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RPIA Meeting

Monday, November 21

7 PM

**St. John's Episcopal
Church**

2401 College Avenue

*Enter through the gate on Page,
behind main building
Meeting agenda at
historicryanplace.org
Discussion Forum*

Fort Worth Neighborhood of the Year – 2008

RYAN PLACE

IMPROVEMENT ASSOCIATION

NEWSLETTER

November, 2011

www.HistoricRyanPlace.org



The Winners:

Best of Show:
Richard Parks

Vegetarian:
Shelly Parks

Most Creative:
Ben Miller

Hottest:
Chris Voigt

Fun, Food, and a Fly-over at Triangle Park

by Mariann Taccia

Saturday, October 15th, a beautiful, clear day when neighbors showed up at 10 am in Ryan Place Park to begin setting up for the cook-off and the Vin Fiz centennial events. Four hours quickly flew by as tables, stage, and a tent were set-up, and lights were draped in the trees for the festivities beginning at 4 that afternoon.



The Vin Fiz Commemoration ceremony was opened by members of the **Boy Scout Troop 44** leading the Pledge of Allegiance.

Kent Penny, Director of

Aviation for the City of Fort Worth, presented the City Council's document proclaiming, "October 17, 2011 as Vin Fiz Centennial Celebration Day in the City of Fort Worth." **Representative Lon Burnam** spoke for the State House of Representatives, and Ryan Place resident **Anthony Spangler**, representing **Sen. Wendy Davis**, presented a resolution from the State Senate. **North Texas Aviation Centennial** committee member, **Jim Hodgson** and **Mr. Erasmo Pinero**, aviation historian, spoke about the history and importance of the first transcontinental flight and Calbraith Perry Rodgers' landing in "Ryan's Pasture."

On October 17, 1911, the Fort Worth Star-Telegram reported that church bells and factory whistles announced the Vin Fiz as it was spotted on the horizon before the plane landed at 4:15. At 4:10, **St. John's Episcopal, St. Stephens Presbyterian, University United-Methodist, and Travis Avenue Baptist** churches rang their bells; at 4:15, **Vance Duffy** flew over Ryan Place in his PT 17 Stearman Biplane, circling Triangle Park three times.

The 10th annual Ryan Place Chili Appreciation Society Cook-off was a huge success with nine contestants.

Judges **JD Angle, Mike Lindner, and Anthony Spangler** ranked the chilies after a lot of deliberation and selected four winners: **Richard Parks, Best of Show; Ben Miller, Most Creative; Chris Voigt, Hottest; and Shelly Parks, Vegetarian.** Winner's gift baskets were donated by **Jasmine Gdovin**.



After an eighteen month separation, **The Big D Licious Band** reunited for our event and entertained with a fantastic selection of music throughout the evening. North Texas Aviation's Centennial Committee displayed aviation history information and distributed toy airplanes and balloons to children for release. **Eartha Pitre, FWPD Crime Prevention Specialist**, distributed property identification RAPIDS labels and mentioned that it was the largest distribution so far in Ryan Place. **Erasmo Pinero** presented a power point show about the history of the Vin Fiz in Fort Worth.

Ryan Place events are not accomplished without sponsors and volunteers and we had great support for this event. Sponsors were **Kubes Jewelers, Dr. Randy Parham, Southside Bank, and Sportswear Graphics**. Volunteers who helped with set-up and break-down: **Bill Vaughan; James, Laura, and daughter Karen Crews; Tim Keith; Mike Lindner; Raul and Lisa Pena; Michael and Olivia Flynn; Eric Livesay and Denelle Greene; Mariann and Marissa Taccia; and Kurt Nielsen**. A special thanks to **John Rihel**, who arranged for all of our electricity!

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
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Asst. Secretary	Lauren Hable lauren.hable@yahoo.com	817-922-8019

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5 th Avenue	Katie Shumate katie@shumate.com	682-365-3631
5 th Avenue (Alternate)	Sharyn Peterson shewho824@yahoo.com	817-726-0531
6 th Avenue	Gary Guess gary@theblindsolution.com	972-757-9639
6 th Avenue (Alternate)	(VACANT)	
8 th /James/Stanley	John Belknap johnbelknap@swbell.net	817-927-0355
8 th /James/Stanley (Alternate)	(VACANT)	
Alston/Lipscomb/Page Streets	Derek Arneson derekarneson@hotmail.com	817-938-5007
Alston/Lipscomb/Page Streets (Alternate)	(VACANT)	
College Avenue and Cantey St.	John Filarowicz floorwax12@sbcglobal.net	817-233-5411
College Avenue/Cantey (Alternate)	(VACANT)	
Elizabeth Boulevard	Raul Pena rpena@transystems.com	817-926-9743
Elizabeth Boulevard (Alternate)	Joan Kline joankline@swbell.net	817-923-5287
Ryan Avenue	Rick Tucker Tucker.rick@sbcglobal.net	817-927-0197
Ryan Avenue (Alternate)	Levi Howard LWH0030@unt.edu	817-992-5461
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)	Kris Savage kris2@krissavage.com	817-507-6742

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. Prices (per issue) are:

Full Page: \$100	(7.25 x 9.75 inches)
Half Page: \$65	(7.25 x 4.75 inches)
1/4 Page: \$45	(3.75 x 4.75 inches)
Business card: \$25	(3.75 x 2.25 inches)

Ads must be paid for in advance of printing.

General Manager: Olivia Flynn

rpianewsletter@yahoo.com — 817-927-0075

NEWSLETTER submission deadline:
DECEMBER, 2011/JANUARY, 2012 NEWSLETTER
Friday, November 18

Be informed every day; register with
Ryan Place Communications

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



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

Use the Facebook page for:
Lost and Found / Lost Pets
Buy / Sell / Business Services
Event Notices / Crime Watch

RYAN PLACE, A GIVING COMMUNITY

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



PRESBYTERIAN NIGHT SHELTER
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Important Numbers

Fort Worth Police Dept. (non-emergency)	817-335-4222
NPO 8 on Magnolia	817-871-8885
Officer Stary	817-392-3610 (office) 817-944-1316 (cell)
Code Compliance	817-269-6225
Code Officer Oscar Reyes	817-879-4230 oscar.reyes@fortworthgov.org
Animal Control	817-994-4208
Graffiti Abatement	817-212-2700
Streetlight Outages	817-392-7595

'Tis the TOURIST Season

There are a lot of new faces in Ryan Place – folks who may not be familiar with the events and excitement of our annual Candlelight Christmas in Ryan Place (CCRP) Home Tour weekend. While surprises are fun, knowing what is going on will allow you to join the good times.

First, CCRP and RPIA are two entirely separate entities, though both promote and provide for improvements to our neighborhood. CCRP was founded in 1969 and is a 501(c)3 organization, i.e. donations made to it are tax-deductible. Neighborhood projects funded by CCRP comply with their mission: the revitalization of historical aspects of Ryan Place.

The Home Tour takes place on the first weekend in December and the festivities begin on Thursday evening with the Soiree – the grand, neighborhood social event of the year. Invitations are hand-delivered to all Ryan Place residents and tickets may be purchased in advance or at the door. Though we dazzle each other with our finery and the food is scrumptious, as we meet new neighbors and greet old friends all are anticipating the upcoming Tour. The Soiree is where the excitement begins; on Friday, we get down to business.

At Friday twilight, Ryan Place begins to twinkle as thousands of tiny white lights come alive, tracing eaves, chimneys, trees, and shrubs – a glowing fantasy-land. Candles light windows and outdoor lanterns; Christmas trees sparkle. The Tour Homes are proudly polished and open their doors to the first of hundreds of

visitors – many of whom make our Christmas Tour their holiday tradition.

Traffic is heavy during the Tour – walkers on the sidewalks, cars on every street. Each Tour Home has a House Captain who will recruit dozens of docents for their Home. Docents volunteer for one of the four shifts, each of which has a short break in the middle. Docents are stationed in each room or area of the Tour Home and are the hosts who welcome our guests, share information about the home, and answer questions.

As a bonus, docents receive a Home Tour ticket and an invitation to the Wine Down – the “after” party on Sunday evening when the Tour is over, guests have gone home, and the neighborhood settles into familiar holiday routines. A buffet is served for those who volunteered to make another memorable Tour for Ryan Place as well as for the thousand plus Tourists who have enjoyed our hospitality.



Our Tour Homes this year are outstanding – representing the variety and quality that exemplifies our neighborhood. Don't miss the fun of our holiday traditions!

- *Decorate your house in time for the Tour
- *Find a baby-sitter and don't miss the Soiree
- *Call a House Captain to sign up for a Docent shift
- *Tour the Homes!
- *Plan to wind-down at the wine down

Docent Shift hours are:
Friday - 6 to 10 pm
Saturday - 2 to 6 pm or 6 to 10 pm
Sunday - 2 to 6 pm

Contact Mariann Taccia - cc_rp@sbcglobal.net to Offer to Serve a Docent shift.



Christmas Caroling in Ryan Place

Are you and your family or friends interested in caroling this year during the Candlelight Home Tour? We are resurrecting the Ryan Place Carolers this year and would love to have you join us! If this sounds like fun to you, please drop me an e-mail! Rehearsals are starting soon!!

Debi Carl
db50carl@prodigy.net
 817-905-2468 (after 5 PM)

CCRP

Yard Lanterns

Use year 'round for parties and holidays!

\$25 each

Rita Thomas * 817-923-3625

Tour tickets

may be purchased in advance for \$15/person at:

Old Neighborhood Grill
 1633 Park Place, Fort Worth

The Old Home Supply Store

1801 College Avenue, Fort Worth

The Butler's Antiques and Uniques

2221 8th Avenue, Fort Worth

and

Select Albertson's in Fort Worth

Tickets purchased during the tour are \$20 /person
Ticket & Information Porch



RPIA President's Letter

The October Board and General meeting were cancelled in honor of the Head family and the loss of their daughter **Keirsten**. **Keith Head** is the past President of RPIA; please keep the Head family in your prayers.

Congratulations to all the volunteers involved with the Chili Cook-off. The chili was great and the event was well attended by Ryan Place residents. A special thanks to our Events Vice President, **Mariann Taccia**, the chili chefs, and our block captains who helped make this year's contest a huge success.

We have received an update from the City of Fort Worth that the Hemphill West Rail Road Quiet Zone should be completed in February of 2012. Please see the update from Russ Wiles below. Visit the Ryan Place website at www.historicryanplace.org for more details.

The traffic calming project is underway and we expect most of the projects to be completed by the end of November. The public art should be completed in March of 2012. Thanks to all of you for your patience and support during the construction phase. The phase dealing with Cantey should begin in mid-November. For more details please visit www.historicryanplace.org, click

current events, then click traffic management. We will also keep you updated on all the new water lines, sanitary sewer, and street reconstruction that will be taking place soon. This project will be similar to what is taking place in Fairmount on 6th Ave. north of Jessamine; drive by and have a look.

Recently, I visited with some of the children and parents that reside in Ryan place and they expressed an interest in getting involved with RPIA and forming a Youth Committee. Watch for future developments.

Good luck to all the volunteers and organizers involved with Candlelight Christmas in Ryan Place. We appreciate all that you do. Happy Holidays to all!

Finally, I want to thank **Frank and Tracy Papa** for providing the irrigation and watering services for the gate located at the SW corner of the Elizabeth Blvd. and College Ave. intersection. Thanks, also, to **Pamm Cox** for helping RPIA attain a 501(c)(3) tax status to allow people to make tax deductible contributions to RPIA.

Sincerely,

John Kline, RPIA President

NOTE FROM:
Russ Wiles, P.E.,
TPW Dept.
ITS Manager and
Railroad Projects
Manager

- The roadway reconstruction for quiet zone enhancements at each RR crossing was completed this summer.
 - The BNSF has modified all railroad signals except Lipscomb; work will begin there on Monday October 24th and be completed on December 1.
 - In January, the city's contractor will install the final improvement, the Wayside Horn System at Lipscomb.
 - Immediately thereafter, once TPW verifies that this quiet zone device is functioning, the official quiet zone certification forms will be issued to the Federal Railroad Administration. (The City Council has already approved this.) Once the FRA notification period (21 days) has concluded, the quiet zone will be in effect.
- The quiet zone is expected to be in effect by February, and the trains will cease the routine sounding of train horns.

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Home Invasion: NOT a "simple burglary"



Violent Criminal Act on Willing Avenue

Saturday, Sept. 24th, my wife was home alone with our six-year-old daughter when a male Hispanic criminal invaded our home. At about 8:45 pm, my wife heard two loud bangs at the front door. She went toward the front of the house and observed the criminal running off the front porch towards the rear of our home. My wife ran to the rear and blocked the criminal as he was attempting to kick in our back door. My wife pushed her body against the door in an attempt to keep the criminal out. The only thing separating my wife and the criminal was the glass of the door.

The criminal began to tell my wife that all he wanted was her purse. The criminal stated that if my wife would let him in he would take her purse and leave. My wife told the criminal that she had a gun and the criminal said, "Then show it to me." My wife had no time to get to the gun. She had no time to get her cell phone to call for help. At the point that my wife felt the door giving way, she decided to run. She was able to get our daughter, who was asleep in her bedroom, and escape to the safety of our neighbor's house through the front door that was also damaged in this criminal act.

Although the criminal was able to break the rear door he did not enter through the back door. The criminal ran to the front door and entered our home from that point. The criminal stole our wedding bands, a watch (gift from wife), and a bracelet that was a gift to my wife from me on our one year anniversary, a cycling computer and another watch used by runners. All of the stolen items were on the chest of drawers in our bedroom. The criminal also stole my laptop which was on my computer table near the front door. The criminal was witnessed running off our front porch, north on Willing (2300 block), and then the criminal turned east onto Jessamine.

The criminal was Hispanic, but spoke English well. The criminal was about 5'7" to 5'9" and about 175-185 lbs. The criminal was wearing a white t-shirt and light colored, possibly khaki shorts. I do not want to keep this crime a secret from my neighbors. Many of you know my family, and I am eager to discuss this crime with anyone interested in knowing more. I can't change what happened to my family, but I would like to help my neighbors prevent this from happening to them. Per the detective on our case, if you are a female and run alone, you must frequently change your patterns/routes. Run with friends and/or a dog.

With all of the details of this crime in front of them, the police nonetheless categorized this criminal act as a burglary of a habitation. So, when you read about this crime, it will appear as though this criminal broke into my garage and stole my ladder. This was no burglary of a habitation. The fact that my wife was able to get to safety does not minimize the seriousness of this home invasion.

— Gilbert Gutierrez



A Big THANKS to our Block Captains who distributed reminder flyers around the neighborhood and brought out the crowd for the Vin Fiz / Chili Cook-off!



RPIA Board Nominations

This year's nominating committee has presented the following slate for the positions to be filled for 2012:

Officers:

1st Vice President
Secretary

Mariann Taccia
Rachel Manning

Street Directors:

South Adams
Alston, Lipscomb, Page
Ryan Place Drive
College, Cantey
8th, James, Stanley

Chris Ebert
(Marina Castillo as Alternate)
Derek Arneson
Rita Ramirez
Lin Parham
Bill Vaughan
(Laura Crews as Alternate)
John Belknap
(Joyce Davidson as Alternate)

Board members will be elected at the November RPIA Meeting on November 21.



**Danielle
Burkett, D.O.**
**Obstetrics and
Gynecology**

1250 8th Ave, Suite 445
Baylor All Saints Professional Pavilion
Fort Worth, TX 76104
817.923.0022

Jordan's Jewels
Antiques Collectibles

Website coming soon www.JordansJewels.org
E-mail RachelManning01@gmail.com
for appointment



Security Alert!

According to a Ryan Place Security Alert issued on Saturday, October 29th, a home in the 24-2500 block of Willing Avenue was burglarized on Thursday, the 27th, between 11:15 am and 5:30 pm. The Alert was e-mailed to all Ryan Place residents who subscribe to the neighborhood communication system at www.HistoricRyanPlace.org.

The burglar(s) approached the property from the street, attempted to open a side window on the front porch and failed, then attempted to open the back door. They finally carried a ladder from the front porch down the driveway and used it to rip an air conditioner out of a side window of the rear bedroom, and entered the house through that window. Once inside, they opened drawers, closets, and cabinets and looked under mattresses. The thieves stole a new Apple laptop, an iPod, and approximately two hundred dollars in change before exiting through the front door. The crime occurred in broad daylight and the homeowner believes that the burglar(s) might have exited as they saw or heard him pulling into the driveway.

Police were able to obtain fingerprint and blood stain samples. Keep your eyes open and be vigilant.



This is the beautiful weather we've been waiting for! Block Captains will be getting to know their neighbors and assessing the alleys to see what needs to be done to increase safety and security throughout the neighborhood. The alleys are a target that we can "harden;" let's all get involved in this neighborhood project against crime.

Kids of Ryan Place



Are you interested in...

- Meeting new friends who live close by?
- Taking part in neighborhood events?
- Helping keep Ryan Place a great place to live?

Become a charter member of the new Ryan Place youth group, created by and for the kids of Ryan Place. All ages are welcome to participate.

E-mail rpkids76110@yahoo.com to get on the invitation list. Meetings to create a charter and elect officers will be held this Fall. Introductory presentation will be made at the November RPIA meeting.



Halloween in Ryan Place

The August Newsletter reported that Ryan Place trick-or-treaters would celebrate this year on Saturday, the 29th. At the time of that publication, a resident had offered to organize a family-oriented event – which fizzled. The good news is that at least two other moms have already started organizing so that next year we will have something special for our neighborhood kids at Halloween. (Sorry for any confusion!)



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Take a minute NOW and write your check to sustain our neighborhood events, activities, and improvements. Do your part to keep Ryan Place ahead of the rest! Mail to RPIA at P.O. Box 11122, Fort Worth, TX 76110.

2011 Sustaining Members

WILL WE MAKE IT?

Our goal is to raise
\$15,000 through
neighborhood
contributions for annual
budgeted expenses.

\$15,000 —

\$14,500 —

\$14,000 —

\$13,000 —

\$12,500 —

\$12,000 —

\$11,500 —

\$11,000 —

\$10,500 —

\$10,000 —

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\$ 3,000 —

\$ 2,500 —

\$ 2,000 —

\$ 1,500 —

\$ 1,000 —

\$ 500 —

-0-

\$10,405

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

PATRON

Fred and Petra Anderberg
Goah and Marjorie Barnes
Joel Burns and J.D. Angle
Chris and Shannon Canard
Leighton Clark and Teresa Godbey
Linda Clark
David deVlaming
Susan and Tommy Drake
Rick and Rene Harding
K.T. and Francisco Hernandez
Joan Kline
Leanne and John Kline
Doug and JoDee Krotz
Ron and Margaret Livesay
Lisa and Shannon Logan
Jim and Kitty Loveless
Gary and Shirley Nichols
Lin and Randy Parham
David and Susan Parrish
Glenn and Patricia Polenz
Kevin and Allisen Prigel
Ted and Dana Settle
Dr. and Mrs. Turner Slichio
Spencer Tanke and Jill Matson

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Kipp and Bonnie Baker
Sandra Boren
Sian and Larry Borne
Bart and Nancy Bradford
Brack and Pamm Cox
Joe and Alberta Cox
Wayne and Donna Darner
Steve and Suze Diesel
Michael and Olivia Flynn
Alexis Gazak
Michael and Courtney Gilson
Janie and Rush Hart
Charles Hoffman
Carol and Robert King
Kendal and Alan Lake
Lou and Barbara Lucignani
D. Michael Lynn

Jason and Rachel Manning
Kurt Nielsen
Brandy O'Quinn
Raul and Lisa Pena
Gwen and David Perez
Peter and Mary Schroder
Hayne and Katie Shumate
Charles and Doris Sparkman
Charles and Pam Tynan
Ross and Julie Vitek
Ellen Warthoe and Blake Hardy
Evelyn and Elzie Wilson

NEIGHBOR

Brandon and Anissa Allen
Cortney Asberry
Carolyn and David Barros
J. Becker
John and Cindy Belknap
Mark and Ricki Brannon
Yates and Jane't Brown
Amy and Don Burch
Allan and Sue Butcher
Mike and Karin Cagle
Rita Cody
James and Laura Crews
Marilyn and Taylor Crouch
Deborah Crow
Joyce Davidson
Todd Davis
Mary Jane and Mark Debenport
Ignacio Del Toro
Margaret and Duran Doak
Randy and Rainey Dukes
Eddie Dunn
Chris and Mary Beth Ebert
Mary Edwards
John and Sara Filarowicz
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Sherry and Paul Frantz
Paul and Holly Garrett
Naomi and John-David Gelineau
Nic and Jennifer Gotcher
Paul and Lauren Hable
Chris and Bethany Handy
Erik and Kathryn Hansen
Paul and Minnie Harding
Sally Harger
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Kerry and Beth Pipes
Mary Richardson
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Stephen and Amy Sheppard
Dazzle Shrestha and Manju
Rajbanshi
Barbara Sims
Brian and Lydia Smith
Jill and Kurt Sprenger
Julia Stephan
Sharon Stephan
Dale and Diana Story
Mariann and Robert Taccia
Bob and Laurie Trimble
Rick Tucker
James and Margie Upshaw
Michael and Rita Utt
James and Nicole Vallee
Miguel and Marilyn Vivar
Carson and Beverly Watkins
Lisa Wilson
John and Amber Wyatt

Leave outside lights on all night! Criminals don't like light. The cost of running a few light bulbs is not as expensive as replacing stolen property.


RPJA LONG RANGE IMPROVEMENT PLAN

Background and Surroundings (Part 2)

The statistical data contained herein was extracted from the 2008 Tarrant County Appraisal District's on-line property data system. It does not include the property along Elizabeth Blvd. nor between Elizabeth Blvd. and Jessamine St.

The purpose of this study is to document the physical nature and character of the RPJA area as basic data on which a Long Range Improvement Plan can be created.

Part 1 of Background and Surroundings included DEVELOPMENT TIME, HOUSING MATERIALS, OCCUPANCY and MARKET VALUE.

V. MARKET VALUE of BLOCK – Approximately 293 housing units or 42% of the total units in the 37 block area are located on or near the perimeter. These units have a total market value of only 25% of the total area.

MARKET VALUE BY BLOCK – 25% of total 37 block study area.

STREET	BLOCK	MARKET VALUE	% OF TOTAL VALUE	# of HSG. UNITS	% of TOTAL
5 th Av.	3000	\$101k	0.10%	6	0.87%
James Av.	2900	\$490k	0.60%	8	1.16%
8 th Av.	3000	\$960k	0.97%	15	2.17%
College Av.	2700	\$969k	0.98%	19	2.75%
Adams St.	2800	\$992k	1.00%	7	1.01%
James Av.	3000	\$1.126k	1.14%	19	2.75%
Ryan Av.	3000	\$1.170k	1.18%	15	2.17%
Adams St.	2700	\$1.408k	1.42%	23	3.33%
8 th Av.	2900	\$1.460k	1.47%	24	3.47%
College Av.	2600	\$1.469k	1.48%	11	1.59%
Willing Av.	2900	\$1.547k	1.56%	21	3.04%
Willing Av.	3000	\$1.634k	1.65%	18	2.60%
Ryan Av.	2900	\$1.851k	1.87%	24	3.47%
Ryan Pl. Dr.	3000	\$1.899k	1.92%	12	1.74%
Adams St.	2600	\$1.952k	1.97%	13	1.88%
Ryan Av.	24/2500	\$2.120k	2.14%	24	3.47%
Ryan Av.	2800	\$2.187k	2.21%	24	3.47%
Lipscomb	24/2600	\$2.262k	2.29%	10	1.45%
TOTALS		\$25.597k	25.86%	293	42.40%

VI. HOUSE SIZE - The median size of housing within the study area varies a great deal from 3,570 sq. ft. to 930 sq. ft. This variation is the equivalent to the largest house being almost four (4) times the smallest, a huge difference.

MEDIAN HOUSE SIZE – Lowest 1/3rd

STREET	BLOCK	SQ.FT. MEDIAN SIZE HOUSE	# of HSG. UNITS in BLK.	% of TOTAL
Ryan Av.	24/2500	930	24	3.83%
Ryan Av.	26/2700	930	39	5.43%
8 th Av.	3000	1020	15	2.40%
8 th Av.	2900	1050	24	3.83%
Ryan Av.	2800	1100	24	3.83%
Ryan Av.	2900	1110	24	3.83%
Willing Av.	2900	1165	16	2.56%
Ryan Av.	3000	1170	15	2.49%
Willing Av.	3000	1180	18	2.88%
James Av.	3000	1230	19	3.04%
College Av.	2700	1240	19	3.04
Adams St.	2800	1300	7	1.12%
James Av.	2900	1300	8	1.28%
TOTAL			247	39.45%

MEDIAN HOUSE SIZE – Highest 1/3rd

STREET	BLOCK	SQ. FT. MEDIAN SIZE HOUSE	# of HSG. UNITS in BLK.	% of TOTAL
Adams St.	2600	1760	13	2.08%
Willing Av.	24/2500	1760	20	3.19%
5 th Av.	2900	1760	17	2.72%
5 th Av.	26/2700	1960	26	4.15%
6 th Av.	26/2700	2050	29	4.63%
6 th Av.	2900	2060	15	2.40%
5 th Av.	2800	2210	17	2.72%
6 th Av.	24/2500	2220	20	3.19%
6 th Av.	2800	2470	14	2.24%
5 th Av.	24/2500	2620	20	3.19%
Adams St.	24/2500	2870	13	2.08%
Ryan Pl. Dr.	24/2500	3010	11	1.76%
College Av.	24/2500	3570	13	2.08%
TOTAL			99	15.81%



Yard of the Month: 2700 block of Willing Avenue

by Lisa and Raul Pena

The **Fowler** home is a charming cottage with cheerful burgundy accents on the eaves and front door. A gracious oak tree is a treasure to behold, while two rustic pots with tapered cedars flank the front door. A lavish lantana spills over beside a cozy, inviting bench. Tidy Japanese boxwoods finish out the line beautifully. The harvest wreath on the front door and pumpkins peeking out announce that fall has arrived in style!



From Calloway's Nursery

Timely Tips for November Gardeners



Transform your landscape with the addition of fresh, colorful blooms. Pansies are by far the most popular winter color. The 'Matrix' Pansy has been outstanding for our Texas weather. It will not "stretch" during bouts of warm temperatures and is bred to grow out, not up. This compact grower offers shorter, sturdier stems to support large, colorful blooms. Dianthus (also known as "Pinks"), Snapdragons, Cyclamen, Violas and the fragrant Alyssum are also good choices for cold tolerant annuals. Ornamental Cabbage and Kale provide interesting texture in the landscape as well as color. For best effect, limit your planting to two or three colors per bed.

The key to growing beautiful annual flowers is soil preparation. Select a well drained flower bed and add plenty of organic matter. **Calloway's Flower Bed Mix** contains compost plus a boost of fertilizer, water-management crystals and a wetting agent. Adding **Calloway's Flower Food** to the soil at the time of planting will provide the extra nutrients for growth and blooms. Remember to add 2 to 3 inches of **mulch** to all beds to reduce moisture loss, prevent weeds from germinating, and to insulate the soil from the cold.

These same annuals can be used in patio containers. Fill your containers with fresh potting soil and plant food. Keep them watered as necessary and remove faded flowers to encourage repeat blooming.

Drop by any of our garden centers and visit with a Texas Certified Nursery Professional. These individuals are experts in their field and continuously receive training to keep their certification current. Or, e-mail The PlantMaster with questions at www.calloways.com/plantmaster.

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Real Estate Corner

by Judy Holland



2813 Ryan Pl.Dr.	\$ 99,900	2/2	Unlimited potential
2717 Ryan Ave.	\$108,500	2/2	Great Bungalow
2608 Ryan Ave.	\$118,000	2/1	Jewel of a cottage
3025 Ryan Pl.Dr.	\$215,000	3/1+	Charming 1920 home
2739 6th Ave.	\$219,000	2/2	Classic Tudor
2619 6th Ave.	\$259,900	3/2	Brick Bungalow
2320 Ryan Pl.Dr.	\$225,000	3/2	Beautiful Austin Stone
2732 6th Ave.	\$279,000	2/2	Updated historic cottage
2717 Willing	\$279,000	3/3	Charming remodeled Tudor
2301 6th Ave.	\$299,000	3/3	Wonderful opportunity
2748 6th Ave.	\$359,500	4/2+	Beautifully maintained
2417 5th Ave.	\$409,000	3/2+	Impeccable find
2421 6th Ave.	\$450,000	4/3+	Absolutely beautiful

Words

Ever wonder who writes the property descriptions in real estate ads? They are generally written by the listing agents hoping to sell the home. "Dollhouse" usually means tiny. "Handyman's delight" means it needs some work. And, sometimes "Owner Finance" means it is a property that the bank won't loan on. Not always, but sometimes. "Great Curb Appeal" can mean the brick is coming off the back!

I have listed the houses for sale in our own Ryan Place and copied the first few words from each property description as seen in the MLS information. Take this list and go for a walking tour of our neighborhood and do your own translation, then see how you would describe your home. I bet you live in an absolutely beautiful impeccable find that is beautifully maintained and a wonderful opportunity. Maybe it is a charming remodeled Tudor that is an updated historic cottage built with beautiful Austin stone and brick from the charming 1920's, a great jewel of a cottage with unlimited potential. Welcome home!



COMMUNITY BAND WILL PLAY YOUR HOLIDAY PARTY, but you better book us now!! You may have heard and seen the Community Band play inside the Tour Homes for the past two years during Candlelight Christmas in Ryan Place. We are a concert band consisting of musicians playing flute, trumpet, trombone, tuba, saxophone, and percussion. This year, we are available during the months of November and December to come to your private party at your home and play for you and your guests. In exchange we ask that you make a donation to the RPIA. Contact **David Tuttle** at 817-917-0436 for more information or to book the Band!

Also, if you are a musician, either adult or student, please consider joining the Community Band – we are always looking for fun musicians who want to dust off their horns to play for fun and for our neighborhoods!

—Jennifer Glass Renta



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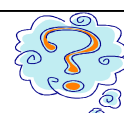


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Civility and safety – and maybe psychology



What makes for a safe neighborhood? The question came up this beautiful fall afternoon as I rode my bicycle on Elizabeth Blvd. past a cluster of frisky young teenagers. *Why is it that they felt safe to be out like that?*

Next, I rode on over to Tillery Park a block west of Forest Park Blvd. behind the commercial strip next to the Christian Science church. Guess what? That neighborhood has taken a page out of the Ryan Place book, or so it seems to me, installing a gate to prevent drive-through traffic on the parkside street and erecting interesting playground equipment as well as a fence to keep balls – and the young throwers and kickers – out of the street. A half-dozen family groups were playing in the park. A young father jogged past on the sidewalk, pushing a more-than-stroller holding a 2½ year old boy, who waved to me and called “Hi,” to which the father said, “Good job, son.”

So what’s going on? Why isn’t the father telling the son not to speak to strangers?

Then along came another father pushing his children in a stroller. Hmmm. I rode on down to the bike/jog trail along the river through Trinity Park, experiencing quite a bit of both civility and safety as other bikers – those faster than me – announced their approach and as bikers, joggers, and children shared the path. And there was another new development: the City has installed signs along the trail showing a location ID to be used if calling 911.

Later, coming back through Berkeley Place, I came across a cluster of jr. high age kids walking down the middle of Rockridge Terrace, a couple of older kids talking on a front porch, and an

adult washing his car. Eureka! The answer to the question of why the Elizabeth Blvd. teenagers, the young children in the strollers, families in the parks, and the Berkeley teenagers felt safe to be outside rather than holed-up inside before the TV: adults were available, and the neighborhood provided the right kind of structures – front porches, sidewalks, a park, fences, family-friendly street devices, and 911 signposts. All of these factors made it possible for the youngsters to learn to be civil and also to be safe, to trust when possible, and to be wary when prudent.

Now let’s get real. Have you ever been held up at gunpoint? Well, I have. It wasn’t on College Avenue — although some of our family and friends are fearful of visiting this neighborhood — and it wasn’t in New York City, where we lived for some years and where some of our children and grandchildren live. No, it was with a group of church friends meeting in a fine house near Mira Vista. One of our guys went out to get something out of his car; and three thugs with guns followed him back in. They left with lots of jewelry and wallets – and another gun, this from the bedside cabinet of our host. Alarm system, private security service, locked doors? Not worth nearly as much as motion-detector lamps and my neighbors on College Avenue – and the sidewalks and front porches where we get to know each other and to watch out for each other.

We really, really need to think about these things – and also to think about safety, civility, and maybe even psychology.

— Ross King



Shui Long

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Give your street a boost — send in your contribution today!

Street	# of Houses	# of Contributions	Participation Rate
College Ave.	43	6	14%
8th Ave.	47	1	2%
Elizabeth Blvd.	44	14	32%
5th Ave.	96	33	34%
James Ave.	28	1	4%
6th Ave.	106	22	21%
Ryan Ave.	138	3	2%
Ryan Place Drive	101	17	17%
So. Adams	75	16	21%
Willing Ave.	121	25	21%
TOTALS	799	138	17%

RPIA MEETING MINUTES

At the request of a Ryan Place resident, it was decided at the September RPIA Board meeting that minutes from the previous meeting would be published, as recorded and approved, in the NEWSLETTER.

RPIA Board Meeting August 15, 2011

Meeting was held at the Episcopal Church and was called to order at 6:03 pm by President John Kline

Present:

John Kline - President; Mariann Taccia - 1st Vice President; Kurt Nielsen - 2nd Vice President; Rachel Manning - Secretary; Joan Kline, Elizabeth Blvd., Street Director Alternate; John Filarowicz, College Ave., Cantey, Street Director; Lin Parham, Ryan Place Dr., Street Director; Rick Tucker, Ryan Ave., Street Director; Katie Shumate, 5th Ave., Street Director; Mike Lindner, Willing Ave., Street Director; John Belknap, 8th, James, Stanley, and Livingston Avenues, Street Director.

Motion by Kurt Nielson to Approve meeting minutes with the amendment of adding Rick Tucker to list of present.

2nd Lin Parham / All Approve / Motion Passes

Motion by Lin Parham to take off previous Board members from XION bank/CD account

2nd John Belknap / All Approve / Motion Passes

Public Improvement District (PID) Update – Mariann Taccia

The 1st of small meetings were held for College

Ave. and S. Adams

In attendance College – 5 neighbors

In attendance S. Adams – 4 neighbors

Most are against the additional assessment on their property tax statement

Please check your schedule for additional meetings in the upcoming months to attend; we need to have board members at the meetings if you are for the initiative or against.

No one is volunteering for a different security option including a Code Blue initiative consisting of volunteers, but neighbors at the small meetings wanted to have this instead of going forward with the PID.

Example - 3400 hrs. a month needed, 2-4 hr shifts per individual volunteer a month

Gates – Jessamine and 6th Ave

Last Friday night August 12, 2011 the granite gate was destroyed by car accident

TPW and parks department will move the broken pieces but we cannot make any decisions until the City does

Waiting on Bids from different contractors.

We will also make sure that all options for rebuilding are considered from new build to utilizing existing pieces.

Historic Overlay – Katie Shumate

Survey will be finished sometime this month and will be sent out by Newsletter and online and door to door if needed.

Idea is to bring 2 to 3 options for the neighbor-

hood to vote on, Main objective of survey is to get an idea of what property owners would prefer

Core Zone

Conservation District

Discussion, Lin Parham- I want to make sure that we are not scratching the existing, completed overlay.

John Belknap- it must be reviewed by the board once the committee has a survey prepared

Clean Alley Initiative – Rick Tucker

The city may not continue to clean the alleys so we need neighbors to help with mowing. Please have all street directors to speak with neighbors to get volunteers

Block Captains – Olivia Flynn

We have 24 excited new volunteers to assist with projects and Street Directors

Suggestion by Rachel Manning to appoint Olivia Flynn as Chair for the Nominating Committee

Nominating Committee- John Kline appoints Olivia Flynn as Nominating Chair

Misc Items for Discussion and Consideration

None

Meeting Adjourned 7:02 pm

Motion by Rick Tucker to move broken pieces of the damaged gate to a private location (Episcopal Church) if allowed by City.

2nd John Filarowicz / All Approve / Motion passes

— Rachel Manning, RPIA Secretary

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On the Holidays Ahead

One of my fondest memories of Thanksgiving as a child was knowing that as soon as our feast was over and everyone had taken their nap, we would get to put up the Christmas Tree. The following month brought even more joy because I got to fall asleep under the tree looking up through the lights and ornaments. We all have joyous childhood memories and as we grow older, we look to create these types of memories for kids and loved ones.

I never once thought about crime during the holidays as a child or even as a young adult. And, even now, I try not to be too jaded by such thoughts during this time of the year. Unfortunately, though, just like any other time, we must remember that crime *does* happen and criminals *do* work during Thanksgiving and Christmas. As much as I would appreciate them taking November and December off, I don't think it is going to happen.

Over the past several years you have heard me offer crime prevention tips and cautions about taking care of yourself, your family, and your property. You all know what to do and how to do it. My holiday memories were made possible because my parents and grandparents were taking care of me without worrying me. Here's to creating wonderful, peaceful, and lasting memories for our kids and family this holiday season!

Joel Stary, Neighborhood Patrol Officer
Central Division C31

c: 817.944.1316 o: 817.392.3610

I am very happy to say that after three months of intensive therapy and exercise, I have passed my functional capacity evaluation (all three and a half hours of it!). If there are no hold ups on paperwork . . . I will be back to full duty and back in the neighborhood the 8th of November. I just wanted to say thank you one more time for all of the thoughts and prayers. . . .I will see you all very soon!

— Joel Stary

“. . . can't wait for next year!"



I have lived in Ryan Place for eight years and sadly have only attended two other Chili Cook-offs. Both of those times I was disappointed to find out that because I was an hour late, I was much too late for chili. Besides that, I knew hardly anyone and there seemed like no other reason to stick around. This year, friends of ours who just moved to the neighborhood a year ago asked us if we were attending. Honestly, for their sake only, we did. I'm embarrassed to say that we came prepared with Taco Bell and had no intention of staying long! WHAT A DELIGHTFUL SURPRISE to have enough entries to serve such a large group of people, a band that played "to the crowd" of all ages, and so many families with young kids! I even think Triangle Park was an excellent venue; it brought our neighborhood physically closer together, and the chance to meet new people (which we did) presented itself. I am so thankful we attended and I can't wait for next year's event. Heck, maybe I'll even enter? (Ha! I can hear many people laughing now.) Well done to everyone who organized and entered the cook-off! Thanks for making this the best neighborhood to live in!

— Kristi Lambert



People Who Volunteer Live Longer, study suggests

"People who volunteer for selfless reasons, such as helping others, live longer than those who don't lend a helping hand, a new study shows. However, those who volunteer for more self-centered reasons do not reap the same life-extending benefits." news.yahoo.com

*Retired Ryan Place teacher available to help elementary students with homework after school. Call **Cynthia** at 817-924-4459 for information.*



Ryan Place beautification, events, and monthly NEWSLETTERS DEPEND ON YOU!

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!

Become a 2011 Sustaining Member of RPIA

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
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Eartha Pitre, FWPD / RAPIDS



Chili Chefs setting up



Re-enactment: Remember the VinFiz!



Judging was thirsty work



Twilight balloon lift — with lights!



The Results Are In...

(The following was condensed from a report by **Katie Shumate**, Chairperson of the Historic Overlay Committee. The complete report will be posted at www.historicryanplace.org)

There were 74 responses (approximately 9% of the residences) to the recent survey designed to gauge support for an historic designation for the Ryan Place neighborhood. Please note that not everyone responded to every question, so the responses do not always total 74.

1. Do you support an historic designation for Ryan Place?

Yes 53
No 21

2. Have you already nominated your Ryan Place property for the city's historic designation?

Yes 10

3. Would you support a guideline/restriction that would prevent new residential development that is out-of-scale (i.e., massing, height, set back) with existing homes in Ryan Place?

Yes 63
No 11

4. Would you support a guideline/restriction that would prevent the unwarranted demolition of existing homes in Ryan Place?

Yes 48
No 25

5. Would you support a guideline/restriction that would restrict the choice of architectural style for any new construction in Ryan Place?

Yes 46
No 26

6. Would you support a guideline/restriction that would prevent new commercial development in Ryan Place?

Yes 53
No 15

7. What would be your preferred scope of a historically designated area for Ryan Place?

The entire neighborhood, including every property within Ryan Place. (12)

A "core area" of 1910's-1920's homes only. (14)

A "core area" with historic designation, surrounded by a "conservation district" of post-war homes. (41)

8. What would be your preferred structure for an Oversight Committee tasked with enforcing the future historic designation guidelines, if any, that the neighborhood ends up approving?

All members elected from the neighborhood at-large. (20)

All members elected to represent the different subdivisions of the neighborhood only. (13)

Some members elected from different subdivisions and some at-large members. (16)

Some members elected and some appointed by the RPIA Board of Directors. (16)

9. Please rank the following aspects of historic designation for Ryan Place from 1 (most important to you) to 8 (least important to you). (Rankings by Respondents)

Effects to my property value.

#1 by 19 R; #2 by 7 R; #3 by 13 R

Eligibility for a 10-year tax freeze on renovations on every property in Ryan Place.

#1 by 4 R; #2 by 9 R; #3 by 5 R

Feeling part of a cohesive neighborhood/something important.

#1 by 4 R; #2 by 4 R; #3 by 6 R

Feeling proud of Ryan Place.

#1 by 5 R; #2 by 3 R; #3 by 5 R

Guidelines/restrictions on new construction.

#1 by 11 R; #2 by 16 R; #3 by 8 R

Guidelines/restrictions on renovations/additions.

#1 by 1 R; #2 by 7 R; #3 by 8 R

Prohibition of new commercial development.

#1 by 10 R; #2 by 9 R; #3 by 7 R

Prohibition of new multi-family development.

#1 by 20 R; #2 by 8 R; #3 by 11 R

10. Please let us know what street you live on. We'd like to make sure that every corner of the neighborhood is heard from!

5th Avenue (17)

6th Avenue (8)

8th Avenue/James/Stanley (0)

Alston/Lipscomb/Page (1)

College/Cantey (0)

Elizabeth Boulevard (9)

Ryan Avenue (6)

Ryan Place Drive (8)

South Adams Street (7)

Willing Avenue (18)

11. Have you read the current Ryan Place Historic Overlay proposed guidelines? (They are available at www.historicryanplace.org)

Yes 69%

12. Would you be willing to serve on the Ryan Place Historic Overlay committee? Over the next few months, the committee will be developing additional options for an historic designation for Ryan Place, in addition to the current guidelines.

18 people volunteered

Thanks to all the respondents of this survey for taking the time to give the current Historic Overlay Committee some direction for moving this issue forward. You will find Frequently Asked Questions about the process in the next NEWSLETTER.

It is not too late to express your thoughts on historic designation for Ryan Place. You can send an e-mail (katie@shumate.com) or drop a note or your survey from the September NEWSLETTER by at 2307 5th Avenue.



November 2011

SUN	MON	TUE	WED	THU	FRI	SAT
		1	2 TRASH	3	4	5
6	7	8	9 TRASH	10	11	12
13	14	15	16 TRASH	17	18	19
20	21 RPIA MEETING BIG TRASH	22 BIG TRASH	23 BIG TRASH	24 	25 BIG TRASH	26
27	28	29	30 TRASH			



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