contest

by Mariann Taccia

Ryan Place will hold an art contest and the winning entries will become the official art for the centennial commemorative logo and poster. Below are the guidelines for the contest:

Only Ryan Place residents are eligible to compete. Only original artwork conceived and created by the entrant will be considered for the contest. Each entry must be accompanied by a signed, official registration form giving RPIA the right to use the art for centennial commemorative promotional purposes.

Entrants must register to participate in the contest by March 20th. Please pick up a registration form from the side porch located by the driveway of 1315 Elizabeth Blvd.

All logo and poster art submissions *must* include the 8th Avenue and Elizabeth Boulevard entry column(s), which must be displayed prominently within the piece submitted.

The theme of the centennial commemorative poster art is "Honor the Past, Celebrate the Present, Embrace the Future."

All drawing, painting, or digital art will be accepted.

All completed entries must be submitted to 1315 Elizabeth Blvd. no later than April 30, 2010, 6:00 pm.

Semi-finalists will be notified by e-mail and by phone on May 15, 2010. The winner will be announced at the Ryan Place Memorial Day Street Dance on Saturday, May 29, 2010. Winners need not be present in order to win. There will be prizes for the winners, also.

First the book, then the movie?

Ryan Place: An Historic Fort Worth Neighborhood



by Mariann Taccia

Arcadia Publishing Company contacted Ryan Place representatives in December, 2009, to express their interest in publishing an historical photo book on our neighborhood. The proposed book will be a part of Arcadia's popular *Images of America* series.

To accomplish this task we need a minimum of 180 images with a text description of the images. If you have lived in the neighborhood for a long time, or if you were fortunate enough to receive photos from prior residents that show the lives, lifestyles, and activities of Ryan Place and its residents from 1911 to 1980, we ask that you submit them for the book.

If you have images to submit for the book, there are strict scanning instructions from Arcadia. You may pick up a printed copy of the instructions from Mariann Taccia, 1315 Elizabeth Blvd. The copies will be in a labeled container on the side porch, located by the driveway.

The instructions address such issues as types / sizes / quality of images that are acceptable and unacceptable, detailed instructions for properly scanning images, text guidelines, how to submit data, etc.



RPIA

President's Letter

Happy 2010 Ryan Place!! Now that the holidays are over and we are already a month into 2010, RPIA is off to a quick start. Through the cooperation of RPIA with the City of Fort Worth, by the end of 2010 there will be several significant improvements completed or in the process of being completed in and around our neighborhood. These improvements will contribute greatly to an improved quality of life for all Ryan Place residents.

Since January 1, we've already completed Phase II of the Daggett Park improvements. Over two dozen Ryan Place men, women, and children gathered on a rainy Saturday morning and planted a twelve good-sized live oak trees. The trees were provided by a grant from the City of Fort Worth that RPIA (Kurt Nielsen and Bart Bradford) last year. The next phase of the project will be the installation of an irrigation system followed by the creation of two "pocket parks." All of these improvements will make for a spectacular East entrance to Ryan Place.

During the past week, I was notified by Councilman Burns that the train car offloading operations along 8th Avenue will soon be dramatically scaled back. Most of the operations will move to two new tracks which will be built in the center of the 8th Avenue train yard. This change will not only significantly reduce the noise pollution along 8th Avenue, but will also dramatically improve the visual pollution which has long been an eyesore at the main entrance to Ryan Place. Our major entrance to Ryan Place from the West will be much more pleasant. During 2010, the Board will also propose signage at other entrances to Ryan Place and we will begin park enhancement plans for Ryan Place (Triangle) park.

By the beginning of June, streetlight installation is expected to start up again. The Candlelight Christmas in Ryan Place Streetlight Committee has been working closely with the City to ensure that all lights are installed in Ryan Place by the end of 2010. Thanks to the hard work of CCRP and its volunteers, funds are available to complete this fantastic project!

Also in 2010, we can expect work to begin on the Hemphill corridor quiet zone. After many years of study, plan development, etc., work should begin on this project by the end of the year. Although the project is not scheduled for completion until 2011, it won't be long before the loud train horns along the East side of Ryan Place will be no more.

By the end of this year, work will begin on the Ryan Place traffic calming devices. This \$600,000 City project will bring traffic circles to Elizabeth Blvd. as well as several other traffic calming initiatives in other sections of Ryan Place. This first-of-its-kind project in Fort Worth should serve as a model for future traffic calming plans in Fort Worth neighborhoods.

Finally, shortly after Christmas, RPIA was notified that we were awarded a \$60,000 grant by the City from its public art initiative. This grant will be used to bring public art, in character with historic Ryan Place, to the traffic circle which will be installed at Elizabeth Blvd. and 5th Avenue. Selection of the artist and design of the piece will begin in the next few months.

As you can see, there are a lot of improvements in store for Ryan Place this year. Once completed, we'll have even more proof and bragging rights as to why Ryan Place is the best neighborhood in Fort Worth.

Until next month,

Keith



Nightly Specials

MONDAY

ENCHILADITAS (typical dish from Oaxaca)

Chicken enchiladas covered with a fresh smooth tomato sauce, queso fresco and sour cream, topped with green avocado slices, served with choice of beans and rice

6.99

TUESDAY

TACO NIGHT (buy one get one HALF PRICE)

Two tacos choice of meat, made with crispy or soft fresh tortillas, shredded lettuce, fresh tomato, cheese, sour cream. Served with choice of beans and rice

6.99

WEDNESDAY

BURRITOS

Half-price burrito dinner. That's right!!!

THURSDAY

ENCHILADAS VERDES

Chicken Enchiladas in our home made tomatillo sauce, topped with sour cream, queso fresco and cilantro, served with choice of beans and rice

6.99

FRIDAY

TILAPIA

Filet of Tilapia sautéed, topped with mango salsa and our special sauce, served with choice of beans and cilantro lime rice

7.99

SATURDAY & SUNDAY

FAJITAS (Beef, Chicken, Shrimp, Fish or Veggies)

Classic Tex Mex, served on a bed of sautéed onions and bell peppers, served with tortillas, guacamole, sour cream, and salsa

7.99

Happy Hour Nightly - Draft Beer

1.99

Become a 2010 Sustaining Member of RPIA

Your neighborhood needs YOU! Your contribution of \$35 or more will help fund improvements in Ryan Place in 2010. We also need your participation — pitching in to help with our events and projects as well as attending and having a good time. In 2009, almost 150 of the (approximately) 850 residences in Ryan Place were Sustaining Members. Start 2010 off with a check to RPIA and let's see what we can do together.

If every household in Ryan Place contributed at the minimum level of \$35., we would collect over \$28,000 for the Ryan Place treasury! Please mail your form and contribution in TODAY! If the Internet is more convenient, use PayPal at <http://www.historicryanplace.org/RPIASustaining.html>

Name _____

Address _____

Phone _____ E-Mail _____

Amount _____

Please contact me to help with (circle any / all):

Parties Outdoor projects Events Other _____

Mail to: RPIA
P.O. Box 11122
Fort Worth, TX
76110

Ryan Place
beautification, events, and
monthly NEWSLETTERS are only
possible through contribu-
tions. You are invited to be-
come a Sustaining Member of
RPIA. We offer three levels of
RPIA Sustaining Membership:

- Neighbor**
\$35—\$74 annual contribution
- Friend**
\$75—\$150 annual contribution
- Patron**
\$151 + annual contribution

Sustaining Members 2010

<p>(Names in bold print have contributed since the last NEWSLETTER.)</p> <p><u>Patron</u> Keith and Connie Head Joan Kline Chris Rogers</p> <p><u>Friend</u> David and Sandra Barton Rainey and Randy Dukes Bob and Diane Grissom Mike and Nancy Hollier Ross and Carol King Jasmine Luna</p>	<p>Kim McLaughlin Mary Orzel Charles and Pamela Tynan Ross and Julie Vitek Ellen Warthoe and Blake Hardy Evelyn and Elzie Wilson</p> <p><u>Neighbor</u> Lisa Erickson and Kevin Smant John and Sarah Filarowicz Steve and Melissa Fruscella Paul and Lauren Hable John and Kay Ivey David and Diane Klein</p>	<p>Megan Koval Harva Kuykendall Mike Lindner Kendra McCown Diane McCusker Jerry and Becky Moody Kendra McCown Jerry and Becky Moody Mary Richardson Brian and Katherine Ridenour Howard and Karen Stone David and Angela Tuttle Stan and Nina Watson</p>
--	---	---

MATT'S ELECTRIC

Repairs Installations
Post lights Security lighting

Flexible hours mattelec@yahoo.com
817-927-8308 Cell: 817-584-7731

February 13 JAZZY VALENTINE
Live jazz music (8 pm) \$15 per person

February 26 Our first MOVIE NIGHT FUNdraiser (7:30 pm) \$10 minimum donation — includes pizza and salad, other concessions by additional donation. All ages welcome!

1628 5th Avenue
Fort Worth, Tx 76104
817-923-9500



2010 will bring regular monthly and bi-monthly meetings of the Berry Street Initiative with its partners, the City of Fort Worth and The T. Planning Director **Susan Alanis**, Councilman **Joel Burns**, and T Director **Dick Ruddell** have taken steps to begin plans for the 8th Avenue / Cleburne Road rail station. The group will also address the intersection re-development at 8th Avenue and Cleburne Road as well as the engineering phase of the University Drive / Berry Street intersection. The BSI continues to monitor the Boston Market/McDonalds location, Jack in the Box, and Kroger site redevelopments. We appreciate the cooperation of Jack in the Box in respecting the community's vision in the redevelopment of their site.

—Linda Clark

Ryan Place Band Tuning Up, Again



The Ryan Place Community Band is getting ready to learn some non-holiday songs and we want YOU to get involved! Thanks for all of the support during the Candlelight Home Tour – the Band had a blast playing and we were encouraged by all of the positive feedback. Rehearsals will start up again some time in February, so if you were thinking about it, now is the time to dust off your instrument and start practicing. Send me an e-mail at david@tuttlecommercial.com or call **817-917-0436** with your contact information and I will make sure to include you in all of my e-mails to the Band, including rehearsal dates and time.

— David Tuttle



Brooke Downing has graciously offered to serve as Advertising Director for the RPIA NEWSLETTER. Her new duties will include responding to advertising inquiries, management of billing and collection of payments for ads, maintaining records for the RPIA Treasurer, and distributing the Newsletter to advertisers. Brooke is also the Alternate Street Director for College Avenue.



FOR SALE

2007 BMW 328i, silver/gray leather interior. Only 8K miles, one owner, non-smoker, garaged. 50K Warranty, free maintenance and safety assist plan until 3/26/2011. Automatic transmission, heated front seats, cruise control, moon roof, AM/FM/CD/MP3 input, power seats, windows, trunk.

\$27,500.

817.921.3463



**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

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

LIKE A GOOD NEIGHBOR



STATE FARM IS THERE.

Providing Insurance and Financial Services



Hale Plumbing

Master No. 36507

Reasonable Rates, Senior Discounts

Phone (817) 495-3406

Prompt Service

Go Green and Save Green!

Schedule a Green Home Makeover, Green Office Makeover or GO GREEN Workshop



Jenna Wann

Your Local Eco-Consultant

(817) 760-0332

<http://www.greenirene.com/JennaFortWorth>

"Greening Our World, One Home And Office At a Time"



Focus:

"Target hardening"

by Officer Joel Stary

The one thing you can be certain of is that crime can happen anywhere, and at any time. Fortunately, we have control over many factors that make us less susceptible to becoming the victim of crime. In the law enforcement world you will hear the term "target hardening" used quite often when discussions of crime prevention are going on. What is "target hardening?" Well, the "target" is you, your home, your vehicle, or your property. "Hardening" refers to taking steps to protect yourself, your home, your vehicle and your property. Over the next three months we will discuss "target hardening" as it pertains to protecting yourself, your homes, and your vehicles. You may have heard some of the information before, but it is my job to make sure that the information is always fresh in your minds.

I hope everyone had a wonderful holiday season and I am looking forward to the new year with you. Remember: be safe today and safer tomorrow!



**HISTORIC
RENOVATION
L.L.C.**

- | | |
|--------------------|---------------------------------|
| Window refinishing | Floor installation/ refinishing |
| Electrical | Ceramic tile |
| Plumbing | Custom Cabinets |
| Carpentry | Countertops |
| Sheetrock | Pergolas/Gazebos |
| Interior/Exterior | Decks |
| Painting | |

Complete Renovations/Additions

"The Window Lady"

**Pam 817-716-1997
Fort Worth, Texas**

**Call for free
estimate.**



Wrapping up the Christmas Home Tour

WHEW!!!!!!!!!!!!!! With a great sigh of relief I can report that the 2009 Candlelight Christmas Tour of Homes was a BIG success! CCRP extends thanks to our outstanding sponsors of the 2009 Tour: Albertson's, Ft. Worth Star-Telegram, Wells Fargo, BBVA Compass Bank, and the generous neighbors in Ryan Place; your help was immeasurable. Next, thanks to our gracious homeowners, our faithful docents, the chefs of Ryan Place, the Board of CCRP, Occasional Carriage Company, the volunteers at tea carts, the musical guests, and the thousands of visitors — we had a wonderful year!

The CCRP Board will spend the remainder of its term trying to wrap up the streetlight project. If you have any questions about the lights, please call or write **Brenda White**. Brenda usually has a report at each monthly RPIA meeting.

Candlelight Christmas in Ryan Place is a year-round project, however, so we never stop looking for beautiful, interesting homes available for the Tour. We will always need docents and volunteers and we welcome willing workers at any time. Until April, anyone interested in putting in a few hours to ensure another great Tour may call me anytime.

Remember, the Home Tour is responsible for the beautiful streetlights, the gorgeous gates to our neighborhood, the first street toppers, and sidewalk repairs, to name just a few of our past projects. You all benefit from the proceeds of the Tour and a four-hour docent shift is a very small price to pay each year to help. And, if you have talents in public relations, sales, journalism, sponsorships, or organization — JOIN US!!

Please call to find out how to get involved. Thanks again Ryan Place — we did it!

Gina

In December, **Norma Kleiber** and **Paula Slease** announced the formation of a women's Bible study in their home on 5th Avenue, beginning in January. The class has gotten off to a good start, with seven members. Watch for future opportunities to join this study group as it continues and grows.



admission free

THE LAST SUPPER
a life-size wax figure interpretation of
Leonardo da Vinci's Painting
"THE NEW"
CHRISTIAN ARTS MUSEUM
Hamilton & Bailey
Fort worth, Texas
open wed-sat from 10am-3pm
Groups welcome 817-332-7878



Christopher Ebert

A Neighborhood of Historic Proportions

As we approach the celebration of the Centennial of Ryan Place, it seems a good time to look back at how we got to where we are today and to look forward to where we may be heading. The 1911 original deed restrictions for property in the Ryan Addition defined what the "upscale" face of Ryan Place was to be like. Restrictions applied to the costs of houses, building types and materials, set backs from the streets, the trees to be planted, and the race of future residents, but not servants. American society and culture have changed much in the last 100 years; people of 1911 could have never have envisioned many of these changes.

What if a time capsule to be opened in 100 years had been buried by John Ryan underneath the Ryan Place Gates? (John was very protective of the "main" gates at Eighth Avenue. Surely the capsule is buried at 6th Avenue and Jessamine, in the belief that no one would disturb the ground around what would become the "minor" gates when they were finally built in 1913.)

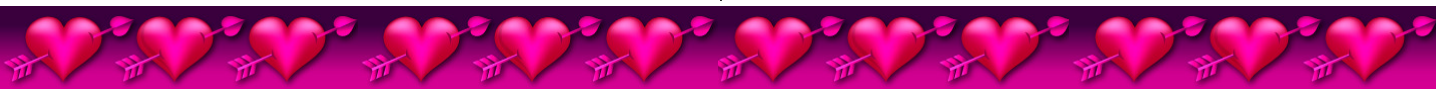
Could we guess the contents of the 1911 time capsule? First, John's banker thought that would be a crazy idea, but since the development loan would surely be paid off in 100 years he didn't really care. What was in folks' thoughts in 1911? Automobiles still used hand cranks to get the engines going, Marie Curie won the Nobel Prize for Chemistry, the Mona Lisa was stolen from the Louvre, the Philadelphia Phillies defeated the New York Yankees

in the World Series, and John Ryan announced his Ryan Place development on the far southern edge of our City of 75,000.

Could such a capsule have contained

- 1) Elizabeth Ryan's advertising brochure about a trip they were thinking of taking the next year on the maiden voyage of the *Titanic*?
- 2) A Proposed Fort Worth Street Car map showing extensions south from Jessamine into Ryan Place?
- 3) Copy of the sales contract for the first house built on Elizabeth Blvd.? (It was for JR's friend John Sparks and would be the only frame allowed in Ryan Addition.)
- 4) Other items you might think of for John Ryan's Time Capsule?
- 5) Send your suggestions to cwebert@hotmail.com or post it for everyone to see on the Ryan Place Discussion Forum on our website HistoricRyanPlace.org. You'll find John Ryan's Time Capsule under General Discussion topics.

(Editors Note: Mr. Ebert's Op-Ed columns express the personal opinions of the author and do not necessarily reflect the official positions of the Ryan Place Improvement Association, it's Board of Directors, or the RPIA NEWSLETTER.)



A MESS NO MORE!

HOUSE CLEANING

Hello, my name is Lisa and I live in Fairmount.

With my reasonable rates and attention to detail, you won't have to worry about ever saying "Pardon The Mess" when guests arrive.

Background check cleared via Sitter City.

Lisa (817) 343-2622



1633 Park Place 7 a.m. to 9 p.m.
817-923-2282 Monday—Saturday

Free

List of Homes

Looking for a home? Sign up on my website to be emailed a list of every home you might be interested in. No cost.

No obligation.

www.ftworthhomes.net

Lori Gallagher

The Helen Painter Group, Realtors

817.475.5117 Cell

YOUR NEIBORHOOD LAWN CARE COMPANY



LAWN MAINTENANCE

MOWING · TRIMMING (BUSHES/TREES)

PLANTING · FERTILIZING · BEDWORK

817 294-LAWN (5296)



WELCOME to the Neighborhood!

Happy new year! December and January brought us beautiful snowy days, bleak icy weather, and two new neighbors. **John Strawn** took up residence on the south end of 6th Avenue earlier this month and **Christopher Hegerfeld** purchased a home in the mid-section of 6th Avenue.

Ryan Place Improvement Association welcomes these gentlemen to our wonderful neighborhood. I invite you to take a few minutes this month to meet your neighbors. You'll be glad you did!

If you are a new resident (or know someone who is) and would like to be "officially" welcomed to the neighborhood in this column, please e-mail me at junelake.rpia@gmail.com and let me know you're here.

Two thumbs up, Fairmount!



Congratulations to our neighbor, Fairmount!

Turn to page 91 of the January, 2010 issue of *Southern Living* for "The South's Ten Best Comeback Neighborhoods." Flip on over to page 95 for the feature on Fairmount, which was one of the ten neighborhoods chosen. Several pictures accompany the article, including one of the Old Home Supply! Keep up the great work, Fairmount!



Real Estate Corner

by Judy Holland

3108 8th Ave	\$ 64,900	8/924-8358	3/1	Ideal for handyman
3051 Ryan Pl Dr	\$ 96,000	8/510-5700	3/2	Nice, big backyard
2922 Willing Ave	\$108,500	8/731-8466	3/1	Cute starter home
2805 Willing Ave	\$189,900	8/279-6996	3/1	Spacious sunroom
1116 Eliz Blvd	\$199,900	8/924-8358	3/4	4 baths, 4 car grg
2729 Willing Ave	\$199,900	8/924-8358	2/1	Redone in 2007
2700 Willing Ave	\$205,000	8/426-9800	2/2	Antq chandeliers
2817 Willing Ave	\$249,000	8/732-8400	3/2	Red brick Colonial
2512 6th Ave	\$264,900	8/737-7654	3/3	1930's Tudor Style
2515 Willing Ave	\$268,000	8/923-7321	3/2+	Grdn & Guest Hse
1418 Eliz Blvd	\$539,900	8/732-8400	4/2+	Stately w/ tile roof
1111 Eliz Blvd	\$649,900	8/732-8400	4/3+	Dbl lot, updated!

I have a friend who came to several crossroads in his life all at once last month. He retired, got a divorce, had his 70th birthday, and his mother passed away. It was a lot to handle in 31 short days. He handled all the legalities as best he could and thought about his next 20 years. What was on his "Bucket List?" Then, his daughter in Brooklyn invited him to come spend a year in New York City and found him a Realtor. Together, they found an apartment on the Upper West Side and he moved in on New Year's Day in heavy snow. He lives close to Central Park and he sends daily journal reports on setting up a new life for himself in that city. What's on your "Bucket List?" What do you want to be when you grow up? I guess it's never too late to live your dream.

^d beth clardy lewis, M.A., LPC-I

Unconventional approaches to life's conventions.
Specializing in teen and young adult therapy.

1208 W. Magnolia, Suite 200, Fort Worth • 214-893-0021

Proud Member of Fort Worth South, Inc.

BethLewis wefixbrainsDFW

FIVE STAR LANDSCAPE CO.

DESIGN ♦ INSTALLATION ♦ MAINTENANCE ♦ IRRIGATION

817-233-5411

LANDSCAPE COMPANY OF THE RYAN PLACE GATES

Image isn't everything... Quality and Service are!

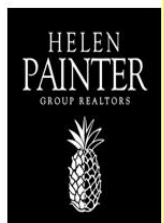
Now more than ever, in an age of image without substance, quality work and superior service will make a world of difference for you.

Lori Gallagher provides for sellers and purchasers the quality representation they expect and the service they desire in a real estate agent.

No gimmicks, no false promises, no hidden agendas, simply hard work and excellent results.

Call Lori Gallagher today and find out how a real estate agent should be.

Lori Gallagher
The Helen Painter Group, Realtors
817-475-5117 Cell
Lori@ftworthhomes.net





Yard-of-the-Month:
2807 5th Avenue



by Sharyn Peterson

In February our yards are in hibernation, resting for the burst of Spring. Nonetheless, the contrast of greens and the neatness of the landscaping can have a quiet beauty all its own. Such is the case at our Yard of the Month located ~~XXXXXX~~ 5th Avenue and owned by the Longsworths. Red berries on fat bushes greet at the front door of this Georgian-style home. Extra charm is added by the climbing fig and Boston ivy vines on the exterior which turn a burnished hue in the fall and winter. The neat dark hedgerow grounds the ambience of the whole picture.

Calloway's Nursery

Timely Tips for January and February



Timely Tip for January Gardeners

January is a good time to evaluate your gardens and start planning for the Spring. Prepare a sketch of your landscape complete with all permanent fixtures including the house, sidewalks, fences, and trees. Keep notes of what did well and what needs to be replaced. Remember, your landscape is a continual work in progress!

Now is the time to prune fruit trees and grapevines. Shade trees and evergreen shrubs can be trimmed to maintain shape and to remove damaged or low lying branches. Do not top Crape Myrtles; only prune to remove damaged branches. Trim summer blooming shrubs and vines to tidy their appearance. Leave a smooth cut flush with the trunk or branch from which you pruned. Apply pruning paint to cuts larger than a pinkie to prevent diseases and insect infestations.

Timely Tip for February Gardeners

Remember your Valentine with fresh, living flowers. Give roses which can be planted and enjoyed year 'round or a container of cool season color for an immediate impact on your porch or patio. Houseplants in attractive ceramic pots provide long lasting enjoyment for indoors. Gloves, tools and wind chimes all make great gifts. The list is endless, let your imagination "grow green!"

Also, please join us for **FREE** in-store clinics on timely gardening topics. These clinics are held in every store.

Sat., Feb. 6th, 10:15 am-Color Creations with Orchids-Create a beautiful, living Valentine's gift which will last and last.

Sat., Feb. 13th, 10:15 am-Gardening with Roses-that will provide blooms from Spring until Fall. Select from Earthkinds, Knock-Outs, Patented and Non-Patented varieties.

Sat., Feb. 20th 10:15 am-Organics 101-Learn to garden the organic way!

Sat., Feb. 27th 10:15 am-Lawn Care-Be the envy of your neighbors. Learn what it takes to have a beautiful, healthy lawn.

For more gardening information for Texas, visit www.mytexasgarden.com.

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

Ryan Place Improvement Association

Visit us at
www.calloways.com



CALLOWAY'S
NURSERY

Offer good for merchandise only. No cash value. One certificate per person, please. Not good with any other offer.

Offer valid at ANY Dallas/Fort Worth location.

Offer expires: December 31, 2009

\$5 off every \$25 purchase

CODE #92



RPIA RAISES ANOTHER BARN

We've read about farmers making a social activity of helping build a barn for a neighbor. Ryan Place neighbors did something like that on January 23, 2010, only it was live oak trees that they planted, not a barn that they raised, west of Daggett School .

It was a lot like a barn raising. The young people helped the old people with the heavy lifting (deep digging). A grandmother played with a toddler when the mother and toddler needed time away from each other. Someone brought cookies (and they were good cookies, too). The neighborhood experts in landscaping offered their services, and the City of Fort Worth provided not only trees, but a forester.

Now here's something to think about: three young children helped their grandfather plant a tree. Those three children could look north of the school to see another group of live oak trees, now grown large, that their grandfather helped plant at the first RPIA tree planting in 1980, 30 years ago.

And just like that Saturday 30 years ago, a cold front and steady rain blew in midway through the tree planting. RPIA responded in true RPIA fashion. A neighbor whose house is nearby generously offered her front porch. (Porches are as characteristic of Ryan Place as trees and sidewalks, grandparents and grandchildren.) The muddy-footed planters accepted the invitation and retreated to the porch to eat barbecue.

— Ross King



Dr. David C. Medford, DDS
Orthodontic · Cosmetic · Family Dentistry

Do you suffer from
Snoring or Sleep Apnea?

ENJOY A GREAT NIGHTS SLEEP
No large face mask, just a small
oral appliance.

(covered by most medical insurance)

Call today!

2517 8th Avenue
Ft. Worth, Tx. 76110
817.823.9877
www.drmedford.com



romthe B

FOR THOSE WHO LOVE THE IDIOSYNCRASIES OF ENGLISH:

I WENT TO A BOOKSTORE AND ASKED THE SALESWOMAN, "WHERE'S THE SELF-HELP SECTION?" SHE SAID IF SHE TOLD ME, IT WOULD DEFEAT THE PURPOSE.

WHAT IF THERE WERE NO HYPOTHETICAL QUESTIONS?

IF SOMEONE WITH MULTIPLE PERSONALITIES THREATENS TO KILL HIMSELF, IS IT CONSIDERED A HOSTAGE SITUATION?

IS THERE ANOTHER WORD FOR SYNONYM?

WHAT DO YOU DO WHEN YOU SEE AN ENDANGERED ANIMAL EATING AN ENDANGERED PLANT?

WOULD A FLY WITHOUT WINGS BE CALLED A WALK?

IF A TURTLE DOESN'T HAVE A SHELL, IS HE HOMELESS OR NAKED?

CAN VEGETARIANS EAT ANIMAL CRACKERS?

IF THE POLICE ARREST A MIME, DO THEY TELL HIM HE HAS THE RIGHT TO REMAIN SILENT?

WHY DO THEY PUT BRAILLE ON THE DRIVE-THROUGH BANK MACHINES?

WHAT WAS THE BEST THING BEFORE SLICED BREAD?

ONE NICE THING ABOUT EGOTISTS: THEY DON'T TALK ABOUT OTHER PEOPLE.

HOW IS IT POSSIBLE TO HAVE A CIVIL WAR?

IF ONE SYNCHRONIZED SWIMMER DROWNS, DO THE REST DROWN, TOO?

IF YOU ATE BOTH PASTA AND ANTIPASTO, WOULD YOU STILL BE HUNGRY?

IF YOU TRY TO FAIL AND SUCCEED, WHICH HAVE YOU DONE?

WHY IS IT CALLED TOURIST SEASON IF WE CAN'T SHOOT AT THEM?

WHY IS THERE AN EXPIRATION DATE ON SOUR CREAM?

Silver Anniversary

CROQUET TOURNAMENT



The Ryan Place Croquet Tournament Czar is proud to announce a sponsor for the Silver Anniversary of the Tournament this year on Memorial Day, May 24th. State Farm Insurance and its agent, **Jason Needham**, have committed to be our Silver Sponsor. Jason has been a supporter of the Ryan Place Newsletter for several years and while he was attending Texas A&M, he played croquet with friends.

Mr. Needham has also agreed to be involved in coaching and giving pointers at the traditional Croquet Clinics to be held at 5 pm each Sunday afternoon in May up until the Tournament. The Ryan Place Silver Anniversary Croquet Tournament presented by State Farm Insurance & Agent Jason Needham will have taken on a new dimension; the fun and competition will be fierce. Watch for details and developments in upcoming issues of the RPIA Newsletter.



Lawn Maintenance • Fall Clean-up • Dirtwork
Free Estimates
817-320-LAWN Jason Greene

YOUR RETIREMENT SAVINGS MAY BENEFIT FROM NEW 2010 TAX LAW CHANGES.

If you're looking for tax-free opportunities for retirement, now is a great time to talk because tax law changes have created new reasons to consider converting to a Roth IRA, including:

- No Income limit on conversions
- Ability to split your conversion amount equally and report it as income for tax years 2011 and 2012

Call today to discuss how this opportunity may benefit you.

Edward Jones, its employees and financial advisors are not estate planners and cannot provide tax or legal advice. Please consult your attorney or qualified tax advisor regarding your situation.



Bruce C Border, CFP®
Financial Advisor

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

www.edwardjones.com/rothconversion
Member SIPC

Edward Jones
Member FINRA • Member SIPC

Residential • Commercial • Industrial



Brian Ford
Owner

- Telephone Systems
- Satellite Dish/Cable TV Wiring
- Computer Networks

Metro
817-784-8779

Fax
817-472-6017

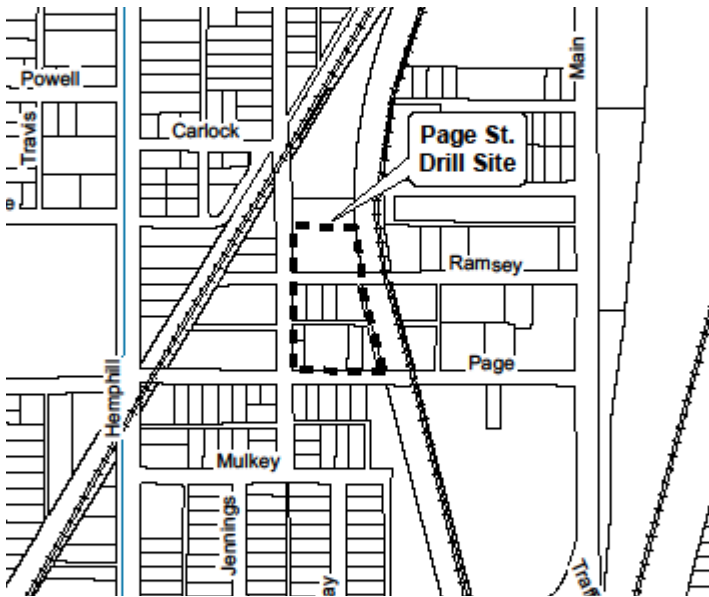
www.dbf-systems.com

Page Street Gas Drilling Site



Bob Manthei, representing XTO Energy, presented the program at the January 18th RPIA meeting. Bob has attended RPIA meetings regularly for some time and his presentation at the January meeting offered information from the Texas Commission on Environmental Quality, Office of Compliance and Enforcement, related to the Barnett Shale-area oil and gas activities. XTO has currently obtained waivers from the residences within a 600' radius of the drill site and pad. For more information, go to <http://www.tceq.state.tx.us/goto/barnettshale>

Mr. Manthei's contact numbers are 817-885-3402 (office) and 817-739-5417 (cell).



The Page Street gas drilling location is zoned J Medium Industrial and is located between two active railroad tracks. The site is bordered on three sides by Heavy Industrial, and Neighborhood Commercial zones. The south side is zoned one-family, and waivers have been obtained from all residences that border the drill site. As of January 25, 2010, 90% (38) of the (45) required waivers have been obtained.



RPIA Meeting Notes



The RPIA General Meeting was held on January 18, 2010 from 7:00 p.m.-8:31 p.m. at the Westside Unitarian Universalist Church.

- There were 26 people in attendance.
- There was one new resident present.
- All other meeting topics are outlined in the monthly meeting hand out (located in record book).
- A treasury report was made that included a summary of Daggett Park tree planting costs.
- The program was titled Effects of Screening Levels (ESLs) and presented by XTO representative Bob Manthei. Handouts are also located in the record book.

Submitted by,
Lauren Hable
Assistant secretary, RPIA

 Maybe next year. . . ?
The 2010 Ryan Place Mardi Gras Parade has been canceled.

 **MHB CONSTRUCTION CO.**
A Designing & Remodeling Company
• Residential • Commercial •

MARK BURNER
FORT WORTH, TX 76110
OFFICE (817) 924-6258 • CELL (817) 980-1998
FAX (817) 924-3584

• Custom Remodeling • Custom Homes • New Additions •
• Renovations • Concrete • Patios • Foundations • Free Estimates •

Free Market Analysis

What is your home worth? Do you want to know how much are homes in your neighborhood selling for? Sign up on my website for a free, no obligation market analysis

www.sellmyhistorichome.com

Lori Gallagher
The Helen Painter Group, Realtors
817.475.5117 Cell

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

1 6 1 2 PENNSYLVANIA AVE.
FORT WORTH, TEXAS 7 6 1 0 4

February 2010

SUN	MON	TUE	WED	THU	FRI	SAT
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15 RPIA meeting (page 1) BIG TRASH	16 BIG TRASH	17 BIG TRASH	18 BIG TRASH	19 BIG TRASH	20
21	22	23	24	25	26	27
28						



MAGNOLIA AVE. SALON

WWW.MAGNOLIAAVENUESALON.COM

817-923-1230

new hours:
tuesday-friday 9:30-9 saturday 9-5

follow us

PAUL MITCHELL
FOCUS SALON



Ruth Story

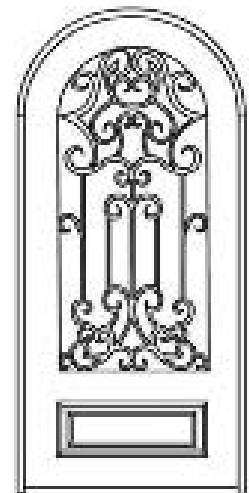
Broker Associate

Keller Williams

817-992-9232

www.StoryGroupInc.com

Considering a move? We provide complimentary market analysis and home staging services. Call us to schedule your appointment.



Trusted, Reliable, Experienced...

Joel Burns' Ryan Place Real Estate Report



It takes more than a sign in the yard.

A COMPARISON OF TWO REALTORS ACTIVE IN RYAN PLACE

JOEL BURNS'S RYAN PLACE LISTINGS*		
Elizabeth	8 Days to Contract	104 % of Orig. List \$
Elizabeth	34 Days to Contract	98 % of Orig. List \$
5th	19 Days to Contract	97 % of Orig. List \$
6th	55 Days to Contract	97 % of Orig. List \$
Willing	31 Days to Contract	Under Contract Pending Close
Willing	Taken off Market	

A COMPETITOR'S RYAN PLACE LISTINGS*		
Elizabeth	94 Days to Contact	95 % of Orig. List \$
Elizabeth	61 Days to Contract	93 % of Orig. List \$
Elizabeth	245 Days on Market	Not sold
Elizabeth	154 Days on Market	Not sold
Willing	235 Days on Market	Not sold

* Ryan Place listings over \$100k, past 24 months, on 2/1/2010.

My listings are priced right, sell in less time, & for a sales price closer to list.

When it comes time to sell your home, I have the understanding of the Ryan Place market to get your home sold. I live here; I work here. If you want the

sign of a Westside brokerage to sit in your yard for months and months, call the other guys. But when you're ready to sell your home, please give me a call.

Ryan Place buyer needs: 3/2

I have buyer clients looking specifically in Ryan Place for a minimum 3-bed, 2-bath, 2-story okay with master down and 2nd living. \$250-350k range. If you are considering selling, please give me a call.

2937 Ryan Pl. reduced

2937 Ryan Pl Dr. is \$80,000 now! This 3-bed is an opportunity for a buyer who can make some needed upgrades.



Mortgage Rates low... for now

Mortgage rates are lower than they have been in 40 years, thanks to the Fed's purchase of mortgage-backed securities and a global consensus that U.S. inflation will remain low. Once the economy begins to recover, the mortgage rates will likely increase. If you have been thinking of purchasing a home, call me today to talk about how you can take advantage of the current low mortgage rates.

Conforming 30 year fixed rates: 4.875% to 5.25%
Conforming 15 year fixed rates: 4.25% to 4.875%



I am celebrating my 3rd year with Virginia Cook, Realtors. After starting my real estate career at another brokerage, I joined Virginia Cook because I believed then, as I do now, that Virginia Cook provides me the professional resources to best service my clients and that we comprise the best real estate office in Fort Worth.



Virginia Cook, Realtors

Get Uncommon RESULTS in Ryan Place & the Southside.

Call the Joel Burns Results Team: 817-RESULTS (817-737-8587) results@joelburns.com