

INSIDE THIS ISSUE:

Centennial Celebration	4
President's Letter	5
Sustaining Membership	6
Band Notes Parks	7
NPO Joel Stary Security	8-9
Welcome	10
Yard of the Month Baby Animals	11
Real Estate	12
Christopher Ehert	13



RPIA Monthly Meeting

RPIA Meeting

Monday, April 19 7 PM Westside Unitarian Universalist Church 901 Page Avenue

Meeting agenda at historicryanplace.org, Discussion Forum

Fort Worth Neighborhood of the Year - 2008

RYAN PLACE

IMPROVEMENT ASSOCIATION

NEWSLETTER

April, 2010

www.HistoricRyanPlace.org

Photo Search Underway



The Ryan Place Bottom of the Barrel Band performing after a July 4th Parade. *Photo courtesy of Mrs. Joan Kline*

Have you lived in Ryan place a long time? When you purchased your house, did the sellers give you photos of when they or past owners lived there? Do you know relatives of residents that used to live in Ryan Place? Have you taken pictures during Ryan Place events that capture the spirit of Ryan Place residents? If you answer yes to any of these questions, please let us know.

The Ryan Place book will tell the history of the neighborhood through historic photographs with captions that describe the photos. This is a major under taking, but it can be done with your help! The deadline for photo submissions is **May 31**st; please contact **Mariann Taccia**, 817.921.9976, or by e-mail mariannmt@sbcglobal.net.



Why do we need an overlay?

by Kevin Prigel

The Ryan Place Historic Overlay Committee was formed to protect the integrity of our neighborhood from some potential problems. The current zoning in Ryan Place allows a builder, or anyone, to destroy almost any structure, no matter how historically significant or beautiful. Much of the neighborhood is zoned to allow the construction of "zero lot line" homes, that is, houses built all the way to the property lines. Also, at present there is nothing to stop a developer from seeking to rezone properties from their current use to commercial or other use. Finally, there is no regulation as to what may be built to replace demolished structures or on empty lots.

An Historic Overlay will address these issues, aimed at preserving historic structures in the neighborhood from destruction – but it will not prohibit alterations or additions. Adopting an overlay will insure that new development is consistent with the many unique development styles and periods of our neighborhood. Finally, the proposed Overlay will clearly designate that the purpose of Ryan Place is for residential use.

Many people are concerned that the Historic Overlay would impose restrictions on what homeowners can do inside their own homes, but that is emphatically not the case. Rather, the

(Continued on page 12)

Mark Your Calendar!!

Memorial

Street Dance

Saturday,

May 29th, 7pm
1000 Block Elizabeth Blvd.



will be performing http://www.thebigdlicious.com/

2010 RPIA Board of Directors

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<u>Officers</u>		
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South Adams Street (Alternate)	Marina Castillo followdamoney@hotmail.co	817-926-2243 m
Willing Avenue	Mike Lindner george.lindner@dfps.state.	817-924-2485 tx.us
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)

Advertising Manager: Brooke Downing

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General Manager: Olivia Flynn rpianewsletter@yahoo.com — 817-927-0075

NEWSLETTER submission deadline:

MAY NEWSLETTER

Friday, April 23

Be informed every day; register with Ryan Place Communications

For Ryan Place e-mails, go to **HistoricRyan-Place.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!

Last month we welcomed the **Associates of Internal Medicine, Classic Landscaping,** and **Paula Sampson**,to our list of NEWSLETTER advertisers

This month **Epiphany Media** (page 7), based right here in Ryan Place, and **Tucker Landscape Design and Development** (page 9) have joined our line-up. (Notice that Epiphany Media is a Sustaining Membership contributor to RPIA and Stan Tucker is donating 10% of his business earnings in Ryan Place to RPIA!)

The Newsletter does not solicit advertising; our advertisers seek us out. Let's support these businesses that are supporting your neighborhood Newsletter!

Important Numbers

Fort Worth Police Dept.

817.335.4222

(non-emergency)

817.871.8885

NPO 8 on Magnolia Officer Stary

817.871-8885 (office)

-

817.944-1316 (cell)

Code Compliance

817.269.6225

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The Ryan Place Centennial Celebration

Placing Ryan Place in Fort Worth History

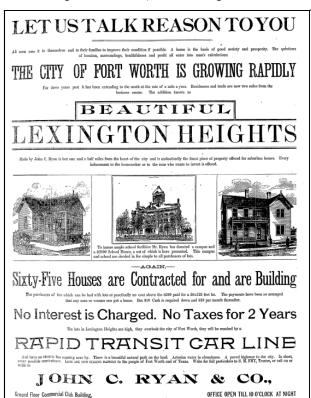
by Mariann Taccia

In 1849, Major General William Jenkins Worth proposed the construction of ten forts to mark the Western Texas territory between Eagle Pass and the West and Clear Forks of the Trinity River. Although General Worth died within in a month of making his proposal, the plan was implemented and Major Ripley A. Arnold established Camp Worth on the bank of the Trinity River in June of the same year. When Camp Worth flooded, it was relocated to the present location of the Tarrant County Courthouse and on November 14, 1849, the War Department renamed the post Fort Worth. Fort Worth was incorporated in 1873.

Among the first settlers in Fort Worth were Charles Turner, Captain Ephraim Daggett (E. M. Daggett Elementary), and Dr. Carroll Peak, father of Howard W. Peak, who moved to Elizabeth Blvd. in 1913. Fort Worth became the center for cattle drives as both the Chisholm Trail and the McCoy Trail passed through; a segment of the Chisholm Trail traversed Ryan Place. The Civil War and Reconstruction hit Fort Worth hard, and the shortages of food and supplies reduced the population to fewer than 200. Jacob Samuels, William Boaz, and William Davis opened general stores in 1872 and Khleber VanZandt opened Tidball, VanZandt, and Company to provide banking services. (VanZandt's bank became the Fort Worth National Bank in 1884.)

Economic recovery finally came in 1876 along with the Texas & Pacific Railway, which transformed the Fort Worth Stockyards into the premier cattle and wholesale trade center. The population of Fort Worth skyrocketed as people fled here from the south. Smaller businesses were bought by larger companies providing more opportunities for employment and growth to the city. Fort Worth became known as the "Queen City of the Prairies," as she became the hub for the cattle transportation network.

Cowboys returning to Fort Worth after months of hardship on the Chisholm Trail brought the City's crime rate to its highest point. Fort Worth earned the nickname of Hell's Half Acre as saloons, dancehalls, and bawdy houses began lining the streets, becoming the largest collection of such south of Dodge City, Kansas. As word spread, buffalo hunters, gunmen, and crooks swooped in and Hell's Half Acre kept growing to cover almost 2.5 acres by 1881. The Fort Worth Stockyard Company was formed in 1893 by Louville Niles and that enticed the two largest meat companies, Swift and Armour, to locate here in 1889. By that time the City had already started expanding to the south as businesses and homes were being developed to avoid proximity to the unsavory Hell's Half Acre. On April 4, 1891, eighteen years after Fort Worth was incorporated and one month after John C. Ryan and Elizabeth Willing were married, the following advertisement appeared in the Fort Worth Star-Telegram:



"LET US TALK REASON TO YOU

All men owe it to themselves and to their families to improve their condition if possible. A home is the basis of good society and prosperity. The questions of location, surroundings, healthfulness and profit all enter into man's calculations.

THE CITY OF FORT WORTH IS GROWING RAPIDLY

For three years past it has been extending to the south at the rate of a mile a year. Residences and trade are not two miles from the business center. The addition known as

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Made by John C. Ryan is but one and a half miles from the heart of the city and is undoubtedly the finest piece of property offered for suburban homes. Every inducement to the homeseeker or the man who wants to invest is offered.

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For purchasers of lots which can be had with lots at practically no cost above the \$200 paid for a 50×125 feet lot. The payments have been so arranged that any man or woman can get a home. But \$10 Cash is required down and \$10 per month thereafter.

No Interest is Charged. No Taxes for 2 Years

The lots in Lexington Heights are high, they overlook the city of Fort Worth, they will be reached by a

RAPID TRANSIT CAR LINE

And have an electric line running near by. There is a beautiful natural park on the land. Artesian water in abundance. A paved highway to the city. In short, every possible convenience. Lots are not selling RAPIDLY to the people of Fort Worth and Texas. Write for full particulars to S. M. Fry, Trustee, or call on or write to

JOHN C. RYAN & CO.

Center Picture: "To insure ample school facilities Mr. Ryan has donated a campus and a \$2000 School House. This campus and school are deeded in fee simple to all purchasers of lots."

NOTE: Lexington Street is located one block west of Henderson Street, between 5th and 7th Streets. Lexington Heights had 650 lots. S. M. Fry, was the first resident on Elizabeth Boulevard in 1911.

Four years later Mr. Ryan developed Washington Heights, located in north Fort Worth, enticing employees of the Amour and Swift companies. Lots sold for \$200, or \$10 down, and \$10 a month. In 1906, John Ryan chartered the John C. Ryan Land Company with \$50,000 capital and started selling lots in Ryan Place South. While the three additions were being developed, Mr. and Mrs. Ryan were visiting neighborhoods in the eastern U.S. John Ryan's dream came true when he advertised Ryan Place on March 12, 1911 as having the best features of eighteen neighborhoods.



RPIA

President's Letter

Spring is finally here and neighbors all over Ryan Place are doing home improvement projects and sprucing up their yards. One of the things that makes Ryan Place so special is the pride our residents take in the neighborhood.

One area that I would personally like to see included in the pride factor is the maintenance of our beautiful streetlights. Over the years, Candlelight Christmas in Ryan Place and contributions from generous individuals have enabled Ryan Place to have the most beautiful neighborhood street lights in Fort Worth.

By the end of June all the planned lights should be installed. To keep our neighborhood streetlights beautiful, we need to join forces in the battle against signs being taped to the poles of the lights. Not only is this activity against City code, but it is also damages the light poles. In many instances, when the tape is pulled off of the pole, the paint is peeled off as well.

Let's all work together to protect the beauty of our light posts. When you see a sign, carefully take it down immediately. Contact the individual who put the sign up and let them know that you have taken their sign down and why.

Thanks in advance for your support and diligence in this effort. Have a great spring and I hope to meet many new neighbors at the April RPIA meeting and neighborhood events scheduled over the next few months!

Keith



There have also been recent instances of signs being posted, without permission, in front yards, on trees, and on fences, gates, etc. Aside from defacing the surface and being disrespectful of a neighbor's property, this is trespassing! If you lose a pet or want to advertise something, respect the City codes and

laws as well as your neighbor's personal property. Most people don't mind a flyer tucked in their door handle — not in the mailbox, which is a federal offense!



Centennial Logo and Poster Art contest deadline for entries is April 30.

Further information is located online at http://www.historicryanplace.org/RPC/RyanPlaceBookhtml.html



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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. Send in your check to RPIA today 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		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
Phone E-Mail		• Neighbor • \$35—\$74 annual contribution
Amount Please contact me to help with (circle any / all):	Mail to: RPIA P.O. Box 11122 Fort Worth, TX	Friend \$75—\$150 annual contribution Patron
Parties Outdoor projects Events Other	76110	\$151 + annual contribution

2010 Sustaining Members



(Names in bold print have contributed since the last NEWSLETTER.)

PATRON

David deVlaming Tommy and Susan Drake

Keith and Connie Head

Kathy and Francisco Hernandez

Joan Kline

John and Leanne Kline Benjamin and Lori Loughry Jim and Kitty Loveless Cindy and Javier Lucio Lin and Randy Parham

Zoe and Glen Pierce

Patricia and Glenn Polenz Kevin and Allisen Prigel Chris Rogers

Mariann and Robert Taccia

FRIEND

David and Sandra Barton Sian and Larry Borne Bart and Nancy Bradford Linda Clark

Alberta and Joe Cox

Anita Daniel Rainey and Randy Dukes Chris and Mary Beth Ebert

Alexis Gazak

Bob and Diane Grissom A.J. and J.R. Hart

Mike and Nancy Hollier Ross and Carol King Jasmine Luna

Epiphany Media Kim McLaughlin

Lou and Barbara Lucignani

D. Michael Lynn

Jason and Rachel Manning

Kim McLaughlin

Kurt Nielsen

Mary Orzel

Raul and Lisa Pena

Jim and Janell Redding

Peter and Mary Schroder Charles and Pamella Tynan Ross and Julie Vitek

Ellen Warthoe and Blake Hardy

Evelyn and Elzie Wilson

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Derek Arneson

Mack and Cindy Baldridge

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Yates and Jane't Brown

Mr. and Mrs. Robert Cox Taylor and Marilyn Crouch

Eddie Dunn, Jr.

Lisa Erickson and Kevin Smant John and Sara Filarowicz Steve and Melissa Fruscella

John-David and Naomi Gelineau

Michael and Courtney Gilson

Ann Grove

Paul and Lauren Hable Christopher Handy Kathryn and Erik Hansen

Jeff and Pam Hayes **Catherine Hill**

Linda and Roland Hill

Theodore and Paloma Homan Allan Ray Huffaker

Ron and Debra Hughes

James and Anita Hunt

John and Kay Ivey Norma Kleiber and Paula Slease David and Diane Klein

Megan Koval

Harva Kuykendall

Ronald and Margaret Livesay

Mike Lindner

Joan Loicano

Kendra McCown

Diane McCusker

Jerry and Becky Moody

Murphy and Amanda Parks

Chervl and Dave Richardson Mary Richardson

Brian and Katherine Ridenour

Tony and Betty Ruiz

Julia Stephan

Howard and Karen Stone

J Carter Matheney Tiernan

David and Angela Tuttle

James and Margie Upshaw

Bill and Rosanne Vaughan Miguel and Marilyn Vivar

Beverly Watkins

Stan and Nina Watson

"... and the band plays on."



Our first rehearsal of the season will be on Saturday, April 10th at 2 pm at my house at 2316 5th Avenue. Band members and prospects, please pick up copies of our new sheet music before the rehearsal. We will be working on four new MARCHES in preparation for the July 4th parade!

We are always looking for new members – it would be great to have a percussionist, and I am still looking for a tuba for Bernie to play; a baritone player would be great. Also, a clarinet and another trumpet would really round out the band!

David Tuttle, Band Director

817-917-0436 <u>david@tuttlecommercial.com</u>

You are invited . .



We are starting a second Beth Moore Bible study of Psalms 120-134 called *Stepping Up!* Meetings will be on Thursdays from 7 to 9 pm beginning April 8. Please contact **Norma** or **Paula** at 817.922.9280 for more information. Please join us to share fellowship and His Word!



Some of the neighborhood moms have joined together and started a play group for our kiddos. The group is planning regular play dates around the area and would love more families to join in. It's a great chance to get to know other moms and let your little ones run around a bit, getting to know each other. If you'd like more info about the next get together please e-mail **Janelle** at

lowrance@engagedstudio.com. Hope to see you there!

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by Kurt Nielsen

Many people have expressed concern for the live oak trees that were planted at Daggett Park in January. Some of the trees have lost their leaves, but this is perfectly normal as they are expected to go into shock after being transplanted. The City forestry department has already replaced two of the trees that weren't expected to make it. The good news is that, upon close inspection, our trees are showing signs of life! I expect to see new leaves sprouting in the next few weeks

More improvements are planned for Daggett park this spring. If you would like to volunteer, please contact **Kurt Nielsen** at kurtyannielsen@aol.com or 817-308-6126. Residents may also make specific \$\$ contributions toward items needed (e.g. benches, lights, etc.) for Daggett and Ryan Place (Triangle) parks. Donations may also be made through the Ryan Place Parks Memorial / Honorarium Program, to honor or in memory of an individual or group of individuals. The contribution will pay for the item as well as a plaque designating for whom the item was donated.



Annual Spring Plant Sale at the Botanic Gardens Saturday, April 10 9 a.m. to 2 p.m. Bring your wagon!!



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http://www.epiphanymedia.net

Jamie Phelps (817) 586-2154

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Focus:

More on "Target hardening"

We continue our discussion of "target hardening" this month with regard to securing and protecting

your vehicle. Not only are we talking about your vehicle being broken into and items stolen out of it, but other crimes related to vehicles such as parts being stolen from your vehicle as well.

New technologies offer some protection. Many vehicle companies use LoJack or OnStar to help owners and the Police track stolen vehicles. There are also many devices available to lock the steering column of your vehicle, making the job of stealing it more difficult. Take advantage of technology to "harden" your vehicle "target".

Often, thieves are more interested in stealing parts from your vehicle. In the event that a "part" is stolen from your vehicle, report it immediately from the location where the theft occurred. Get in the habit of checking your vehicle, especially license plates, before you leave a particular location. Criminals steal license plates and use them on another vehicle to commit other types of crime. If you have a garage, please use it for your car. Parking your vehicle on the street makes it very accessible for thieves.

There are many things that we can do to "harden" our vehicles against burglary and theft, such as:

- 1. Lock your car at all times, even when you leave it for just a minute. Close all windows and the trunk - all the way.
- 2. Control your keys. Never leave an identification tag on your key ring. If your keys are lost or stolen, it could help a thief

locate your car and burglarize your home.

- 3. Never leave identification items in your car or your glove box.
- 4. Store all items in your trunk. Never leave items in plain view inside your vehicle.
- 5. Park in well-lit, busy areas.
- 6. When buying a car, ask about anti-theft options such as steering column locks, alarms, locks for spare tires, batteries, gas tanks, etc.
- 7. Keep you car's VIN number, license plate number, and complete description in a safe place at home for future reference.
- 8. Register your vehicle with H.E.A.T. (Help End Auto Theft) to assist in recovering your vehicle in the event it is stolen.
- 9. Attend an auto etching event to have permanent marking placed on your vehicle.
- 10. Only trusted persons should have access to use your vehicle. Remember that it only takes a few seconds for someone to break into or steal a vehicle. "Harden" your vehicle to prevent this type of crime! Next month we will discuss what you can do to "harden" the most important "target" of all, YOU! Keep up the good work and please remember to be safe today and safer tomorrow!

Joel Stary, Neighborhood Patrol Officer

Cell: 817-944-1316 Office: 817-871-8885



True Crime Report

Don't Mess with Nancy and Bart!

E-mail sent from Nancy Bradford to John Kline on Friday, March 26:

Bart and I just came home from Home Depot. As we turned onto 6th Ave. from Berry Street around 11:30 AM in broad daylight.... we saw a man walking, carrying a ladder. I said, "Bart, that man doesn't belong in our neighborhood and he is walking block to block with that ladder. That looks like our ladder, too." Bart said, "No that's not our ladder." Well, it was our ladder. I told Bart to turn around and we did. The man started running like crazy! When we caught up to him in our van the man said he bought the ladder for \$5.00 from another man. Bart told him, "That is my ladder." The man said, "Open your car door and I'll put it in the back for you." I told Bart "Don't you dare open the door!" and I told the guy, "DROP THAT LADDER!" He did and then continued on. I knew that the motorcycle cops were close by giving tickets so we found one and she arrested the man as he ran down under the Berry Street underpass. Yep, when we came home our ladder was missing! The police woman told me that when she asked for the man's ID, he handed her his parole card. He'd just gotten out of prison yesterday for stealing from properties - imagine that! He is headed back to jail. The police are still out in front of the house with the man in cuffs! Caution: we did in fact leave our driveway gate open — which usually isn't the case.

Nancy Bradford



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Pam 817-716-1997 Fort Worth, Texas Call for free estimate.



TIPS FROM COP's

Hello from Steve Fruscella recently returned from an out-ofstate work assignment.

News from Citizens on Patrol:

I am not a ninja Code Blue C.O.P. I am not trying to be invisible. I'm back in the neighborhood and conducting patrols. Here is a reminder of the premise of neighborhood watch programs -- report anything that appears suspicious and/or could lead to a crime. You don't have to be in Code Blue to be the eyes and ears of the local authorities.

Call 9-1-1 if it appears that there could be imminent trouble. Examples would be:

- $\ensuremath{^{*}}$ If you see someone walking in the street who appears intoxicated.
- * An unknown person comes to your door asking to use your bathroom and you feel uncomfortable about it.
- * You hear a sound like a door or glass breaking at a neighbor's home.
- * You spot a person or persons who appear to be staking out the neighborhood for things to steal.
- * A person comes to your door stating that they are with the Census, but they cannot produce an ID of any kind.
- * You hear the dogs around your alley barking more than usual.

- * You see someone in an unmarked truck go to the side of a neighbor's house appearing to remove their air conditioning unit—this is a new caution because the price of copper has increased and thieves steal the copper tubing inside the AC unit.
- On the other hand, if you sense a situation that has no imminent impact, then call 817-335-4222 and then press #9. Examples would be:
- * You see a car parked in an alley that has been there for more than a few hours.
- * You see a car you don't recognize parked on the street that has been there for several days, especially if the tags are expired.
- * You wake up and find evidence on your porch that a transient slept there (this happened to me).

Officer Stary has given us some great advice about limiting the risk of crime. Let's listen to him and be involved for the benefit of Ryan Place.

Here's a good summary – look and listen. We are the eyes and ears to help each other to stay safe and secure. The next COPS training is scheduled in mid-April. If you are interested, call me at 817-897-4088.

Steve Fruscella



SPRING SPECIAL! Too much water? We can help!

This spring, we are specializing in French drains, grading, and guttering.

Older homes should not have standing water under or near them. With gutters and proper drainage, we can divert the water.

Call us for a free design and analysis for this or any of your landscape needs.

Thanks!

*10% to be donated to the Ryan Place Improvement Association



eighborhood!

Snow, heat and torrential rains . . . it must be springtime in Texas!

Please join me in welcoming James Sanders to Ryan Place Drive and Mark and Mary Debenport to So. Adams.

Want to get acquainted with other Ryan Place residents? I recommend attending the monthly neighborhood meeting. It is a wonderful opportunity to meet your neighbors and make new friends. Another way to connect is to volunteer at one of our events — contact your street director for information.

If you are a new resident of Ryan Place, or know someone who is, please e-mail me at junelake.rpia@gmail.com so you can be officially welcomed to the neighborhood!



Derek Arneson and his family, Mary and Peter Schroder, and Mariann Taccia volunteered at the Tarrant Area Food Bank (TAFB) for an hour and a half this past month sorting packaged food into containers for distribution. Each quarter, Ryan Place volunteers will return to the TAFB. If you would like to volunteer, please contact Derek Arneson at 817-938-5007 or derekarneson@hotmail.com.



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Let

's

It's no secret that RPIA was selected as Best Neighborhood Association by the League of Neighborhoods in 2008 and by FWWeekly magazine for both 2008 and 2009. The primary reason we won the recognition in **FWWeekly** was because Ryan Place residents and friends went online and voted for us! This effort not only resulted in a Ryan Place win, but also a win for many local businesses that we also voted for.

Through April 8, we will once again have a chance to vote for Ryan Place in the *Fort Worth, Texas* magazine *Best of 2010* poll. The category is Best Neighborhood; there is also a category for Best Christmas Lights. Some of us are voting for Ryan Place in this category as well. Although receiving the most votes won't necessarily guarantee a win, it will definitely cause the magazine's editorial staff to take a look at Ryan Place as a contender.

Go to http://fwtx.com/survey.php and vote for Ryan Place as Best Neighborhood. You might also want to vote for some favorite local businesses, events, etc. in other categories. There are a lot of categories and you don't have to vote in all of them for your vote to count, so vote in as few or as many categories as you desire.

Don't forget....the deadline for voting is April 8!

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Yard-of-the-Month: Elízabeth Blvd.

Stroll or drive by this lovely example of early spring buds and blooms!

If you have a Yard-of-the-Month suggestion, please contact **Sharyn Peterson at 817-726-0531 or shewho824@yahoo.com.**



What do I do?

I found a baby animal!



by Linda Hill

It's hard to believe since we had record-breaking snow so recently that baby animals are arriving! **What do I do if I find a baby animal?** Before removing it from its environment, determine whether it really needs help. Animals have their best chance at survival if you can successfully reunite them with their parents. Some, like fawns and bunnies, appear to be lost from their parents, but, in most cases, the parents have tucked their young into a safe place and know exactly where they left their baby. But what if you can't find the nest? What next? If the animal is injured call the DFW Wildlife Hotline number (972/234-WILD) immediately to get the animal into the care of a trained, permitted rehabber.* If the animal isn't injured:

Prepare a container, pet carrier, cardboard, etc. Line the container with a soft cloth (not terry), paper towels, tissue, or old t-

Wearing gloves, place a cloth over the animal and gently scoop it up.

Keep the animal warm, if needed, by adding a heating pad on low.

Close container and make sure animal can get air and place box in quiet, dark place away from pets and children.

Do not give the animal anything to eat or drink unless instructed by a rehabber.

Wash your hands and transport the animal to a rehabber arranged through the DFW Wildlife Hotline.

You can also call me at (817) 926-3877 or (817) 925-5870 and I can help you find someone who can take the animal.

*Rehabbers are trained volunteers who receive no state or federal financial support to provide their services to the public. Please consider giving the rehabber a monetary donation to help offset the costs of medical

consider giving the rehabber a monetary donation to help offset the care, food and supplies.



<u>Calloway's Nursery</u>

Timely Tips for April.....did not arrive in time for printing.

Ryan Place Improvement Association

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nue by April 18.

Historic Overlay

Overlay is primarily concerned with the character of the neighborhood that is visible from the street. The document has been carefully crafted to be "homeowner friendly," allowing additions and alterations to the exterior of homes within guidelines that are aimed solely at preserving the eclectic character of the Ryan Place that we all know and love. It is important to note, also, that every aspect of every home in Ryan Place as it currently exists today is "grandfathered," that is, acceptable as it is. No one will have to make any changes to their home because of the Historic Overlay.

The draft of the Historic Overlay that was presented to the neighborhood in three meetings last fall is available on the Ryan Place website or from your Street Director. The final draft is being prepared and everyone in the neighborhood will have an opportunity to vote in favor or against it. Time is running out, however, so if you have comments or questions, please get in writing to **Kevin Prigel** at Kpriqel@aol.com or mail it or drop it in the box on the front porch at 2512 College Ave-



Real Estate Corner

by Judy Holland

2513	Ryan Av	\$ 67.900	2/1	817-447-3777	Cozy Cottage - great street!
2922	Willing Av	\$ 99,000	3/1	817-731-8466	Re-do w/ inviting front porch
2929	Ryan Pl Dr	\$114,900	2/2	817-665-1222	Study & screened-in patio
1612	Eliz Bl	\$159,000	2/1	817-732-8400	Updated & remodeled
2501	Willing Av	\$188,800	3/2	817-665-1222	1929 charm w/orig features
2729	Willing Av	\$194,900	2/1	817-924-8358	Totally redone in 2007
2817	Willing Av	\$239,900	3/2	817-732-8400	Red brick Colonial w/updates
2515	Willing Av	\$250,000	3/2+	817-923-7321	Large master suite dnstairs
2512	6th Av	\$259,900	3/3	817-737-3629	Pool, porch,& basement
2932	6th Av	\$288,482	2/2	817-923-7321	Built-in cabinets, hardwoods
2418	5th Av	\$425,000	3/2+	817-632-9500	Wrap-around patio, 2 WBFP
2425	S Adams	\$499,000	2/2+	817-732-8400	French doors, high ceilings
1111	Eliz Bl	\$629,900	4/3+	817-732-8400	Grand home on two lots

Linao:

Lingo:			
WBFP	Wood Burning Fire Place	DW	Dish Washer
WIC	Walk-in Closet	HOA	Home Owner's Association
WIP	Walk-in Pantry	PITI	Principal, Interest, Taxes,
WUC	Wood Under Carpet		Insurance
LC	Linen Closet	IGGP	In Ground Gunite Pool
WC	Wine Cooler	SEER	Seasonal Energy Efficiency
HVAC	Heating, ventilation, air-con-		Ratio



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Christopher Ebert

The Pot Hole Connection Hypothesis

As I drive around Fort Worth's inner city I have noticed many pot holes which were the result of winter's cycle of rain, freezing, snowing, and thawing. Some are genuinely annoying and shake my old car to its very frame -- not to mention my old frame. But lately I have begun to appreciate those pot holes for they reveal the original brick streets of Fort Worth's south side. In our desire to have the most modern road surface available we have covered up (some say "have saved for future generations") what may be the earliest paving material for many streets such as South Main, Jennings, Vickery, and Hemphill.

Brick streets are Fort Worth. A couple of years after making our home in Ryan Place, my wife and I borrowed a friend's pickup truck for multiple trips of hauling 2,000 brick pavers purchased from the Fort Worth Stock Exchange Company. We have added to our brick collection several times, paving most of our front drive, a patio, and several brick paths around the garden. I guess this made us feel more connected to the history of Fort Worth and the laborers who built many of our streets.

But what is the Ryan Place connection to The Pot Hole Connection Hypothesis? Just as those asphalt overlay contractors have saved all those brick streets, I think it is our job to approve a Historical Landmark District overlay zoning for

Ryan Place. This would help protect the qualities that many of us moved to Ryan Place to enjoy. It is my opinion that the Ryan Place committee, working with the Fort Worth Planning Department and the city's Historic Preservation Officer, has developed a document that respects the diversity of time periods and architectural influences that have created Ryan Place.

During my nearly eight years serving on the Fort Worth Historic/Cultural Landmark Commission (two years as Chair), I witnessed this process up close several times. Open discussion by the property owners about the future development and continued restoration of the neighborhood is the most important aspect for a successful district. This process has been ongoing in Ryan Place for the last two years. Now is the time to move toward with a neighborhood-wide referendum. If you have concerns which have yet to be expressed please make these concerns known to Committee Chairman Kevin Prigel, any member of the Overlay Committee, or your RPIA street director.

If you have any influence with the City Of Fort Worth's Traffic/Public Works Department, tell them get those pot holes fixed immediately. The condition of our historic brick streets is being compromised by their inaction. (Not to mention the condition of my old frame!)



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Keep informed of Ryan Place issues and events, periodic important information from the City, and news from our Neighborhood Police Officer by registering on the Ryan Place Communications e-mail list, discussion forum, and the Ryan Place Facebook group page. In addition, by joining the e-mail list, you will be included in periodic surveys, which are used to poll Ryan Place opinions on important neighborhood issues. Registration links to all three communication tracks are on any of the HistoricRyanPlace.org website pages in the right margin.

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Candlelight Christmas in Ryan Place

2009 Tour Highlights and Thanks

I'd like to take this opportunity to thank EVERYONE who had a part in making the 2009 Candlelight Tour a success. Because so many people work so hard, we raise a bunch of money for the neighborhood and our guests have a really nice time.

The homes were wonderful this year and we thank the **Papa's**, the **Newburn's**, the **Moore's**, the **Buky's**, **John Block** and **Ms. Rangel**. Each home displayed its architectural delights and each owner expressed their unique perspective on the holidays.

The soiree was delightful and delicious thanks to the **Parham's** and the **chefs** of Ryan Place.

It was such a pleasure to eat at the tearoom and see the fun offerings at **St. John's** and even better to have the support of our neighboring church.

Our guests and neighbors were treated to wonderful music during this tour thanks to visiting **choirs and musicians** who added so much to the Tour.

All our guests enjoyed the tour safely thanks to our **docents** – without whom we couldn't do the Tour! We were able to thank all the homeowners and the docents at the Winedown – at which we enjoyed great food, thanks to the CCRP Board and the **Nice** family.

Our thanks to each and every one of you.

And of course I must thank the **Board of CCRP**. Some of you have been involved with the Tour since its inception and you all offer unflagging assistance and support. The Tour – and I – benefitted from all your help. Thanks to everyone. Hope next year is even bigger and better!

Gina

Two fun events — Muenster Germanfest (www.germanfest.net) and the Denton Arts and Jazz Festival — both take place the last weekend of April.



April 10th **HOUSE PARTY with Sarah & Ed;** a musician's showcase (8 pm) \$15 per person

May 1 **CHOCOLATES WORK-SHOP** (1 to 3 pm) \$30 per person



May 15 **ARTS GOGGLE**...a Southside Experience (5 to 10 pm) FREE





April 2010

SUN	MON	TUE	WED	THU	FRI	SAT
				1	2	3
4	5	6	7	8 Deadline to vote for RP (p. 10) Bible Study begins (p. 7)	9	10 Band Rehearsal (p. 7) Botanic Gardens Sale (p. 7)
11	12	13	14	15	16	17
18 Deadline for Historic Overlay Com- ments (p.1)	19 RPIA Meeting (p. 1) BIG TRASH	20 BIG TRASH	21 BIG TRASH	22 BIG TRASH	23 BIG TRASH	24
25	26	27	28	29	30 Deadline for logo/ poster contest (p.1)	

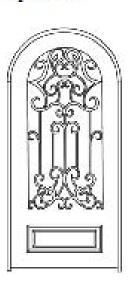




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New Listing in Ryan Place: 2501 Willing Ave



Call me today to visit this charming 1929 Tudor just off of Elizabeth Blvd. With an updated kitchen, tile flooring, restored original hardwoods, and spacious rooms, this home boasts old world charm. Contact the Joel Burns Results Team for more information: 817-737-8587.

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Call to schedule a showing of any of these homes

	can to selectate a showing or any or diese nomes					
1111 Elizabeth Blvd	4100'	4/31/2	\$649,900			
1418 Elizabeth Blvd	3384'	4/21/2	\$499,900			
2418 5th Ave	3068'	3/21/2	\$425,000			
2512 6th Ave	2219'	3/3	\$264,900			
2515 Willing Ave	2255'	3/21/2	\$250,000			
2817 Willing Ave	22351	3/2	\$239,900			
2700 Willing Ave	2053'	2/2	\$205,000			
2729 Willing Ave	1528'	2/1	\$199,900			
2501 Willing Ave	1628'	3/2	\$188,800			
2805 Willing Ave	1812'	3/1	\$187,900			
1116 Elizabeth Blvd	2795'	3/4	\$185,000			
2511 Lipscomb St	2072'	5/2	\$137,777			
2712 Ryan Ave	1326'	3/2	\$109,900			
2922 Willing Ave	1164'	3/1	\$108,500			
2937 Ryan Place Dr	1170'	3/1	\$80,000			
3020 6th Ave***	1270'	2/1	\$79,900			
1004 W Cantey St	1218'	3/1	\$55,000			

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Real Estate Market is Active with Buyers & Sellers

Real Estate activity is up, and it should continue to rise with the peak months of March and April around the corner. Considering listing your home? Now is a good time to get it ready before the spring weather brings out interested buyers. Don't forget the tax credit for first time home buyers and current home owners expires April 30th. Call me at 817-RESULTS (737-8587) to talk about the Fairmount real estate market and what I can do to help you get your home ready.

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