

FORT WORTH NEIGHBORHOOD OF THE YEAR — 2008

RYAN PLACE

IMPROVEMENT ASSOCIATION

NEWSLETTER

May 2011

www.HistoricRyanPlace.org

QUIET ZONE

INSIDE THIS ISSUE:

Upcoming Events	3
Representing Ryan Place	5
2011 Sustaining Members	5
Chris Ebert	6
Neighborhood Patrol Officer Joel Stary	7
Good Neighbor Policies	7
Real Estate Corner	8
Yard of the Month	9
Proposed Public Improvement District	10
Proposed Historic Overlay	12
Simple Green Tips	13
Welcome to Ryan Place	15
Calendar	15

RPIA PRESIDENT'S LETTER

The City of Fort Worth has started construction on the Hemphill West Quiet Zone Project. This project is to create a quiet zone at five railroad crossings so the routine sounding of train horns no longer happens. Five railroad crossings are to be modified in this project:

- Jennings Avenue – add curb and gutter on the north side of the tracks
- Page Street – convert street at the tracks to one-way westbound traffic flow
- Hemphill Street – install center concrete median
- Capps Street – convert street at the tracks to one-way westbound traffic flow
- Lipscomb Avenue – install a wayside horn system

The city's roadway contractor started April 11 and should conclude the roadway modifications in July. Then in a follow up project, the BNSF Railway Company has been given their go-ahead to order and install railroad signal upgrades at each crossing; they report that their work will take 6 to 9 months to complete.

Finally, the City will coordinate with the Federal Railroad Administration and certify each crossing as a quiet zone immediately after all construction work is complete.

Thank you to all the Ryan Place volunteers and City staff that helped make this happen.

**The next RPIA
Monthly Meeting is:**

**Monday
May 16, 7:00 PM**

**Westside Unitarian
Universalist Church
901 Page Avenue**

RYAN PLACE,
A GIVING COMMUNITY

Donations collected at
neighborhood events benefit
Presbyterian Night Shelter and
Tarrant Area Food Bank



-John Kline
President

Ryan Place Improvement Association



2011 RPIA BOARD OF DIRECTORS

Officers

President	John Kline john.kline90@charter.net	817-922-0732
1 st Vice President	Mariann Taccia mariannmt@sbcglobal.net	817-921-9976
2 nd Vice President	Kurt Nielsen kurtryannielsen@aol.com	817-308-6126
Treasurer	Ross Vitek (OPEN)	
Parliamentarian	Rachel Manning rachelzertuche@earthlink.net	281-799-9049
Secretary	Lauren Hable lauren.hable@yahoo.com	817-922-8019

Street Directors

5 th Avenue	Katie Shumate katie@shumate.com	682-365-3631
(Alternate)	Sharyn Peterson shewho824@yahoo.com	817-726-0531
6 th Avenue	Gary Guess gguess@e3team.com	972-757-9639
(Alternate)	(OPEN)	
8 th /James/Livingston/Stanley	John Belknap johnbelknap@swbell.net	817-927-0355
(Alternate)	(OPEN)	
Alston/Lipscomb/Page	Derek Arneson derekarneson@hotmail.com	817-938-5007
(Alternate)	(OPEN)	
College/Cantey	John Filarowicz floorwax12@sbcglobal.net	817-233-5411
(Alternate)	(OPEN)	
Elizabeth Boulevard	Raul Pena	
(Alternate)	Joan Kline joankline@swbell.net	817-923-5287
Ryan Avenue	Murphy Parks mhp@freese.com	817-927-4682
(Alternate)	Rick Tucker tucker.rick@sbcglobal.net	817-927-0197
Ryan Place Drive	Lin Parham rap32dds@aol.com	817-921-4027
(Alternate)	Josh Lambert Josh@BuyFWTX.com	817-456-9613
South Adams Street	Chris Ebert cwebert@hotmail.com	817-926-2366 817-319-2363
(Alternate)	Marina Castillo followdamoney@hotmail.com	817-926-2243
Willing Avenue	Mike Lindner george.lindner@dfps.state.tx.us	817-924-2485
(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 email the General Manager at rpianewsletter@yahoo.com, or call 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

Ten issues per year. Annual, semi-annual, and quarterly payment options. Rates per issue:

Back Page: \$125
Full Page, Inside: \$100
Half Page: \$65
Quarter Page: \$45
Business card: \$25
Announcement: \$15

Katie Shumate, General Manager:
rpianewsletter@yahoo.com

June/July NEWSLETTER Deadline
Friday, May 27th



<http://www.facebook.com/group.php?gid=128874162910>

Or search "Ryan Place Neighborhood"
Use the Ryan Place Facebook page for:

Lost & Found
Buy/Sell
Business Services
Event Notices
Crime Watch
Lost Pets

Important Contact Info

Any Emergency—Call 911

FW Police Department (non-emergency)	817-335-4222
Officer Joel Stary	(o) 817-871-8885 (c) 817-944-1316 joel.stary@fortworthgov.org
Code Compliance	817-269-6225
Code Officer Oscar Reyes	817-879-4230 oscar.reyes@fortworthgov.org
Garbage/Illegal Dumping	817-392-EASY
Animal Services	817-392-3737
Animal Control Officer Jerry Capshaw	817-994-4208
Graffiti Abatement	817-212-2700
Streetlight Outages	817-392-7595
FW Public Library	817-871-READ
FW City Council	817-392-3737

FAIRMOUNT HOME TOUR

Fort Worth, Texas -- More than 1,500 visitors will gather in Fort Worth's Fairmount neighborhood over Mother's Day Weekend to celebrate the rich history of the Southwest's largest historic district.

The Fairmount Tour of Homes will take place May 7-8 from noon to 6:00 p.m. and will kick off with a neighborhood parade at 10:00 a.m. Saturday. The event will feature an expanded Artist Fair with local artists and craftspeople showcasing their goods at the Welcome Pavilion located at Zio Carlo - Magnolia Brew Pub.

This year's tour will showcase multiple beautifully restored homes, a renovated commercial property, a new construction home built in an appropriate historic style, and a "work in progress" home to give visitors a behind-the-scenes look at home restoration.

"We're featuring a wide variety of properties this year," said Chelsie Thornton, co-director of the event. "It's such a treat to see inside these places and learn about their architectural history."

New additions to the event will highlight the neighborhood's urban charm as well as provide added convenience for tour attendees. Fairmount Bike Taxi will provide complimentary pedicab service between tour stops. Those hoping to grab a quick bite during the event can either visit one of Magnolia Avenue's many restaurants or the food truck rally that will take up temporary residence in the parking lot of SiNiCa Glass Studios.

"Our goal is for visitors to leave with a sense of what makes Fairmount such a great place to live. Part of its appeal is that it's become such a walkable, urban neighborhood while maintaining its historical roots," said Ashley Paz, co-director of the event.

Proceeds of the tour benefit the Fairmount Neighborhood Association, a 501(c)(3) organization, and its mission to preserve, restore and maintain the Fairmount neighborhood and surrounding historic district.

Tickets are available in advance for \$12 at Old Neighborhood Grill, Old Home Supply House, Montgomery Street Antique Mall, and Butler's Antiques and online at www.historicfairmount.com. Tickets may be purchased for \$18 on event days at the Welcome Pavilion located at Zio Carlo - Magnolia Brew Pub on Magnolia Avenue.

About Fairmount

Located in the heart of Fort Worth, Texas, and covering nearly a square mile, the Fairmount Southside Historic District contains one of the richest collections of turn-of-the-century housing. Fairmount, comprised of 20 subdivisions platted between 1883 and 1907, was a fashionable and thriving neighborhood in the 1920s. Today, through the efforts of many residents, the area is being revitalized and restored to its past glory. Fairmount was recently featured in the January 2010 issue of *Southern Living* as one of "The South's Best Comeback Neighborhoods." For more information, visit www.historicfairmount.com.



Saturday, May 28, 7-10 p.m.
Daggett Elementary
Parking Lot

Bring blankets, chairs, coolers, friends and family to enjoy an evening of fun and music.

Please bring canned goods for the Tarrant Area Food Bank.

Volunteers needed to help with set up and break down. Please contact Mariann Taccia, 817-921-9976 or mariannt@sbcglobal.net.

CROQUET TOURNAMENT

***Presented by State Farm Insurance
& Agent Jason Needham***

**Tournament—Memorial Day
Monday, May 30, 10:00am**

The 26th Anniversary Ryan Place Croquet Tournament will be held Monday, May 30, 2011 in historic Ryan Place. The Ryan Place Croquet Tournament is a single elimination tournament with each team consisting of two players.

Play will begin at 10:00am at the Croquet Tournament's Home Court at 2530 South Adams. Winners of the Preliminary Round will play immediately in the Championship Final.

You may bring a partner or meet a partner at the Preliminary Round. Everyone who comes to the Preliminary Round is welcome to play. All ages and skill levels can compete for a chance to be in the Championship Final.

Croquet Clinics—Sundays in May

Sunday afternoons, May 8-29 at 5:00pm, Croquet Clinics will be held at the Ryan Place Croquet Tournament's Home Court at 2530 South Adams. Review the game rules, teach the techniques, and learn the strategies of croquet. Previous winners will be the special guests to share their secrets for tournament success.

Ryan Place Croquet Tournament Summary of Rules

The Game: American nine-wicket croquet.

Teams: Each team shall consist of two players. Every age is welcomed and encouraged to play. Players do not have to reside in Ryan Place.

Pairings: Teams will be paired with other teams by a drawing to be held at 10:00am on Monday, May 30, 2011.

Format: Single elimination until one team is declared the winner.

Venue: Home Court, 2530 South Adams.

Info: Tournament Director, Croquet Czar, 817-319-2363.

Are you looking for a way to get involved, but you don't have much time?

The open positions indicated on the list on page 2 require only a few hours or less a month. Contact John Kline to find out more!



Associates of Internal Medicine

AIM for your health



Pavani Bellary, DO



Niraj Mehta, DO



Morvarid Rezaie, DO

Our Board certified physicians are home grown right here in Fort Worth. They graduated from University of North Texas Health Science Center-TCOM and trained at Plaza Medical Center of Fort Worth. Now, our physicians want to take care of you - right here in your own neighborhood.

2260 College Avenue, Fort Worth, TX 76110

TEL 817-870-DOCS (3627)

FAX 817-870-3636

www.associatesofinternalmedicine.com



TUCKER LANDSCAPES

design & development

We specialize in building unique outdoor living spaces.

Our services include

Conceptual design and installation of garden structures including arbors, pergolas, benches, gazebos, and more.

Ponds and other water installations

Masonry walls and walkways

Trees, shrubs & landscaping

Gutters & Drainage

From the initial meeting to the final stages, we work extremely close with the client to prepare a design that is customized to fit their needs. Our mission is to provide the absolute best customer service and highest level of craftsmanship.

1710 Fairmount Ave. • Fort Worth, TX

214.505.9955

tuckerstan@aol.com

Where nearly 7 million
investors find face time
and satisfaction.
Again and again.

And we're pleased to
announce Edward Jones
ranks "Highest in Investor
Satisfaction with Full
Service Brokerage Firms,
Two Years in a Row."



Bruce C Border, CFP®
Financial Advisor

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

www.edwardjones.com

Edward Jones received the highest numerical score among full service brokerage firms in the proprietary J.D. Power and Associates 2009-2010 Full Service Investor Satisfaction Studies®, 2010 study based on responses from 4,460 investors measuring 12 investment firms and measures opinions of investors who used full-service investment institutions. Proprietary study results are based on experiences and perceptions of consumers surveyed in May 2010. Your experiences may vary. Visit jdpower.com.

Member SIPC ©Edward Jones, 2010

Edward Jones®
MAKING SENSE OF INVESTING

Fort Worth City Council, District 9

Councilman Joel Burns
(817) 392-8809
Email: district9@fortworthgov.org
www.fortworthgov.org/government/district9

Texas House of Representatives, District 90
Representative Lon Burnam (D)
(817) 924-1997
www.house.state.tx.us/members/member-page/?district=90

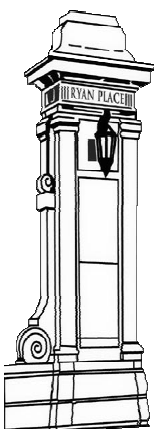
Texas Senate, District 10
 Senator Wendy Davis (D)
 (817) 332-3338
www.senate.state.tx.us/75r/senate/members/dist10/dist10.htm

Texas State Board of Education, District 11
Ms. Pat Hardy (R)
(817) 598-2968
Email: sboesupport@tea.state.tx.us
www.tea.state.tx.us/index4.aspx?id=3420

U.S. House of Representatives, District 12
Congresswoman Kay Granger (R)
(817) 338-0909
<http://kaygranger.house.gov>

U.S. Senate, State of Texas
 Senator John Cornyn (R)
 (972) 239-1310
<http://cornyn.senate.gov>

Senator Kay Bailey Hutchison (R)
(214) 361-3500
<http://hutchison.senate.gov>



**THANK YOU TO THE RYAN PLACE IMPROVEMENT
ASSOCIATION'S 2011 SUSTAINING MEMBERS!**
Your support does not go unnoticed!

PATRON

Fred & Petra Anderberg
Chris & Shannon Canard
David de Vlaming
Rick & Renee Harding
Joan Kline
Lisa & Shannon Logan
Jim & Kitty Loveless
Allisen & Kevin Priquel

NEIGHBOR

Kipp & Bonnie Baker
John & Cindy Belknap
Amy & Don Burch
Todd Davis
Mary Jane & Mark Debenport
Ignacio Del Toro
Chris & Mary Beth Ebert
John & Sara Filarowicz
Lorraine Higgins
Ron & Debra Hughes
Anita & James Hunt
John & Kay Ivey
Leanne & John Kline
Bill & Susan Longsworth
Diane McCusker
Melanie & John MacFarlane
Brian & Lydia Smith
Mariann & Robert Taccia
Rick Tucker
James & Margie Upshaw

FRIEND

Ellen Warthoe & Blake Hardy
Janie & Rush Hart
 Carol & Robert King
 Kurt Nielsen
 Karen & Christian Schroder
 Julie & Ross Vitek
 Evelyn & Elzie Wilson

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

Become a 2011 Sustaining Member of the RYAN PLACE IMPROVEMENT ASSOCIATION

Your neighborhood needs YOU! Your contribution of \$35 or more will help fund improvements in Ryan Place in 2011. We also need your participation — pitching in to help with our events and projects as well as attending and having a good time. In 2010, 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! Or 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 contributions.
You are invited to become a
Sustaining Member of RPIA at
any level:**

Neighbor

\$35—\$74 annual contribution

Friend

\$75—\$150 annual contribution

Patron

\$151 + annual contribution



RYAN PLACE - THE NARRATIVE THAT IS FORT WORTH

By Chris Ebert

As the RPIA board continues to get neighborhood input on the benefits of having a Ryan Place Historic Overlay District, we need to talk about just how historic is Ryan Place. The National Park Service has listed Elizabeth Boulevard on the National Registry of Historic Places. The City of Fort Worth recognized the homes along Elizabeth Boulevard as Fort Worth Landmarks.

But what about the rest of Ryan Place? Is it just as historic?

My thought is that the houses on Ryan Avenue many of us might say are "modest" are as historic as the houses on Elizabeth Boulevard like the ones lived in by the owners of Meacham's department store (whose daughter Minnie grew up to marry Amon G. Carter) or another lived in by Major General Hulen.

Why, you ask? I believe it is the narrative that reflects the history of Fort Worth in the twentieth century.

Ryan Place was platted and developed by John C. Ryan shortly after the disastrous South Side Fire of April 3, 1909. It was conceived as an exclusive residential neighborhood for Fort Worth's business and professional class. Soon the City of Fort Worth extended the city limits south to Berry Street. His "Ryan Place" would be within the city limits and close to street car lines. (Today, look for evidence of street car tracks down the center of South Adams and Willing streets!)

After the initial building of John Ryan's "Ryan Place," which might have been aided by the discovery of major oil fields in North Texas in 1917-1918, further development continued in phases until the building out of the area now called Ryan Place. After 1925, the dominant architecture of a small house was the copy of the Tudor Revival style, which had become popular when WWI veterans returned from England after the war. There are many of these Tudor Revival style houses in Ryan Place. This period of development extended until the early 1940's.

By the end of WWII, there was a pent-up demand for housing. The need to house young families started during the war caused the development of Ryan Place right up to the major thoroughfares of Eighth Avenue and Berry Street. These typically single-story, small frame houses have been called "Minimal Traditional." They usually have low pitched roofs and very close or almost non-existent eaves. This style of house has been dismissed as a "non-style" but noted by some to be the bridge from the more traditional styles to the American "ranch style," which would become popular in many Fort Worth suburbs. Today, these Minimal Traditional houses add to the economic diversity of Ryan Place, allowing a spread of income levels to call Ryan Place their home.

These phases of development, with its different sizes and styles, reflect the narrative that is not only our Ryan Place, but the history of Fort Worth.



FAIRMOUNT

Historic District

TOUR OF HOMES



MOTHER'S DAY WEEKEND

May 7-8, 2011, 12-6 pm

29th Annual Home Tour Parade and Artist Fair

Advance Tickets \$12
Day-Of Tickets \$18

Purchase tickets online at:
www.HistoricHomeTours.com

Sponsors:

**WELLS
FARGO**



THE BASTION

CATERING • RESTAURANT • CULINARY CLASS

www.HistoricFairmount.com



OUR KIDS ARE OUR NUMBER ONE PRIORITY

By Joel Stary, Neighborhood Patrol Officer, Central Division C31, c: 817.944.1316, o: 817.392.3610



I hope this newsletter finds everyone doing well and planting your spring flowers. I wanted to talk about children this month as mine have been on my mind a lot lately as one gets ready to leave home for college.

I remember getting spanked in school when I was young, yes I said that I got spanked in school! The first time was for cheating, which I never did again thanks to the spanking. The second, was for fighting on the playground and that did happen a few more times I'm sorry to say (my parents don't know about this so please don't say anything to them). The days of corporal punishment are long gone and now more than ever, even though during the school year our kids spend more time at school than they do at home, parents need to step up and be active in every part of their children's lives.

Having said that, raising a child is the most important job one can do and also the most difficult at times. I have thought to myself many times during the course of raising my kids, "what in the world do I do now or what in the world am I doing wrong?" The bottom line is that just as kids need strong leadership and support at home, even us parents need leadership and support from time to time raising our kids. We all worry about the million and one dangers that are out there and how to protect our children from them, we all work hard to teach our children lessons to keep them safe and out of trouble.

Do you know what resources are available to you as a parent to help with issues related to family and children, when you just don't know what to do? Well, I hope that if you are in need of help you will reach out and get help for the sake of our children. Below are just a few of the wonderful resources that are available for children and parents here in Tarrant County. Being a kid is tough and so is being a parent! We should all work together when it comes to the future of our children and sometimes that means asking for help to get through tough situations. I'm a strong believer in the saying, "It takes a village to raise a child." Until next time, be safe today and safer tomorrow.

Santa Fe Youth Services

7524 Mosier View Court Ste. 200, 817-492-4673

www.santafeyouth.org - check out this site for all their services!!!

Comin Up - Gang Intervention Program

Boys and Girls Club

Admin. Office - 403 N. Sylvania Ste. 7, 817-877-3729

www.fortworthkids.org

Boys and Girls Club at 1500 Hemphill St., 817-923-1915

2.1.1 Texas

Free and confidential information & referral service - so you can dial 211 or the alternate number is 817-258-8100.

2-1-1 online community resource directory at www.tarrantcounty211.org

GOOD NEIGHBORS = GOOD CITIZENS

Watering the Lawn

Hot weather is upon us. Remember: no watering is allowed between 10am and 6pm, every day of the year. (City Ordinance Code, Sec. 35-151)

Putting Out the Trash

Please help keep Ryan Place lovely. Trash, recycling, and yard waste bins should not be placed at the curb until 6pm Tuesday, the day before collection. (Sec. 12.5-822) Bins must be removed from the curb and placed out of sight of someone standing in front of your residence by midnight on Wednesday, the day of collection. (Sec. 12.5-827)

Walking the Dog

One of the great things about Ryan Place is our pedestrian activity. Many of us walk our dogs frequently. Please recycle a plastic newspaper bag, grocery bag, or other bag to clean up after your pet. (Sec. 6-8)

Report Code Violations

You can help keep our neighborhood safe, clean, and peaceful. Report code violations to 817-269-6225 or on the web at www.fortworthgov.org/codecomp/. You can also download the free MyFortWorth app for the iPhone. Using this application, you have the option to attach pictures to your report, as well as to identify the specific geographic location of graffiti, tall grass, bandit signs, or other violations.

REAL ESTATE CORNER

By Judy Holland, The Helen Painter Group

Almost 90 years ago, my great uncle built The McSwain Theater on Main Street in my little home town of Ada, Oklahoma. It was the place to go to shed the depression blues and dust from the dust bowl. For a dime, the fair citizens could escape their hard times and enjoy the show. Now here in Fort Worth plans are being laid for The Citizen Theater on Magnolia. The Citizen will be a twin-screen art house movie theater showing independent and repertory films. Sounds really cool. We have also been enjoying live theater at Stage West on Vickery. Their current production is Horton Foote's play about a movie theater built in the 1920's in a little town in West Texas. We've come a long way.

2944 Ryan Ave.	\$53,500	2/1	817-821-1884	Cottage on coveted corner lot.
2608 Ryan Ave.	\$119,900	2/1	817-891-8182	Restored, gleaming hardwoods.
3021 Ryan Ave.	\$137,500	2/1	817-732-8400	Wrap-around porch, updated.
3051 Ryan Place	\$154,000	3/2	817-732-8400	Nice open floor plan, backyard.
2737 Willing	\$220,000	3/1	972-849-9889	Totally updated with new A/C.
2932 6th Ave.	\$249,900	2/2	817-923-7321	Renovated and ready to enjoy.
2317 6th Ave.	\$265,000	4/2	817-920-7700	Large historic home, master w/FP.
2316 5th Ave.	\$280,000	4/3	817-896-7990	Library with French doors.
2529 Willing	\$299,900	3/3	817-701-4900	Loaded with character and style.
2313 Ryan Ave.	\$322,350	4/3+	817-727-0036	Built in 2009 w/ old world charm.
2844 6th Ave.	\$390,000	4/3	817-731-8667	1930's Tudor w/garage apartment.
2504 6th Ave.	\$409,870	4/2+	817-731-8466	Many original features remain.
2425 S. Adams	\$483,000	3/2+	817-665-1222	Large rooms with high ceilings.
1107 Elizabeth	\$549,900	3/3+	817-570-9414	Downstairs media room, pool.

CLASSIC

LANDSCAPING

817-727-2142

Lawn Maintenance

Landscaping

Irrigation

Jonathan Scott

LI16767



classiclandscapingtexas@yahoo.com

RYAN PLACE COOKBOOK CENTENNIAL EDITION

The Ryan Place Cookbook, Centennial Edition is now available. This cookbook contains over 500 recipes from Ryan Place residents, family and friends. The cookbooks will be on sale each month at RPIA meetings or you may order one using the order form below.

Ryan Place Cookbook Centennial Edition Order Form

\$25.00 each (includes sales tax) plus
Shipping and Handling \$5.00

Name: _____

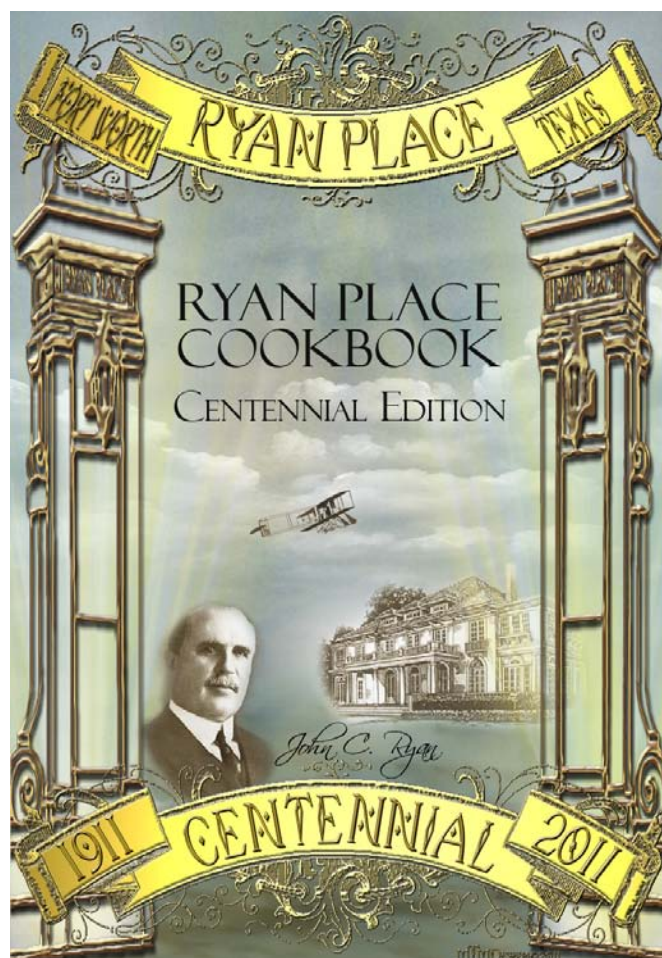
Address: _____

City, State, Zip: _____

Phone Number: _____

To avoid a shipping and handling fee you may make arrangements to pick up your cookbook by calling Mariann Taccia, 817-921-9976, or by email mariannmt@sbcglobal.net.

The Ryan Place Cookbook, Centennial Edition is published by CCRP, a 501(c)3 non profit organization. All proceeds will be dedicated to neighborhood improvements.



MAY YARD OF THE MONTH

By Sharyn Peterson



2300 5th Avenue

Owners: Alberta and Joe Cox

As you round the corner at Jessamine and 5th Avenue and glance at the large two story home at 2300, it shouts, "plant lovers live here."

Spilling over the wall in front are thriving azalea bushes and Virginia creeper. As you ascend the four steps with pillar and urn on each side, the front porch beckons with potted plants galore. From huge hydrangeas (pink and embryonic green) to smaller pots of gloxinias, begonias, ivy and asparagus fern, this shady oasis welcomes you to the spacious porch, which extends the entire front length of the house. Three graceful, mature trees (live oak, crape myrtle and Japanese maple) shade the rest of the yard and prevent the scorching of the flowers and grass.

Second Time Around Sale

May 7, 8am—3pm, First Jefferson Church

1959 Sandy Lane, Fort Worth 76112, 817-452-1505

Gently-used furniture, household items, and collectibles



From Calloway's Nursery

TIMELY TIPS FOR MAY GARDENERS

Color in May comes from more than a bouquet of blossoms for Mom on Mother's Day! Plan ahead and give Mom a living bouquet that changes with the seasons. Blooming shrubs can provide a "pop" of color as well as being a staple item in your landscape.

Ever since the **Encore® Azalea** arrived on the scene, gardens have been graced with the beautiful blooms of Azaleas from Spring through Fall. This collection tolerates more sun and is more cold tolerant than the average Azalea. Another winner to the plant scene is the **Knock Out® Rose** and all its siblings. From single to double blooms, this family provides continuous flowers until the first freeze. Low maintenance and attractive foliage, this winner will be here to stay! **Hydrangeas** offer another look with their large clusters of tiny flowers. There are many new varieties that will rebloom on old or new wood thus extending the season of flowers. Glossy green foliage makes a lovely background for the Winter blooming **Camellia**. The showy, sometimes fragrant, flowers add a colorful touch to somewhat drab surroundings. With this line-up of winners there is no reason to have a boring landscape!

We will be hosting a free clinic in every store on **Saturday, May 14th at 10:15 am titled "Those Blooming Shrubs!"** Join us to learn more about these bloomers and other flowering shrubs.

Visit www.mytexasgarden.com for more gardening tips, information and to become a member of our Garden Club! Success in the garden made fun and easy at Calloway's Nursery!

Good Neighbor Coupon



"That's a nifty savings!"

\$5 Off

a purchase of \$25 or more

CORNELIUS NURSERY®

CALLOWAY'S

NURSERY®



4 07734 70725 8

One coupon per customer. Coupon cannot be duplicated. Redeem for merchandise only. No cash value. Must be presented at time of purchase. Not good with other offers, or toward previous purchases. Offer good through December 31, 2011.

PROPOSED: PUBLIC IMPROVEMENT DISTRICT

By Mariann Taccia

The PID Committee met during April to review bids from four security companies. The committee's review will take into consideration the services provided, experience in neighborhood security patrol, and the cost. During the next month the committee will meet with a representative from each company.

In last month's newsletter, there was a chart showing crimes from 2005 to March 2011. From the same data, the statistics below indicate residential and commercial crimes by month, day, and blocks of time. The map on the adjacent page reflects crimes concentrations by block. The highest number of residential crimes were in the 2600/2700 blocks of S. Adams and the highest number of commercial crimes occurred in the 2600/2700 block of 8th Ave.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	7	5	5	-	-	-	-	-	-	-	-	-
2010	8	7	9	7	11	5	7	8	8	8	4	16
2009	10	3	11	10	11	15	8	20	12	4	9	10
2008	13	5	17	18	13	15	16	11	14	17	11	19
2007	13	12	6	11	6	15	12	8	13	11	13	13
2006	15	9	20	17	14	15	15	6	8	15	3	9
2005	1			2			3	16	16	9	14	5
TOTAL	67	41	68	65	55	65	61	69	71	64	54	72

The types of crimes reported are:

RESIDENTIAL

AG ASSAULT
AUTOTHEFT
BURG BUILD
BURG RES
BURG VEHIC
DWI
NARC VIOL
OTHER
ROB PERS
SEXASSAULT
THEFT

COMMERCIAL

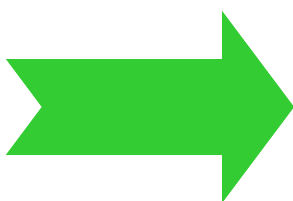
AG ASSAULT
AUTOTHEFT
BURG BUILD
BURG VEHIC
DWI
NARC VIOL
OTHER
ROB BUSIN
ROB PERS
SHOPLIFT
THEFT

	SAT	SUN	MON	TUE	WED	THU	FRI
2011	2	3	2	2	2	1	5
2010	15	10	10	8	15	16	24
2009	12	21	18	20	21	17	14
2008	18	23	22	34	30	24	18
2007	24	21	18	13	15	23	19
2006	24	16	13	26	23	27	17
2005	5	8	5	13	15	10	10
TOTAL	100	102	88	116	121	118	107

While crimes committed during the first quarter of 2011 is less than last year it is not reduced enough for residents not to be proactive to prevent crimes from happening. To deter crimes occurring on your property consider doing the following:

- **Leave outside lights on all night;**
- Secure outside yard items and do not leave bicycles, toys, yard tools, etc. out;
- Never leave items inside a vehicle and lock car doors;
- Lock all exterior doors and windows;
- Park vehicles in the driveway, if possible.
- Report **all** crimes so that the police will know that crimes are occurring in our neighborhood.

	1 a.m.-6 a.m.	6 a.m.-12 p.m.	12 p.m.-6 p.m.	6 p.m.-12 a.m.
2011	4	0	9	4
2010	20	25	26	27
2009	23	29	31	40
2008	29	28	46	66
2007	24	18	37	54
2006	23	29	37	57
2005	13	22	13	18
TOTAL	136	151	199	266



Proposed Public Improvement District (PID)

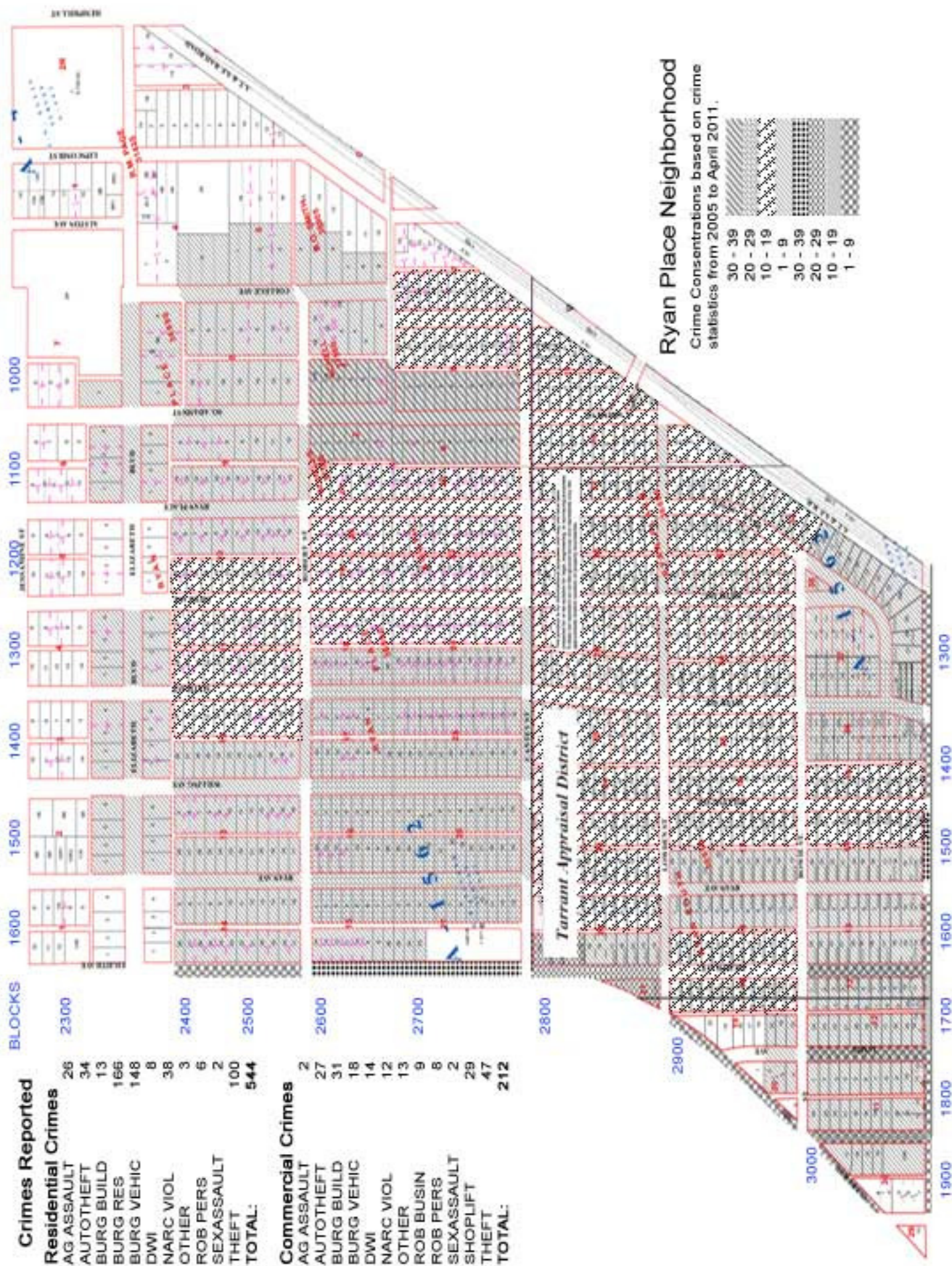
First Neighborhood Hearing

Monday, May 16th, 7 p.m.

**Westside Unitarian Universalist Church
located at 901 Page Ave.**

The first neighborhood hearing will be held during the RPIA May meeting to present details of the proposed PID petition details and answer questions.

Please plan to attend this important neighborhood meeting.



PROPOSED NEIGHBORHOOD HISTORIC OVERLAY

By Katie Shumate

What do Mistletoe Heights, Fairmount, and Ryan Place have in common? All of these neighborhoods were instrumental in growing Fort Worth from a wide spot in the Chisholm Trail into the civilized, neighborly city it is today. All three areas have notable histories and architectural landscapes not found in more modern, sprawling suburbs. Alas, Ryan Place lacks the special protections afforded to our distinguished neighbors based on their zoning designation as historic districts.

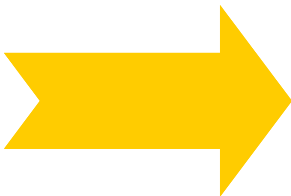
What is a "historic overlay"? The term refers to a city zoning designation, Historic/Cultural (H/C). There are several steps involved before an H/C zone would take effect. First, the neighborhood generates its own H/C zoning guidelines; they are not developed by the city. Multiple public discussions occur before submission of the H/C zoning application. (Ryan Place had several discussions in 2009 and 2010, and we will host at least two more this year.) Next, the Fort Worth Landmarks Commission reviews the neighborhood's application and guidelines for compliance with City Ordinance. The Commission will then poll property owners in the proposed H/C district. A majority of property owners in the proposed historic district must approve the H/C zoning guidelines. The next step is review/approval by the Fort Worth Zoning Commission; the final step is review/approval by the Fort Worth City Council.

What does the Ryan Place Historic Overlay (RPHO) propose? The RPHO guidelines attempt to respect our broad diversity by focusing on maintaining the "look and feel" of the neighborhood. No homeowner would be required to change *anything* about their home, nor would *any* interior changes be regulated. The RPHO guidelines apply to additions and new construction only, which undertakings would be eligible for property tax freezes.

With homeowners at every income level, as well as significant populations of renters and businesses, Ryan Place will hold a unique place in Fort Worth's historic Near Southside. Our neighborhood includes cottages, mansions, and everything in between. What is now "Ryan Place" is a conglomeration of at least six urban developments built over the course of a century.

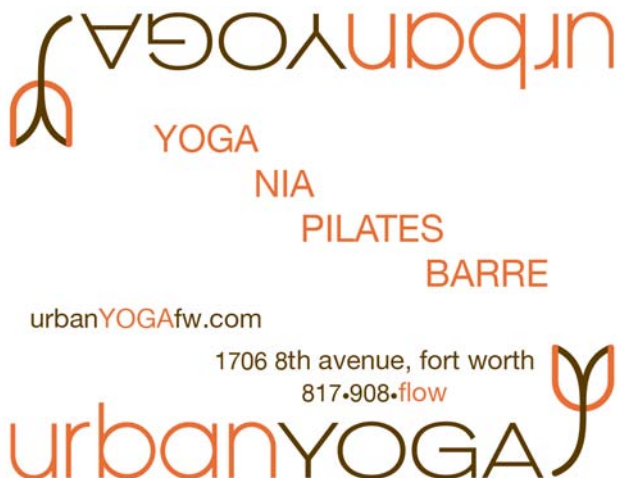
The RPHO guidelines have been generated over the past several years through the dedicated efforts of a number of Ryan Place residents. These folks have received a variety of opinions and input that reflect the diverse desires of our diverse neighborhood. You can access the Proposed Ryan Place Historic Overlay Guidelines at <http://www.fortworthgov.org/planninganddevelopment/design.aspx?id=21358>. Hard copies of the Guidelines will be available at the May RPIA meeting for those without internet access.

Proposed Historic Overlay Zoning Change First Neighborhood Hearing



Monday, June 20th, 7 p.m.
Westside Unitarian Universalist Church
located at 901 Page Ave.

Please plan to attend this important neighborhood meeting.



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

NOW OPEN

ON MAGNOLIA AVE!

....serving sandwiches, salads, appetizers and.....
Burgers & Shakes!!

From Basic Burger to **Bison Burger**
We have the best!

Top off your meal with a **Malt** or **Shake**,
Vanilla Hazelnut, Chocolate, Strawberry or Oreo Cookie

Monday 11 am to 2:30 pm
Tuesday to Thursday 11 am to 9:30 pm
Friday and Saturday 11:00 am to 10:00 pm
Closed Sunday

TAKE OUT AVAILABLE. BUSINESS DELIVERY COMING SOON!



1057 W. Magnolia Ave.
817-926-2116

www.shawsburgers.com

**FIVE STAR
LANDSCAPE CO.**

DESIGN ♦ INSTALLATION ♦ MAINTENANCE ♦ IRRIGATION

817-233-5411

LANDSCAPE COMPANY OF THE RYAN PLACE GATES

JOHN FILAROWICZ · RYAN PLACE RESIDENT
TEXAS A&M HORTICULTURIST, LI 10871

SIMPLE GREEN TIPS

By Katie Shumate

I received these tips via email. While the facts have not been checked, these ideas seem reasonable. Maybe they'll make a difference for your household.

Problem: It takes 26 bottles of water to produce the plastic container for a one-liter bottle and pollutes 25 liters of groundwater.

Solution: Use aluminum or stainless steel reusable/refillable bottles.

Problem: 12 million barrels of oil were used to make the 88.5 billion plastic bags consumed in the US last year, and it takes 4 times MORE energy to make paper bags.

Solution: Use reusable bags and recycle/reuse the plastic and paper bags you already have.

Problem: 19 billion catalogs were mailed last year, requiring more than 53 million trees and 56 billion gallons of wastewater to produce them.

Solution: Go to <http://catalogchoice.org> and remove your name from the mailing lists.

Problem: Only 10% of the energy used by a washing machine is for the motor, 90% is used to heat the water.

Solution: Wash clothes in cold water.

Problem: Refrigerators account for 10-15% of the total energy bill in most homes.

Solution: Set the temperature between 38-42 degrees.

Problem: The 2nd biggest household energy user (after refrigerators) is the clothes dryer, costing you \$70,000 over your lifetime. An extra 15 minutes per load costs \$34 in wasted energy for an electric dryer and \$21 for a gas dryer per year.

Solution: Dry clothes naturally outdoors or on an inside clothes rack, do not add wet clothes during a drying cycle, and sort clothes by weight for efficiency.

Problem: A leaking toilet wastes between 30 - 500 gallons of water every day.

Solution: Fix that leak immediately.

Problem: If every household in the US bought just one 4-pack of 260 sheet recycled bath tissue instead of the regular tissue made from virgin fiber, it would eliminate 60,600 lbs of chlorine pollution, save 356 million gallons of fresh water, and save nearly 1 million trees.

Solution: Buy recycled tissue; the cost is nearly the same.

Problem: If every household in the US replaced just ONE roll of virgin fiber paper towels (70 sheets) with 100% recycled ones, it would save 544,000 trees.

Solution: Buy recycled paper towels, or, even better, buy reusable microfiber towels to wash and reuse.

Problem: Running a fully loaded dishwasher can use less water than washing dishes by hand, saving 10-20 gallons per day. If you select "Air Dry" instead of "Heat Dry," it will save 1/2 the electricity used.

Solution: Do not run the dishwasher until it is full, and select the Air Dry cycle.

Problem: If every American kept the tires on their car properly inflated, it would save 2.8 billion gallons of gas per year.

Solution: Check the air pressure in your tires monthly.

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



Does Your Bank Treat You Like This?
We don't.



One Banking Relationship at a Time



I'm Andrea Bellucci, Fort Worth's Retail Manager. I know all of
my customers by name. I'd love to get to know you too.
Please give me a call at my direct line - (817) 334-4616.



Meridian Bank Texas Member FDIC

100 Lexington St, Ste 100 | Fort Worth 76102
(817) 334-4616 | www.meridianbanktexas.com

Mediterranean flavors infused with Southern Hospitality.



CHADRA
MEZZA & GRILL

Southern Hospitality. Mediterranean Flavor.
1622 Park Place Avenue | www.chadramezza.com
Fort Worth, TX 76110 | 817.924.2372



Ruth Story

Broker Associate

Keller Williams

817-992-9232

www.StoryGroupInc.com

NEW LISTINGS

1944 WARNER

2205 IRWIN

JUST SOLD

1905 6TH AVE

3900 LENOX

2621 WAITS

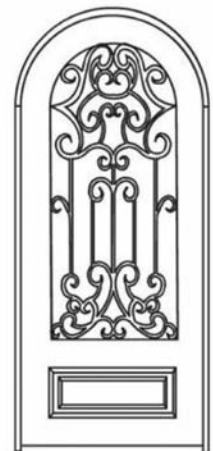
4000 W. 7TH STREET

SALE PENDING




1933 BERKELEY PL

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

Trusted, Reliable, Experienced...



MAY 2011

SUN	MON	TUE	WED	THU	FRI	SAT
1 <i>May Day</i> 		3 <i>National Teachers Day</i> 	4 	5 	6	7  Fairmount Home Tour
8 <i>Mother's Day</i> Fairmount Home Tour Croquet Clinic 	9	10	11 	12	13 	14 <i>Election Day</i> Southside Arts Goggle 
15 Croquet Clinic <i>BULK TRASH this week</i> →	16  RPIA Meeting	17	18 	19	20 Newsletter Submissions Due 	21
22 Croquet Clinic	23 <i>Lucky Penny Day</i> 	24	25 	26	27	28  Street Dance
29 Croquet Clinic 	30 <i>Memorial Day</i> Croquet Tournament 	31				

To have your event listed in the monthly calendar please email the General Manager at rpianewsletter@yahoo.com.

WELCOME TO RYAN PLACE

By June Lake

Springtime in Texas . . . roses, butterflies and thunderstorms.
Ain't it grand?

Please join me in welcoming some new folks to Ryan Place. On 6th Avenue, Ryan and Jennifer Gorsche moved here recently, as well as Paul and Ruth (Kline) Wheller and Mark and Diana Koch along with their nephew, Brandon. Alexandra Boyd is settling into her new home S. Adams Street. We are so happy to have these new families here. Please take time to extend that Ryan Place hospitality and meet your new neighbors!

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 call me at 817.921.3463 or email me at junelake.rpia@gmail.com and let me know you're here.

Volunteer Opportunities
Contact Us and Get Involved!

Welcome Committee
June Lake (817) 921-3463

Party Coordinator
marianmt@sbcglobal.net

Advertising Coordinator
rpianewsletter@yahoo.com



A5Ath
ARTS FIFTH AVENUE
arts alive

Please support the
advertisers that make
this publication possible.



**Happy 100th
Birthday
Ryan Place!**
from



RESIDENTIAL BROKERAGE

and

Keith L. Head

Ryan Place

Improvement Association

President 2008 - 2010

817.821.1884

E-mail - keith.head@cbdfw.com

Website - keithheadrealtor.com

Ryan Place and Historic Southside

My Home. My Neighborhood. My Market.

If you are considering buying or selling a home in
Ryan Place, Fairmount, or Historic Southside,
please call or email to schedule an appointment.

In Celebration of Ryan Place's 100th Birthday,

Buy or Sell Your Home Through Me and I will Pay \$100 of Your Closing Costs.

offer valid through 12/31/2011

