

INSIDE THIS ISSUE:

CCRP and Quiet Zone	3
Crime Prevention and Security	4-5
President's Letter	6
Sustaining Memberships	8-9
Long Range	10
Yard of the Month	11
Real Estate	12
NPO Joel Stary	13
Historic Overlay	14
Christopher Ebert	15
RPIA Minutes	17



RPIA Meeting

Monday, February 20

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

February, 2012

www.HistoricRyanPlace.org

Crime Prevention is Priority for 2012

At the request of RPIA President **John Kline**, 1st Vice President **Mariann Taccia** presented RPIA's Strategic Goals for 2012 at the January 16th RPIA meeting:

1. Crime Prevention

- ♦ Alley security through clean up, lighting, locked gates, and Crime Watch signs. Residents of blocks with non-gated alleys will have the opportunity to close their alley, but 100% of the property owners surrounding the alley must agree to the closure. The closure of alleys will require City approval, and expenses (City's closure fees, gates, and locks) would be shared by residents on each alley. Block Captains will lead the project.
- ♦ At the request of Ryan Place residents, Vehicle ID stickers would be issued so that residents and non-residents may be easily identified. The cost is being researched and Board approval will be requested in February.
- ♦ Proposed uniform Ryan Place logo curb house numbers for all the neighborhood. Cost will be presented to the Board for approval in February.
- ♦ **Laura Crews**, College Avenue Street Director, will Chair the Crime Prevention Committee and promote the Code Blue COPs program in the neighborhood.
- ♦ Discussions with the City's PID department have confirmed that the proposed PID would be based on a percentage of property value. The PID committee will present options at the February meeting. The PID relating to neighborhood security will be reconsidered.

2. Improvement and beautification of Ryan Place (Triangle) Park. Funds are available and have been approved for the project. Neighborhood volunteers will be needed for this project.

3. 501(c)(3) Tax Status for RPIA – **Pamm Cox** is working on the legal process; **Kurt Neilsen** will develop fund-raising initiative.

TEXAS DRIVERS HANDBOOK

TEXAS DEPARTMENT OF PUBLIC SAFETY
Revised October 2008



REGARDING OUR NEW TRAFFIC CIRCLES:

"Drivers, at times, must yield to others. There are certain rules to

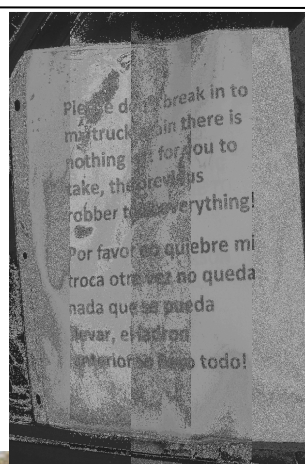
help determine the right-of-way, but if the other driver doesn't follow these rules, give him the right-of-way. Remember, in every situation, right-of-way is something to be given, not taken. All drivers should know and understand the rules which determine the right-of-way."

"YIELD This sign tells you that the road you are on joins with another road ahead. You should slow down or stop if necessary so that you can yield the right-of-way to vehicles on the other road."



Think we might have a burglary problem in Ryan Place?

One of our Block Captains on S. Adams makes a polite request.



2012 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	Olivia Flynn mslivia@sbcglobal.net	817-927-0075
Parliamentarian	(VACANT)	
Secretary	Rachel Manning rachelzertuche@earthlink.net	281-799-9049

Street Directors

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	(VACANT)	
6 th Avenue (Alternate)	Gary Guess gary@theblindsolution.com	972-757-9639
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)	Rita Ramirez ritaramirez54@yahoo.com	817-726-2299
College Avenue and Cantey St.	Laura Crews lauracrews@rocketmail.com	817-715-2399
College Avenue/Cantey (Alternate)	Bill Vaughan	817-923-5019
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:

MARCH, 2012 NEWSLETTER

Friday, February 17

*Be informed every day; register with
Ryan Place Communications*

To receive 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
of Tarrant County
Providing safety and hope since 1984

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



Listening for what we don't hear — The sound of silence

Hemphill West Quite Zone

From: Councilman **Joel Burns**, posted on our [neighborhood Facebook page](#).

Council Member Burns,

TPW is pleased to announce the Hemphill West Quite Zone is nearly ready. The group of crossings near Hemphill St. will become a quiet zone beginning Saturday, February 4, 2012.

It is important to note that although this group of four RR crossings is designated as a quiet zone, by law, if the train engineer observes any pedestrians or vehicles near or on the tracks, or if any construction activity is present, the horn must be sounded. So from time to time if residents hear train horns, hopefully they will be justified rather than being an engineer compliance problem. Also remember that with the Union Pacific tracks east of Hemphill Street and the Fort Worth & Western tracks west of 8th Avenue, horn sounds will continue.

Of note is the special Wayside Horn System installed at the BNSF & Lipscomb Street crossing. Unlike the other three crossings that have roadway and RR signal modifications to make those crossings quiet zone compliant (Page, Hemphill and Capps), the Lipscomb crossing uses a special set of speakers that emit a recorded train horn sound. These speakers sound every time a train approaches the crossing. However, the speakers are directed specifically at the roadway to alert drivers and pedestrians. The result is that most of the surrounding neighborhood will hear little or no horn sound.

A Candlelight Christmas in Ryan Place

*A New Year,
A New Tour*



Mariann Taccia, CCRP President
mariannmt@sbcglobal.net

Thank you to all of the docents, participating homeowners, carolers, choirs, musicians, Ryan Place Chefs, and CCRP Board of Trustees for making the 2011 Home Tour a success. Despite the three days of rain, attendance was good and there was a profit. The diversity of homes on tour was a great success and enjoyed by everyone who attended.

Plans for the 2012 tour have begun with two homes already on the list. The CCRP nominating committee will meet in March to recruit new Board members; if you are interested in becoming involved please contact me. Participating on the Board or including your home on the tour it is a great way to support our largest neighborhood fund raiser and meet neighbors.

During a meeting with T/PW staff in November, they committed to install fourteen streetlights; we encouraged them to fund four more lights, and they agreed. Installation is underway in the 2600-2700 block of 6th Avenue; 2900 block of Willing Avenue; and the 2600-2900 blocks of Ryan Avenue. This installation will complete the mid-block streetlights on these streets. The CCRP Board of Trustees and Streetlight committee members will meet with Councilman Burns in February to discuss the City's funding the mid-block streetlights for the remaining streets: Alston, Page, Lipscomb, and S. Adams Streets, and Ryan Place Drive – a total of 40 lights. After all the mid-block lights are installed, the final stage will be installing streetlights

(Continued on page 12)

THE BASTION ON HEMPHILL

Catering · Restaurant · Culinary Classes · Private Event Space
2100 Hemphill (Entrance in back at Hawthorne & Travis)

Catering for private dining, special events & office lunch delivery
(Reservations & minimum order required)

February/March dinner & culinary class schedule
www.bastionrestaurant.com

Chef Chandra Riccetti 817-913-6972

***Help restore Hemphill and
a Texas Historic Landmark...***
One meal at a time!!



CRIME PREVENTION & SECURITY



Huge Response to Crime Prevention Seminar



Nearly 100 Ryan Place residents were on hand for the Crime Prevention meeting on January 9 at St. John's Episcopal Church. As the crowd gathered, the meeting moved from Mitchell Hall to the main auditorium to accommodate more people. RPIA Vice President **Mariann Taccia** opened the meeting by introducing City Councilman **Joel Burns**, who expressed his concern regarding neighborhood crime before turning the meeting over to NPO **Joel Stary**. Officer Stary provided a handout of crime statistics for the past year and went over the data.

Police Communications Specialist **Adam Elizondo** spoke briefly on 911 calls. Both emergency (911) and non-emergency calls are all routed to the same call-taking unit. 911 calls receive priority. The bottom line is that whenever the reason for calling requires a quick response time, one should call 911. If you are reporting something that happened last week or have a question, etc., call the non-emergency number (817-335-4222). When you call 911, be prepared to answer questions including your location, your phone number, and a description of any person and/or vehicle that is involved. If you experience any problem with a call-taker, ask to speak with a supervisor immediately.

Next, **Alison Letnes** of the Graffiti Abatement Program encouraged residents to take pictures and report all graffiti incidents. After reporting it, if you prefer to remove the damage yourself, tell that to the police as well. The incidence of graffiti has dropped 20-40% in the last few years. If you have a smart phone, there is a free app available to send pictures and report graffiti and code violations: **myftworth**. You may also call 817-212-2700, or go to graffiti@ftworthtexas.gov to report graffiti.

Finally, Officer Stary briefly covered the following points:

- Cautioned again that if it was easy for thieves to steal from us the first time, they will come back.

- Urged neighbors to look out for each other; if you see an open garage, go the front door and tell the resident – or shut the garage yourself.
- Stated that property crimes are economy-driven, i.e. driven by "quick money."
- An important factor relating to crime in Ryan Place is *time*. Time = opportunity for thieves and there is too much of it in our neighborhood – *no one is watching*.
- Twelve different burglars were arrested on his beat in the last five months of 2011; eight more identified.
- Be sure to have a record of serial and model numbers for valuable property.
- Alleys:
 - We *must* keep them clean!
 - Light them up!
 - Install game cameras.
 - Crime Watch signs on gates are advisable.
 - Post "Beware of dog" and "You're on camera" signs – even if it's not true.
 - All these suggestions make a burglar pause – which is *time*!
- Home and garage burglaries usually happen during the day; vehicle burglaries at night.
- It is against the law to take things out of recycling bins – call 911 if you observe it.
- Contractors – choose them carefully; there are sometimes connections between them and crime. Limit their access to your property.
- Let criminals know you are home; they prefer an empty property.
- Always call 911 *first*, then call Officer Stary.



Ryan Place has a **NEW Crime Prevention web page on the website:-**
http://www.historicryanplace.org/RPIA_CP.html.



See page 13 for Registration form for RAPIDS labels

Fort Worth Police Department **RAPIDS**

Ryan Place Part 1 Offenses

OFFENSE	2010	2011	% Change
Robbery/person	1	1	0%
Robbery/business	2	1	-50%
Ag Assault	1	1	0%
Burglary residence	25	4	68%
Burglary bldg. (garage)	9	29	222%
Burglary business	6	3	-50%
Burglary vehicle	14	14	0%
Theft	33	2	-18%
Auto theft	2	8	300%
Assault	10	8	-20%
Sex assault	1	1	0%
TOTAL	104	135	30%

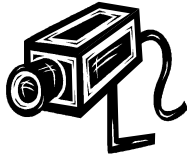
Excerpts from the data presented by Officer Stary at the RP Crime Prevention meeting on January 9.

Burglary Entry Method

METHOD	BLDG.	RES.	VEH.	TOTAL
Other	6	11	4	21
Body force	2	37	1	40
Brick, rock, cement	1			1
Broke glass	33	25	57	115
Cut padlock	3			3
Doggie door		1		1
Kick door		10		10
Lock punch		1		1
Pried	11	16	8	35
Removed	2	4	1	7
Slim jim			3	3
Unlocked (blank)	22	37	42	101
TOTAL	105	174	175	454

CRIME PREVENTION & SECURITY

Game Cameras: What You Need To Know



by Ben Miller

Game cameras can be great, affordable ways to provide surveillance and some extra security for your property. There are two models of cameras that you will have to choose from:

The first type is Standard Flash. If you want the person to know that they have been photographed, you can get a camera with a bright, white flash. This is good for an immediate deterrent. The problem with a flash camera is that the person now knows where the camera is so they could try to break it or steal it, so you generally have to put them in a very hard to reach location, which makes checking them and changing batteries a bit more inconvenient.

The second option is an IR Camera (Infra Red). This camera will take a night vision picture with no flash. Most models will have LED's that glow red for a bit so they are not completely invisible, but certainly much more subtle. Higher end models are completely dark. If the person doesn't know they are being photographed, they won't be deterred at the time, but you'll be able to get a good picture/video of them in the act and you'll be able to easily access the camera to check it and change the batteries so it may be in use more often.

Good brands to buy are Bushnell and Stealth Cam. Game cameras are sold at Academy, Sports Authority, and Cabela's or online. Standard Flash will cost from \$60-100 and IR will run \$125-250.

Questions? Contact **Ben Miller** on Facebook or at benjaminrmiller@gmail.com



Vehicle Burglary Update

From: NPO Joel Stary

January 23 — Security Alert e-mail to subscribers:

Since January 1st we have had 16 vehicle burglaries in the neighborhood: 12 in Fairmount, **2 in Ryan Place**, and 2 in South Hemphill Heights. Nine of the burglaries occurred overnight, 4 during the afternoon, and 3 early morning; in 13 of the 16 cases, the vehicles were left **unlocked**. Anything that is being left in the vehicles is being taken and in several of the burglaries loose change was reported stolen.

Lock vehicles and do not leave anything of value in them. Call 911 to report suspicious persons and vehicles. Pay attention to barking dogs and other noises that may indicate nighttime activity. What little suspect information on these offenses we have follows:

Suspect 1 - Hispanic male, 23-29 years of age, 5'8"-5'10", 160-170 pounds, may be driving an older model gray Ford pickup

Suspect 2 - Black male, 18-25 years of age, 5'8"-6'1" with an open wound on cheek (unsure which cheek)

Suspect 3 - Thin Hispanic male

January 27 — Security Alert to e-mail subscribers:

2600 Block of College Ave. **Unlocked** vehicle was burglarized during the night on Thursday, January 26th. The dash was heavily damaged to remove electronic devices.

Wondering about COPs?



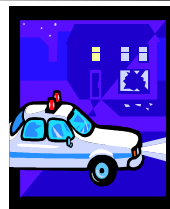
Code Blue Citizens on Patrol (COPs) was established in 1991 when crime in Fort Worth was unusually prevalent. Those accepted into the Code Blue program receive training, skills, and equipment from the Fort Worth Police Department; their mandate is to observe and report.

After an initial background check, training begins. Trainees participate in eight hours of classroom instruction, after which they learn about the police communications system and calls, are issued a police band radio, and then ride with a police officer for a shift. The final training requirement is a ride out with an experienced Code Blue member. Participants then begin to patrol their neighborhoods, supervised by their own local organization.

To apply, go to <http://www.fortworthpd.com> and type COPs in the search box, or call the COPs coordinator, **Calvin Clayton** at 817-392-3973, or call RPIA Crime Prevention Chairman **Laura Crews** at 817-715-2399.

According to **Steve Fruscella**, the next Code Blue COPs training is Saturday, February 18 at the Police Academy; your background check would have to be completed before that time.

NOTE: *Twenty people who were at the January 9 Crime Prevention Meeting indicated that they were interested in volunteering for COPs — and there's room for more!. What a great way to get our program started!*



Interested in Hiring Private Security?

A group of ten Ryan Place residents met in January to discuss the feasibility of residents hiring a security company. For such a program to be implemented, we would need a minimum of 150 residents to subscribe for one year. The estimated cost is \$30 to \$36 per month.

The benefits of participating are:

- ♦ Mobile patrol coverage of your property.
- ♦ Officer conducts an inspection of property in case of alarm or as requested by property owner.
- ♦ Vacation patrol checks or property inspections as requested by property owner.
- ♦ Officer escort to entry of property as requested by property owner.
- ♦ In the case of a home alarm system going off, a secondary call to the security company would ensure that the security officer is aware and able to observe and report any suspicious activities.
- ♦ Company dispatch phone number for participating residents to call 24/7.

Security patrol officers will not respond to calls or patrol property of non-subscribers.

If you are interested in participating, please contact **Eric Live-say**, 817-879-7155 and leave a message, or e-mail ryan-place@hecate.com by February 15th. If there are 150 subscribers by February 25th, the patrol company could begin by March 5th.



President's Letter

At the end of 2011 Ryan Place and the City of Fort Worth began the construction phase of the traffic calming plan that was initiated in 2004. We also learned about the Quiet Zone may become a reality in 2012. All this was accomplished by volunteers within Ryan Place in partnership with the City of Fort Worth.

Shortly after the new year the construction phase began on Willing Ave., 5th Ave., and Cantey St. New water lines and sanitary sewer will be a part of this project. Thank you in advance for your support and patience with the detours and road signs that will be an inconvenience. However, in the long term you will have benefits of this reconstruction effort led by **Bart Bradford** and the Streets and Traffic Committee. The chicanes along Cantey Street are also a part of this project. The City of Fort Worth sign at the intersection of Bowie and 5th Ave. states that this project represents a \$1.9 million investment in Ryan Place by the City. Thank you, Bart for all your hard work. In May we expect to have the "Light Tower" installed at 5th Ave. and Elizabeth Blvd.

Other initiatives for 2012 by the RPIA include crime prevention, improvement of the Ryan Place (Triangle) Park and obtaining a 501 (c)(3) tax status for RPIA. If you are interested in any of these activities, we welcome your involvement. The benefit of the 501(c)(3) tax status is that Sustaining Membership contributions made to the RPIA would be tax deductible to each resident.

Officer Stary has agreed to be an advisor with our crime prevention efforts within Ryan Place. We understand that this is the major priority for Ryan Place and the Board of Directors wants to be a part of the solution. Happy New Year and look for more to come on all the initiatives within Ryan Place.

John Kline



WATCH FOR DETOURS AND CONSTRUCTION SIGNS

The City of Fort Worth presently has several water, sewer, and street projects under construction in our neighborhood. The value of these public improvements on 5th Ave., Cantey St., and Willing Ave. is approximately \$1.9 million.

It may be inconvenient for all of us, but in the long run we will have smooth, safer streets.

RPIA IMPROVEMENT PROJECTS – SCHEDULE

WATER & SEWER REPLACE-MENT	STREET RECON-STRUCTION	PROJECT LIMITS	SCHEDULED START	SCHEDULED COMPLETION
5 th Ave.		Cantey to Lowden	11/21/2011	4/5/2012
Cantey St.		5 th to 8 th	11/21/2011	4/19/2012
Willing Ave.		Robert to Cantey	11/21/2011	4/19/2012
	5 th Ave.	Cantey to Lowden	4/6/2011	8/22/2012
	Cantey St.	5 th to 8 th	4/20/2012	9/6/2012
	Willing Ave.	Robert to Cantey	4/20/2012	9/6/2012

These three water/sewer/street projects will be followed in mid to late 2013 with similar work on 5th Ave. (Robert to Cantey), 6th Ave. (Robert to Bowie), Ryan Ave. (Cantey to Berry) and Ryan Place Dr. (Robert to Cantey).

Bart Bradford

Mediterranean flavors infused with Southern Hospitality.



CHADRA
MEZZA & GRILL

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

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

Ryan Place beautification,
events, and NEWSLETTERS
depend on YOU!

Patron (\$151+) ♦ Friend (\$75-150)
Neighbor (\$35-74)

With sincere thanks

Have you noticed our new advertisers? We do not solicit advertising for the RPIA NEWSLETTER – our advertising support comes to us, requesting to be included in our distribution. Our neighbors have recommended that these service providers advertise with us — some of them are our neighbors! Visit their restaurants and offices; think of them when you need the services they offer. They are supporting Ryan Place, paying for your NEWSLETTER; return the favor by supporting them!

THE BASTION RESTAURANT (page 3)

BANTEX CONSTRUCTION (this page)

JASON AMON LAW OFFICE (this page)

WORLD CAFÉ (this page)

SCAMPI'S CATERING (this page)

JUDY ALTER: *Skeleton in a Dead Space* (page 10)

JULIE MASON, INTERIOR DESIGN (page 14)

VIRGINIA COOK REALTORS (back cover)

About those roundabouts

Alice Bateman, designer of the Public Art project to be installed at the roundabout at Elizabeth Blvd. and 5th Avenue, spoke briefly at the January RPIA meeting, explaining the construction process of the steel sculpture which will be in place this spring. The project, once installed, will be maintained by the City.

Did you see the article and great picture of **John Kline** in front of one of our roundabouts on the cover of Section B (Tarrant & Texas) on Sunday, January 8? Outstanding!



TERRY BANTA

BANTEX CONSTRUCTION

REMODELS — ADDITIONS

"All Phases"

Ph (817) 475-4223 bantex7747@sbcglobal.net

NEIGHBORHOOD REFERENCES

THE LAW OFFICE
of JASON AMON, P.C.

General Civil Practice

Estate Planning

Business Solutions

Adoption

Guardianship

1244 COLLEGE AVENUE
FORT WORTH, TEXAS 76104
(T) 817-332-1116
INFO@JASONAMON.COM

world café

a new, local lunch spot

local, organic, healthy, yummy
sit down or to go lunches, pastries and catering
weekly menu and more posted at: worldcafe.name
chef/owner cindy lucio- ryan place resident
249 thornhill dr- in the catholic charities building

Still catering after all these years!

Call today for information on catering for pick-up or delivery

small or large, office or home, we got your menu!

817-927-1887

Scampi's Catering

offering party planning service, too!



The framework which will allow us to begin making improvements to Ryan Place Park (also known as Triangle Park) is now in place. In January, RPIA finalized an Adopt-a-Park agreement with the Fort Worth Parks and Community Services Department. Our agreement with the City formalizes that all parties are committed to making this improvement in our community. The RPIA Board has previously designated a portion of the budget to fund the improvements planned for Ryan Place Park, where the Vin Fiz memorial is installed. Aside from allowing us to make improvements, the city has agreed to continue paying for all future electrical and water costs in the park. Further, many of our neighbors have already stepped forward, volunteering to help in the effort.

Recently, the Chili Cook-off and Centennial Celebration of the Vin Fiz landing took place in the small park located at the intersection of 5th Avenue and Ryan Place Drive. Even in its "before" state, the little park was a hit with its intimate setting among mature trees. Now that the parameters are in place, plans will soon be finalized so we can take advantage of great spring weather to make a park we can continue to enjoy and be proud of!

— Kurt Neilsen

POSITION AVAILABLE:

Someone(s) to lead the revitalization project at the intersection of Ryan Place Drive, 5th Avenue, and Bowie Street — aka Ryan Place Park / Triangle Park.

Qualifications:

- An eye for potential
- Willingness to work with dirt
- Tolerance for surprise
- Initiative, Patience, Persistence
- Interest in beautification of Ryan Place

Compensation

- New friends
- Lasting memories
- Ooooh's, ahhhh's, and many THANKS!

Contact Kurt Neilsen or Olivia Flynn (see page 2).

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

2012 Sustaining Members

Curious about RPIA's Sustaining Membership goal for 2012? The budget is still in process, but the unofficial word is that our goal is:

OVER THE TOP!

Always a leader in Fort Worth, Ryan Place will be a contender for Neighborhood of the Year in 2012. This will be a landmark year for our neighborhood in terms of security, activities and events, project completions, and neighborhood involvement. Get on board now for an exciting year!

FYI: Beginning in the March issue, an RPIA Treasurer's Report will be published in the NEWSLETTER.

Patron

Linda Clark
Jerrell and Donna Lemunyon*
Jim and Kitty Loveless

Friend

Linda and Randy Downey
Edward and Eugenia Furber
Rick and Renee Harding

Neighbor

Kipp and Bonnie Baker
John and Kerry Coy
Michael and Olivia Flynn
Steve and Melissa Fruscella
Connie Head
Joan Loicano
Diane McCusker
Kim Perrone
Sharyn Peterson
Loy Rooke and Rita Cody
Dale and Diana Story
Mariann and Robert Taccia

*"In appreciation of **Debi Carl** and her caroling group on December 3rd."



Retirement May Be Far Off, But the April 17 Deadline for IRA Contributions Isn't.

You have only so many years to prepare for retirement. That's why contributing to your Individual Retirement Account (IRA) is so important. Fortunately, you still have time to maximize your 2011 IRA contribution before the April 17 deadline.

By contributing now, your retirement savings can have more opportunity to grow. Even if you already have an IRA elsewhere, it's easy to transfer it to an Edward Jones IRA and begin receiving the face-to-face guidance you deserve.

To learn more about the advantages of an Edward Jones IRA, call or visit today.



Bruce C Border, CFP®
Financial Advisor

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

www.edwardjones.com Member SIPC

Edward Jones
SECURITIES • INVESTMENTS • FINANCIAL SERVICES

Your neighborhood needs YOU!
Your contribution of \$35 or more will fund and maintain improvements in Ryan Place in 2012. We also need your participation — pitching in to help with our events and projects as well as attending and having a good time! In 2011, almost 150 of the (approximately) 850 residences in Ryan Place were Sustaining Members. Mail your check to RPIA today and let's see what we can make happen

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

Become a 2012 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
Fort Worth, TX
76110



Three Cheers for the 2011 Sustaining Members!



To the residents and friends of Ryan Place who paid the bills last year to keep us moving forward. The contributions of these folks amounted to over \$10,000 and funded our budgeted expenses as well as Board approved projects. We all thank you.

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 Slicho
Spencer Tanke and Jill Matson

FRIEND

Ken and Deb Armstrong
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
Derek Arneson
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
Steve and Debra Flanagan
Lisa and Evan Fowler
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
Victoria Harville
Jeffrey and Pam Hayes
Lorraine Higgins
Garry and Pam Hill
Linda and Roland Hill
Theodore and Paloma Homan
Kurt and Michelle Howard
Ron and Debra Hughes
James and Anita Hunt
John and Kay Ivey
Albert and Mary Nell Johnson
Carolyn Johnson
Ruth Karbach
Anthony and Allison Kirchner
Jason and Ann Klas
Eric Livesay and Denelle Greene

Bill and Susan Longsworth
Mike Lindner
Diane McCusker
Melanie and John MacFarlane
Anne and Jay Menninger
Ben and Abbi Miller
Jerry and Becky Moody
Conrad and Ashley Netting
Jim and Diane Newsom
Mary Orzel
Kerry and Beth Pipes
Mary Richardson
Dale Riddle
Patricia and Javier Rodriguez
Gary and Kimberley Satz
Stephen and Amy Sheppard
Dazzle Shrestha and Manju
Rajbanshi
Becky and Rene Saldivar
Barbara Sims
Brian and Lydia Smith
Jill and Kurt Sprenger
Julia Stephan
Sharon Stephan
Dale and Diana Story
Mariann and Robert Taccia
J Carter Matheny Tiernan
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



RPIA LONG RANGE IMPROVEMENT PLAN

Street Pattern

This is the sixth of a series of articles dealing with the preparation of a Long Range Improvement plan for the Ryan Place Improvement Association.

Ironically the land plan for the area included in RPIA could not be constructed today. The major reasons include:

DRAINAGE – the present street pattern totally disregards the natural drainage configuration and forces a manmade underground drainage system. Prior to development, a small creek ran from the intersection of the BNSF Railroad and Cantey in a northwesterly direction toward the intersection of Robert and 8th Ave. That stream continues to the west draining Berkeley and eventually connecting to Trinity River through the Fort Worth Zoo.

Under today's land planning standards the small creek would probably be a "greenbelt" with parallel hike and bike trails.

STREET INTERSECTIONS – The City's Subdivision Rules and Regulations require 90° intersections and a minimum of 125 feet at off-set streets. Had this requirement been in place when this neighborhood was planned the six streets that intersect Cleburne Road, at the southern half of this area, would have been designed as 90° degree intersections to facilitate safer traffic movement and better sight distance. Further, there would be no off-set intersections on College or Willing.

RIGHT-OF-WAY (ROW) and PAVEMENT WIDTH – Today's standards for a modern residential street is a 50 ft. ROW with 30 ft. pavement. Both ROW and pavement width in the RPIA area vary greatly; ROW varies from 80 to 44 ft. and pavement from 16.5 to 42 ft.

Street widths are determined by the speed of a moving vehicle. (*The faster the permitted speed the wider the lane.*) The vehicle speed in a residential neighborhood is 30 mph or less, which translates into three 10 foot wide pavement lanes or a 30 foot wide residential street.

A 30 foot pavement width on a RPIA area's normal 60 foot wide ROW offers some unique advantages: it would substantially reduce construction cost, it would create a wider parkway (area

between the curb and sidewalk) and give the homes along the street a deeper front yard, and it would reduce ambient summer heat substantially.

BLOCK LENGTHS – Even though the length of the 2600/2700 block of six streets is approaching the recommended maximum, it is questionably an unsatisfactory distance for fire safety. The City will add an additional mid-block fire hydrant in the near future to provide adequate fire protection to the 2600/2700 block of 5th Ave., 6th Ave., and Ryan Place Dr.

ALLEYS – RPIA's alleys were legally dedicated for "public use" when the area was original platted. Even though they were never paved they were used for garbage collection and as utility easements. As garbage trucks got bigger the City shifted the collection point from the alley to the street creating a linear "no-man's" land. As a gesture to the "prevention of crime" the City installed chain-length gates at the intersection of the alley and street. In 2004 only 40 of these remained, many are in poor repair. There are four alley widths: 12, 12 ½, 15 and 20 feet, which comprise a total of 31,888 feet or 6 miles.

The 2004 walking survey, where accessibility was possible, revealed a total disrespect of the neighborhood or an apparent ignorance of the health hazard caused by placing and permitting debris in the alley. Evidently, many residents accept little or no responsibility for the cleanliness and maintenance of the alley serving their property.

For the past few years the City has been mowing and cleaning the alleys. Those funds are about to be depleted and alley maintenance will once again fall on the adjacent property owner.


If you see any of the items listed above that you have an interest in and would like to volunteer to assist in the preparation of the Improvement Plan please contact:

BART BRADFORD	or	John Kline, President RPIA
817/926-6777		817/991-6803
bartbradford33@yahoo.com		john.kline90@charter.net

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.

O

Reminder: When you see a street light that's "out," please report it to the City so that they can replace the bulb. The phone number is **817-392-8100**, from 7 AM to 7 PM, Monday- Friday, 7 AM to 4 PM Saturday, or you can notify them on-line at fortworthgov.org/applications/tpwcrf/. Thanks for helping us to keep our lights shining bright!




FIVE★STAR
LANDSCAPE

LANDSCAPE COMPANY OF
THE RYAN PLACE GATES
& DAGGETT PARK

817.233.5411

JOHN FILAROWICZ
RYAN PLACE RESIDENT
TEXAS A&M HORTICULTURIST

DESIGN | INSTALLATION | MAINTENANCE | IRRIGATION | LI 10071



urbanYOGA

YOGA
NIA
PILATES
BARRE

urbanYOGAfw.com

1706 8th avenue, fort worth
817.908.flow

urbanYOGA

Yard of the Month: 2900 block of 6th Avenue

by Sharyn Peterson

Owner: **Chris Nickelson**

A GREEN garden all year long! That's what this owner has achieved by having his cream-colored Tudor surrounded by cacti, yucca, and aspidistra plants fronted by small boxwood bushes. Embedded by white pebbles are a few rose bushes, two small juniper trees, a yaupon holly hedge and a meandering path of liriopse. A huge magnolia shades at the right, and two tall poplars frame the center arched window. Large crepe myrtles finish off the left side of the front yard. A double archway beckons visitors onto the front porch, enticing you to come relax on the porch swing.

Photo by **Raul and Lisa Pena**



From *Calloway's Nursery*



*Timely Tips for
February
Gardeners*

February is a great time to gear up for spring planting!

Treat your special Valentine this year with fresh, living flowers. America's favorite flower, the Rose, can be planted and enjoyed all year. Cool season flowers such as Pansies, Primrose, or Cyclamen can also be planted in containers to give a burst of color to your landscape, patio, or garden. And don't forget about indoor plants. Indoor houseplants can beautify your home and purify the air. Gloves, tools, wind chimes also make great gifts. The list is endless, let your imagination "grow green" as you peruse your local garden center!

Please join us for **FREE** in-store clinics on informative and timely gardening topics this month. Clinics begin at 10:15 am and are facilitated at every store.

Saturday, February 4: Spring Green in Your Lawn *Be the envy of your neighborhood this year. Stop weeds with pre-emergents! Learn how to maintain a lush lawn.*

Saturday, February 11: Creative Container Flowers *Learn to design your own container garden using exotic blooms and foliage with plants like Orchids, Bromeliads, Cyclamen and more!*

Saturday, February 18: Earth-Kind® Gardening *Informal talks by Master Gardeners presenting conservative concepts including the beauty and practicality of Earth-Kind® Roses.*

Saturday, February 25: Water-wise Gardening

Learn the ways to conserve our precious water resources, yet maintain a glorious garden! Native plants and Earth-Kind® approaches.

Don't forget to join us for one of the biggest gardening events of the year – Gardenfest! Learn more at www.calloways.com/gardenfest.

For more gardening information, visit www.calloways.com.

Hope to see you in the garden soon!

Good Neighbor Coupon



\$5 Off

a purchase of \$25 or more



723

That's a nifty savings!

Offer good through December 31, 2010

CALLOWAY'S
NURSERY

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.



A mystery set in
Fairmount Neighborhood —
almost in our back yard!

A Kelly O'Connell Mystery

Judy Alter's book is available at Old Home Supply, local bookstores, or order online at www.amazon.com/Skeleton-Dead-Space-Judy-Alter/

Local author **Judy Alter** doesn't live in Fairmount, but her familiarity with our area is no mystery as her heroine, Realtor Kelly O'Connell, frequents (our own) Old Neighborhood Grill, Chadra, and Nonna Tata. *Skeleton in a Dead Space* is the first of a series featuring Kelly O'Connell and comes highly recommended by Ryan Place neighbors. Ms. Alter has recently retired from a career with an academic press and has moved into mystery-writing. Judy is "one-of-those-people" who does it all — loves to cook and entertain, cherishes family time with her four (grown) children and grandchildren, and is now adding mysteries to her impressive list of publications and awards. Check out her website at www.judyalter.com



Real Estate Corner

by Judy Holland

Antiques vs. Junque

Some friends were over for lunch recently and got a tour of the house. Then one told about someone she knew whose house had burned down and they were required to make a list of everything that was destroyed in the fire. She looked around then looked at me and asked if I'd be able to do that. She saw my valuable memorabilia and antiques as so much old junk! Of course as a former realtor I know that clutter is a killer, but my stuff reflects good taste and is interesting. She didn't appreciate my donkey collection or set of lions and lambs I put out every Christmas or black cats displayed so lovingly each Halloween not to mention my Beatles LPs and ticket stub to the Red River Rivalry in 1957. Her house is probably minimalistic and boring. Nostalgia is in the eyes of the beholder I guess.

So, my next scrapbook project is an inventory of our furnishings with pictures and a little paragraph about whose it was and where we got it. I hate to think about the garage sale our two boys will have someday selling my grandmother's 100 year old quilts, etc. It might be a Ryan Place garage sale you don't want to miss!

2917 8th Av	\$ 39,000	3/1	Cute & cozy Ryan Place brick
2944 Ryan Av	99,850	2/1	Beautifully restored & updated
2608 Ryan Av	116,000	2/1	Jewel of a cottage
2824 R Pl Dr	139,900	3/1	Inviting front porch
2736 R Pl Dr	158,000	2/1	Original hardwoods
2709 8th Av	175,000	3/1	Commercial property
3025 R Pl Dr	199,000	3/1+	Charming 1920's home
2301 S. Adams	199,900	3/2	Adorable red brick Tudor
2508 5th Av	275,000	4/3	Back on the market, was \$292,000
2509 6th Av	325,000	3/2	Arts & Crafts bungalow
1604 Elizabeth	350,000	3/2+	Stained glass windows
2421 6th Av	435,000	4/3+	Backyard paradise



from Gina and Lin:

Thank you so much to all the people who made the 2011 Soiree and Winedown so perfect. The Chefs of Ryan Place, the **Logan's**, the **Papa's** and all our volunteers who make every project in Ryan Place work so well.

— **Gina Roberts** and **Lin Parham**

Candlelight Christmas in Ryan Place

(Continued from page 3)

at thirteen alley entrances. CCRP has worked diligently and persistently to complete the streetlight project; the delays have been due to the City's staff changes and cutbacks.

T/PW has advised us that there are no City funds to rebuild the column at 6th Avenue and Jessamine Street that was damaged last summer. CCRP advised the RPIA Board that we will request bids to determine the cost and then we will discuss funding with RPIA.



Tai Chi for Adults and Seniors

Research shows Tai Chi is good for:
Arthritis
Balance Problems
Blood Pressure
Breathing
Diabetes
Sleep Problems
Stress Relief
Much Much More!!!



First Class
FREE!

Ask about our "Seated Tai Chi" at
Greenbriar Community Center!!!

Classes Available At:
Fire Station # 1 Community Center- 1601 Lipscomb
Greenbriar Community Center- 5200 Hemphill
Southwest Community Center- 6300 Welch

For more information and class schedules...

Tai Chi with D

817-832-8653

fwtaichi@juno.com



Crime in the City

I'm not a person who likes to look backwards and would prefer to look ahead. Unfortunately, looking back is sometimes necessary in order to move forward more effectively. In terms of safety and security, 2011 was a good year for the neighborhood and we can make 2012 better.

If you have lived in this area (Fairmount, Ryan Place, and South Hemphill Heights) for any length of time, you know that since we are predominately residential neighborhoods, we mostly deal with burglaries. During 2011 Patrol Officers and our residents were responsible for capturing twelve different burglars and through hard work we got another eight identified. This is quite amazing since burglaries of homes, garages, and vehicles happen quickly and usually without witnesses.

The neighborhood saw a 4% increase in crime this last year, which was largely due to an increase in burglaries of garages (buildings). This type of burglary increased from 20 in 2010 to 60 in 2011. Although we have had success in arresting many offenders, we must do more this year to keep our property secured. Last year 97 homes were burglarized (down 3% from 2010) and in 26% of these cases the home was left

unlocked. We saw a total of 60 buildings burglarized (up 200% from 2010) and in 28% of these cases the garage was left unlocked. And, of the 86 vehicles burglarized (down 18% from 2010), 36% of the vehicle were left unlocked. These statistics show us where we are improving and where we need to focus, but I think we all would agree that it just isn't worth it to leave anything unlocked.

The City of Fort Worth saw a 2% drop in crime in 2010. There are 20 zones in the city, each of which includes four beats. (Our beat includes Fairmount, Ryan Place, and South Hemphill Heights neighborhoods.) Our zone fared better than fifteen other zones with our crime numbers, but I know we can have the lowest crime numbers in the city if we all work together. Now that everyone is caught up, let me just say that I am here for you all and look forward to another year of challenges and success with you.

Joel Stary

Neighborhood Patrol Officer

Central Division C31

c: 817.944.1316 / o: 817.392.3610

About RAPIDS

When you register for RAPIDS, you will receive ten stick-on, bar-coded labels from the FWPD with your personal identification number printed on them. Apply the labels to personal property such electronics, bikes, vehicles, etc. The labels chip and break if an attempt is made to remove them. The labels alert pawn shops, etc. and aid police officers in returning recovered stolen property to the owner.

To receive RAPIDS labels, fill out the form to the right. Enclose it in the envelope included with your Newsletter, addressed to RPIA and mail it in (along with your Sustaining Membership contribution!). Registration forms will be given to the Fort Worth Police Department Crime Prevention Dept. and they will print your personal identification labels.



Fort Worth Police Department

RAPIDS

Date	_____		
Name	_____		
Address	_____		
City	_____	Zip	_____
Home Phone Number	_____		
Cell Phone Number	_____		
Work Phone Number	_____		
Email Address	_____		
Number Labels Requested	_____	Maximum of ten	
ID Number Used	_____		
ID Type	<input type="checkbox"/> TX DL	<input type="checkbox"/> TX ID	<input type="checkbox"/> VIN <input type="checkbox"/> FWPD Business ID
FWPD Staff Use Only			
Date Entered into RAPIDS Database	_____		By _____

Proposed Ryan Place Historic Designation:

Time Line

by Katie Shumate
Chairman, Historic Overlay Committee

Step 1. Inform residents of the three options, by *NEWSLETTERS* and the overlay guidelines posted on the website.

Step 2. A primary election will be held by canvassing all properties within the proposed "core area" historic district (see map). Every residence in the "core area" will be polled before the March 19th RPIA meeting. Results of the "core area" vote will only determine the district type and boundaries of the proposed RP District. (This is not the final vote on a proposed district.)

Step 3. The Historic Overlay Committee (A) will determine the draft design guidelines document, using the district type and boundaries elected in the primary vote as well as the current document as a framework, and (B) will hold three public meetings for neighborhood input. Next, the HO Committee (C) will present the design guidelines to the RPIA Board for final approval.

Step 4. The RPIA BOD will send the final proposed RP District Guidelines document to the City for them to conduct a mail-in vote of all property owners within the proposed district.

Proposed Historic Designation: Definitions

The following definitions were provided to the Ryan Place HO Committee by the City:

What is a historic district?

A historic district in Fort Worth is created through overlay zoning. It is typically a defined area or neighborhood with a common theme based on architectural style, historical development patterns, cultural identity, or social and economic historical patterns. At least two structures within the district's boundary must be individually eligible for historic designation by meeting three of the ten designation criteria. A district is created when the owners of more than 50% of the individual parcels and lots and the owners of more than 50% of the total land area sign a petition in favor of the district nomination and the district's design guidelines. The nomination and design guidelines are then reviewed and recommended for approval by first the Historic and Cultural Landmarks Commission (HCLC), then the Zoning Commission and finally by the City Council. The basic idea behind the creation of a historic district is to preserve the character and identity of an area for the future.

What is a conservation district?

A conservation district in Fort Worth is also created through overlay zoning. It is typically a defined area or neighborhood with a common pattern of spacing, a common development pattern, an area of significant natural vegetation or visual appearance, or an area that could potentially be a historic district, but does not have the age or integrity to be designated as such. The process for approval is the same as for a historic district, however, instead of the HCLC, the Scenic Preservation and Design Review Commission makes the recommendation and instead of design guidelines there is a conceptual plan approved with the designation to guide future development and alterations. The basic idea behind the creation of a conservation district is to conserve the basic patterns and special areas of significance from inappropriate new development.

What are design guidelines?

Design guidelines are regulations specific to a historic district. They are created and approved by the property owners of the historic district and then adopted by the City Council for use by the HCLC to review applications for a certificate of appropriateness. Once adopted, amendments may be approved only with the majority vote of the historic district and the City Council. Guidelines typically address new construction and alterations to the materials and design of existing structures. The guidelines are not intended to stifle creativity or to prevent alterations to property and, because the individual districts create them, guidelines can be drafted to address any issues of concern in the district and can be as specific or as general as the district chooses. In the absence of approved guidelines for a district, the Secretary of the Interior's Standards for Review are used.

Proposed Ryan Place Historic Designation: Three Options

Option 1: A Historic District including every property in Ryan Place.

Option 2: A Historic District encompassing only a central "core area" (see map).

Option 3: A Historic District encompassing only a central "core area" AND a Conservation District encompassing all Ryan Place properties not included in the central "core area" (see map on next page).



Julie Mathis
Interior Designer
Affiliated ASID

817.994.9937
julie@magnoliainteriordesign.com
www.magnoliainteriordesign.com

Banking Made Easy

Corner of Hemphill and Magnolia
817-927-7730

SOUTHSIDE BANK

Member FDIC
www.southside.com

**Christopher Ebert**

Fort Worth Fat Stock Show and Rodeo

(Note: The following remembrance, despite efforts by the author, may contain facts that are not in the historical record.)

The first rodeo at Will Rogers Memorial Center was held the year I was born. The changes at the rodeo reflect the changes in our culture. The stock show had been held in Fort Worth since 1896, first on the banks of Marine Creek, and then at the Fort Worth Stock Yards in the North Side Coliseum. Rodeo events were added in 1918 and it became the first indoor rodeo.

Back in the nineteen-fifties, I remember going to my first rodeo with my parents. My father had been given the company's box tickets for the afternoon rodeo performance. My sister and I were picked up early from Alice Carlson Elementary; both events were highly unusual since most days we walked home and never left school early.

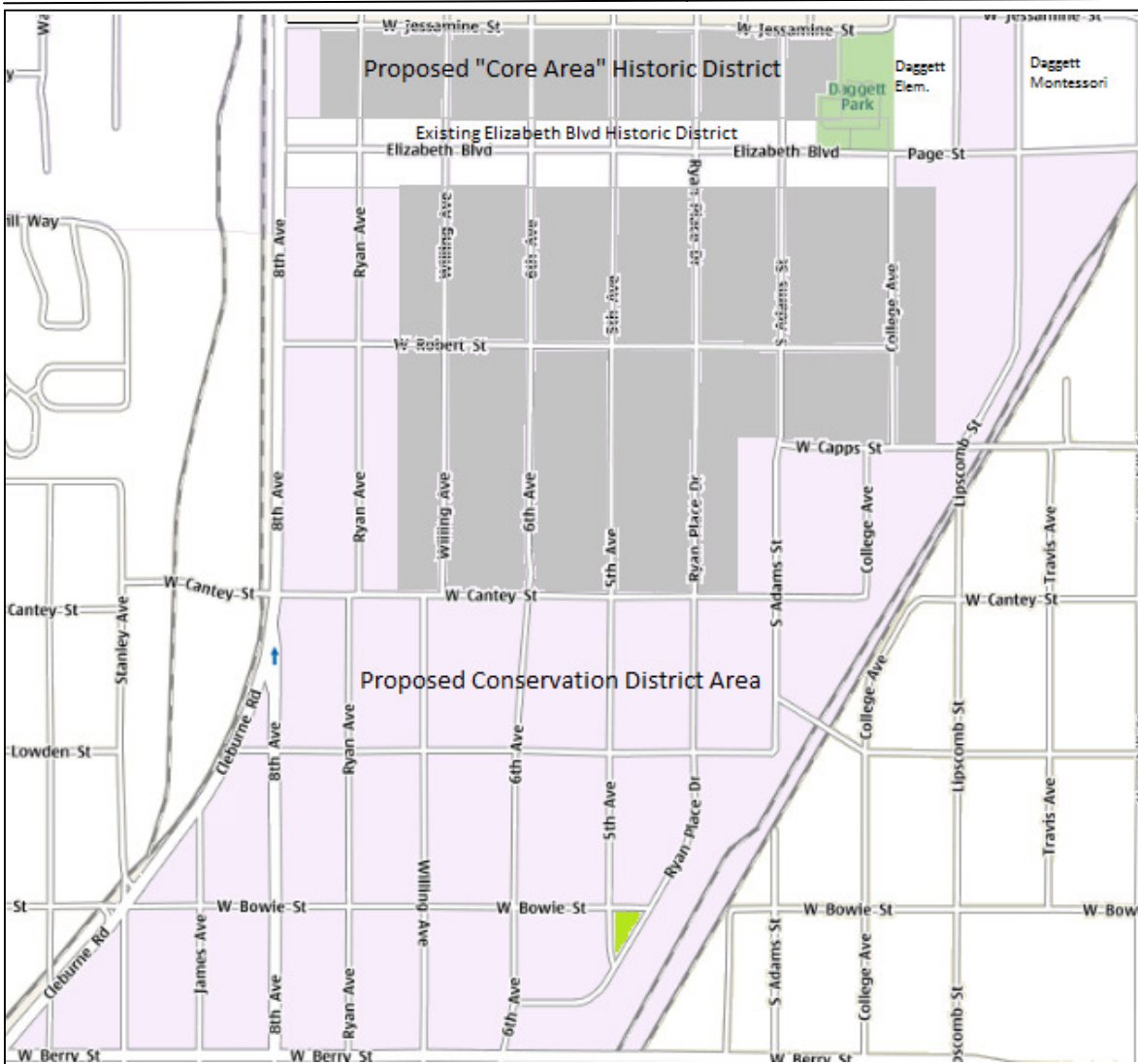
As we walked into the coliseum, the company that took candid photos of people on the street snapped ours. You could mail the card given with each photo to receive your family's picture.

No one was reminded that this was a patriotic event since we all knew it was just the rodeo. However, during the grand entry when the American flag came by, the gentlemen did not have to be reminded to stand and remove their hats.

I don't remember the rodeo announcer having to enhance the experience with vibrato about the dangers of bull riding or the sense of the competition that even as kids we knew was inherent in the rodeo events.

At the 1944 Fort Worth Rodeo, Hollywood singing cowboy Gene Autry was the intermission entertainment. There may have been a country singer at my first rodeo; all I remember was that the rodeo was the main event broken into sections by the Horse Show where we tried to guess which horse and rider would win the blue ribbon.

Each year we go to the Stock Show for the FFA Barnyard, the cow milking demonstration, several corn dogs, a funnel cake, and a performance of the first indoor rodeo. A Fort Worth Family Tradition.



Proposed Ryan Place Historic Designation: District Boundary Map

District boundaries exclude the Elizabeth Blvd. Historic District, Daggett and Ryan Place Parks, and Daggett Elementary and Montessori Schools.



REMINDER: Improvements (and their maintenance) in Ryan Place are funded by the voluntary financial contributions of our residents. RPIA will be planning its budget for 2012 in the next few weeks and your contributions early in the year will keep our treasury strong and allow for more accurate planning. Walk around, drive around, look around — and see what's been done as well as what might be done. Send in your contribution and your ideas early this year so we can make it happen!

Sustaining Membership Contributions

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

Street	# of Houses	# of Contributions	Participation Rate
College Ave.	43		0%
8th Ave.	47		0%
Elizabeth Blvd.	44	4	9%
5th Ave.	96	5	5%
James Ave.	28		0%
Lipscomb	25		0%
6th Ave.	106	3	3%
Ryan Ave.	138		0%
Ryan Place Dr.	101	3	3%
So. Adams	75		0%
Willing Ave.	121	3	3%
TOTALS	824	18	2%

New Neighbor: Milk Bank on Magnolia



The Mothers' Milk Bank of North Texas (MMBNT) has moved into the neighborhood. In November, the milk bank transitioned its operations to the newly renovated facility at 600 West Magnolia Avenue. The MMBNT is a nonprofit organization which accepts, processes, and dispenses donor human milk by physician's prescription to premature and critically ill infants.

Operating similarly to a blood or tissue bank, MMBNT accepts breast milk from mothers who have an oversupply. The donors are screened for medication intake, tobacco or drug use, and lab tested for certain diseases. Donors are not compensated for the milk given to MMBNT.

The use of human milk has been proven to enhance the survivability of premature infants and decrease complications. Often, mothers of premature infants cannot provide their own milk for their infant for a variety of reasons including premature delivery, illness, and medication use.

Since beginning operations in September 2004, the MMBNT operated out of a small space in the Child Study Center on W. Lancaster Avenue, but quickly outgrew the space as the demand for donor human milk increased. Since 2004, MMBNT has dispensed over 800,000 ounces of donor human milk to more than 40 North Texas area hospitals and numerous outpatient infants and has plans to dispense more than 270,000 ounces in 2012 alone with the new, larger facility.

For more information, please contact the milk bank at 817-810-0071. The milk bank is excited to be a part of this expanding community, and hopes to meet many of our "neighbors" soon.



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

RPIA MEETING MINUTES

Minutes of the RPIA meeting are published after they are approved by the Board; the Minutes are not edited for publication in the NEWSLETTER.

RPIA October Board Meeting, rescheduled to November 3, 2011

Meeting was held at the Episcopal Church and was called to order at 6:05 p.m. 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; Chris Ebert, S Adams, Street Director; Katie Shumate, 5th Ave, Street Director; Mike Lindner, Willing, Street Director; John Belknap, 8th, James, Stanley, & Livingston Avenues, Street Director

Motion by Katie Shumate to approve September BOD meeting minutes. 2nd Mike Lindner; All Approve; Motion Passes

Motion by Mike Lindner to combine existing BOD Meeting with General Meeting to have 1, 1 hour monthly meeting; 2nd Kurt Nielsen; All Approve; Motion Passes

Treasurer Report- (Ross Vitek not here) see attached report submitted by Ross Vitek to John Kline by email.

Chris Ebert requesting treasurer report presented to the Board at every meeting.

Events-Chili Cook Off / Centennial- Mariann Taccia

The event was a huge success. All volunteers were a tremendous help. Requesting more volunteer help from Board members

Time Capsule needs to be ordered. Idea for placement is in the base of the Art Project. Keith Head wants to donate something in memory of his daughter Keirsten Head. Will know in the next few months if it will be something with the time capsule or in the Parks

Sustaining Membership - John Kline

Looking in to Converting RPIA to a 501 (c) 3 from a 501 (c) 4

Suggesting a CPA to come to meeting to explain the differences, concerns, and make sure that we properly convert. Examples: Fort Worth South Neighbor Pamm Cox has volunteered to assist in this process

Discussion - John Belknap requesting that we do not make any decisions until a full report is provided to the board

Nominating Committee - Olivia Flynn

Committee checked with all nominees and all are continuing in service

Nominees:

Officers: 1st Vice President Mariann Taccia, Secretary, Rachel Manning

Street Directors: Lipscomb, Alston, Page Streets, Derek Arnseon, Rita Ramirez; S Adams, Chris Ebert, Marina Castillo (Alternate); Ryan Place Drive, Lin Parham; College, Cantey, Laura Crews, Bill Vaughn (Alternate); 8th, James, Stanley, John Belknap, Joyce Davidson (Alternate)

Discussion- Mariann Taccia reminder to all Board members according to Bylaws that in order to vote they must be current sustaining members. Contribute monetarily a minimum of \$35 a year to RPIA. Which was established to protect the contributions and to make sure Board members are being responsible stewards of the funds. RPIA Sustaining Membership dues are much less than Fairmount and Berkeley Place. Reference Bylaws 9.02

John Belknap thinks that it makes RPIA operating like an elite club of a few members

Mike Lindner has been a Board member and neighbor for over 30 years and the sustaining membership has not decreased the amount of volunteers, or willing BOD members. The amount of volunteers has always been low. And a reminder that it always has been a struggle to get volunteers.

Motion by Katie Shumate to approve the slate of nominees presented by Olivia Flynn; 2nd Kurt Nielsen; All approve

Public Improvement District (PID) Update - Mariann Taccia

Waiting on a meeting with Joel Burns.

Update at the January meeting

College Ave Gates - John Kline

The Papas have donated the cost of irrigating College Ave gates.

Daggett Park, Ryan Place Park (Triangle)-Kurt Nielsen

Trash receptacles approval of 2

City will not empty

Daggett Elementary Janitorial staff will empty according to Principal Melissa Green. Will need to find out if it will continue after Melissa Green

is no longer Principal

Katie Shumate has offered helping to organize a youth group volunteering small projects around the neighborhood. Option may have them empty Ryan Place Park (Triangle). Kids will decide on their volunteer project. Duncan Shumate can present to the board.

Will have more to update on Ryan Place Park (Triangle) at the next meeting

Historic Overlay - Chris Ebert

Reference Survey Results Summary Handout

Need to educate the whole neighborhood

Next step the committee will develop 2 additional votes for spring 2012 to determine the boundaries of the overlay

1. Existing Overlay that is written
2. Core Area (Pre Depression Homes)
3. Core Area and Conservation district

The City of Fort Worth administers the final vote

Berry Street Initiative - Linda Clark

Suggested at the September meeting that representatives from the Berry Street Initiative would come to the RPIA neighborhood meeting but request was denied.

Wal-Mart has property under contract for a neighborhood store but the current zoning is Urban Village. The plan presented was for a suburban site that does not currently meet the standards of the current zoning. Currently there is tremendous opposition for Wal-Mart to build here. Please get involved

20 Neighborhoods involved

No Decision has been made

Next step is unknown will update as soon as information is received

Clean Alley Initiative - Bill Vaughn

Not much to report since the Alley Rally

TXU locks must be on all locked alley gates.

TXU workers will provide these locks if asked when they are out working in the neighborhood.

Traffic Calming and Public Art - John Kline

Public Art should be ready March 2012

Barricades out in mid November

Misc Items for Discussion and Consideration

None

Meeting Adjourned 7:45 pm

Watch Repair

Sterling Jewelry

Battery Replacement

7th Street Gold & Silver

Buying and Selling:

Gold & Silver, Vintage Watches,

Sterling flatware, Rolex, Coins

3311 W. 7th Street, Suite B
Fort Worth, TX 76107

Office: 817-882-9085
Cell: 817-832-6313



Anne Kline

Ryan Place Resident

Quality In-Home
Pet Services

817.734.6820

annekline40@yahoo.com



An Encouraging Word — on Streets

Back in November we got a notice on the front door that 5th Avenue street reconstruction would begin the following week – and then nothing happened. In mid-January, we got the

same notice again, and being quick learners, we ignored it. This time, however, they meant business! Destruction of our roadway began promptly as warned/promised.

Haunted by memories of the horror stories of College Avenue, we steeled ourselves for the worst, digging in for the duration, looking forward to a year or so of unpleasant surprises.

The folks of College Avenue truly suffered during their ordeal, but I have to tell you that the company that is working on 5th Avenue and Cantey, Conaster Construction, is remarkable.

To begin with, they come to my door whenever they are going to interrupt my water supply, just to let me know. They even

tell me how long the water will be turned off – and it happens as scheduled! The crew's work is neat and methodical they are polite and friendly, waving to us and the grandchildren. The first morning crewmembers went to every home on the block at 8 am to let us know that our driveways would be blocked for most of the day. They recommended that we move our cars to the end of the block within the next 30 minutes if we needed to get out during the day.

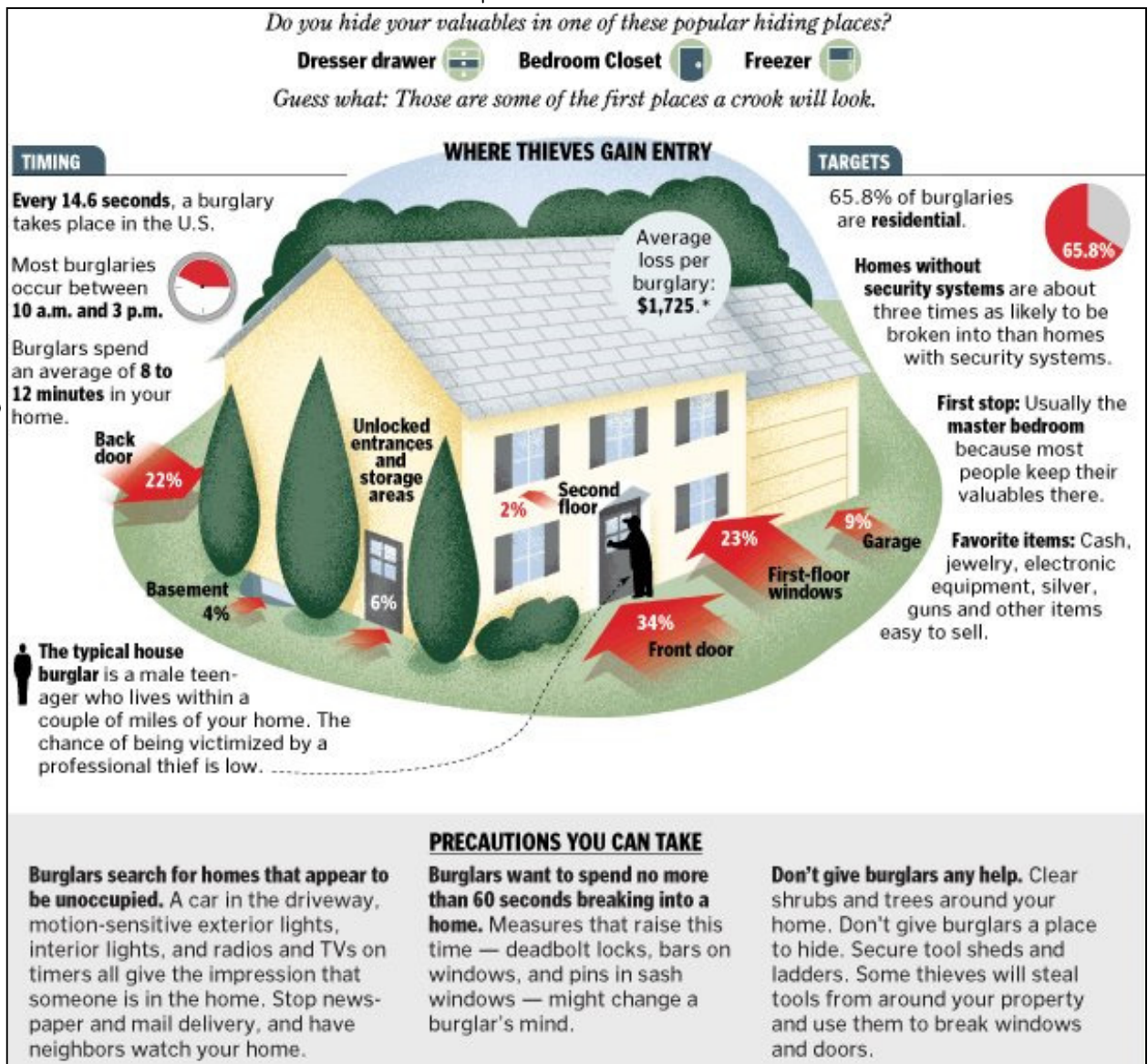
I was home most of the day and found myself stopping by the windows to watch the demolition progress. Fascinating. Three bull-dozers raced – yes, fast! – up and down the street all day, creating huge piles of pavement, demolished curbs, and dirt. At about 4 pm, their hustling speed increased as they loaded it all up and trucked it away, clearing and smoothing our roadway surface for our use overnight.

And every day they start over again, making progress.

So far, I am extremely impressed; the worst I can say is that the machinery is loud – and the vibrations rattle the house like an earthquake. They say the process will take two more months, and they're moving fast. "They" also say you can hold a tiger by the tail if you just know how long you have to hold it. Aren't those new streets going to be grand!?

— Olivia Flynn


Posted by
Ben Miller
on RPIA's
Facebook
page



February 2012

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

**Old
Neighborhood
Grill**



A Simple Pleasure

**1633 Park Place
Between 8th Ave & Forest Park
817-923-2282
Open 7a - 9p • Mon - Sat**



Inquire about the current value of your home at:
www.RuthStoryOnline.com

FOR SALE

- 2433 Colonial Parkway
- 4908 Birchman
- 3756 Country Club Circle

UNDER CONTRACT

- 3546 Westcliff South

JUST SOLD

- 2205 Irwin • 2519 5th Avenue
- 3104 Spanish Oak • 4209 Inwood



Ruth Story
 Broker Associate / Keller Williams
 817.992.9232
Experienced, Trusted & Reliable



virginiacook.com



SOLD - 2845 6th Avenue



SOLD - 2831 6th Avenue

Creating *Housing & Lifestyle* Solutions in *Ryan Place*



SOLD - 1730 6th Avenue, Fairmount



SOLD - 2844 6th Avenue



Renee Eiband

817.946.3414

reiband@virginiacook.com

Katie Roberts

817.680.9109

kroberts@virginiacook.com



 LEADING REAL ESTATE
COMPANIES *of* THE WORLD®

2900 South Hulen, Suite #10, Fort Worth, Texas 76109

817.665.1222

virginiacook.com