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### RPIA MEETING

Monday, June

**25**

7 PM

**St. John's Episcopal  
Church — Mitchell Hall  
(enter on Page St.)**

**Meeting agenda at  
historicryanplace.org  
Discussion Forum**

*Fort Worth Neighborhood of the Year — 2008*

# RYAN PLACE

## IMPROVEMENT ASSOCIATION

### NEWSLETTER

June/July, 2012

HistoricRyanPlace.org

## ***Mother/Daughter Team Defeat Father/Son Team***

Susan Drake and her daughter Megan won a string of three matches to win their first attempt at the Ryan Place Croquet Tournament. Megan Drake, a junior field hockey player at University of North Carolina-Chapel Hill and her mom fought off serious challenges from Mark Debenport and son, Christopher, aged 5, to capture the coveted "Waterson" Traveling Trophy.

Another set of newcomers, both to the game and to Ryan Place, lost to the Debenport Duo in the quarter finals of the 27th annual Ryan Place Croquet Tournament. Mark and Diana Koch moved from Fairmount to Ryan Place in 2011. Their first exposure to our tournament was only three weeks ago at the pre-tournament Croquet Clinic. They quickly took to the game that some have called "the most misunderstood sport in America."

This year's tournament was five hours in length and once again proves the observation by the late Archie Peck, a six-time national croquet champion: Croquet is "about the world's worst spectator sport, unless you're a croquet player." Though others have said croquet was "a sport that is somewhat less geriatric than shuffleboard," the average age of this year's players was 25 years old, nowhere near eligible for Social Security or Medicare.

The 27th Ryan Place Croquet Tournament was held at Tommy and Susan Drake's home on Ryan Place Drive -- a historically significant former site of the tournament.

Thanks to Tommy and Susan for your hospitality and careful maintenance of this important Ryan Place Landmark.

Christopher Ebert, Croquet Czar.



### ***First Annual TASTE OF RYAN PLACE***

Shown are Jasmine Luna Gdovin, winner in both the appetizer and dessert categories; Tim Keith, winner with his pulled pork barbecue entrée; and Mariann Taccia, organizer of the event.

For the first time, the People (at the Memorial Day Street Dance) Chose their favorite entries in three categories: entrée, appetizer, and dessert.



	Phase of project	Projected completion date
5th Avenue	Paving and curing Driveways, sidewalks, ADA ramps Backfill clean-up	June 25 August 9 August 10
Willing Avenue	Paving and curing Driveways, sidewalks, ADA ramps Backfill clean-up	June 27 August 10 August 10
West Canteen	Paving and curing Driveways, sidewalks, ADA ramps Backfill clean-up	September 14 October 31 October 31

## **There's an end in sight!**

According to data released by Conaster Construction on May 16, these are the projected completion dates for the street construction projects.

**2012 RPIA Board of Directors****Officers**

President	John Kline john.kline90@charter.net	817-922-0732
1 <sup>st</sup> Vice President	Mariann Taccia mariannmt@sbcglobal.net	817-921-9976
2 <sup>nd</sup> Vice President	Kurt Nielsen kurtryannielsen@aol.com	817-308-6126
Treasurer	Olivia Flynn mslivia@sbcglobal.net	817-927-0075
Parliamentarian	Courtney Chatfield rightasusual@sbcglobal.net	817-680-4558
Secretary	Rachel Manning rachelzertuche@earthlink.net	281-799-9049

**Street Directors**

5 <sup>th</sup> Avenue	Katie Shumate katie@shumate.com	682-365-3631
5 <sup>th</sup> Avenue (Alternate)	Sharyn Peterson shewho824@yahoo.com	817-726-0531
6 <sup>th</sup> Avenue	Suze Diesel suzedeez@att.net	817-781-1929
6 <sup>th</sup> Avenue (Alternate)	Gary Guess gary@theblindsolution.com	972-757-9639
8 <sup>th</sup> /James/Stanley	John Belknap johnbelknap@swbell.net	817-927-0355
8 <sup>th</sup> /James/Stanley (Alternate)	<b>(VACANT)</b>	
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 rpena@transsystems.com	817-923-5019
Elizabeth Boulevard	Raul Pena rpena@transsystems.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
South Adams Street (Alternate)	Marina Castillo followdamoney@hotmail.com	817-319-2363
Willing Avenue	Mike Lindner george.lindner@dfps.state.tx.us	817-926-2243
Willing Avenue (Alternate)	Kris Savage kris2@krissavage.com	817-271-2878
Newsletter Distributor	Cathy Rogers	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:**

**AUGUST, 2012 NEWSLETTER**

**Friday, July 20**

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

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



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### RYAN PLACE, A GIVING COMMUNITY

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




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**Important Numbers**

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<b>NPO 8 on Magnolia</b>	817-871-8885
<b>Officer Stary</b>	817-392-3610 (office) 817-944-1316 (cell)
<b>Code Compliance</b>	817-269-6225
<b>Code Officer Oscar Reyes</b>	817-879-4230 oscar.reyes@fortworthgov.org
<b>Animal Control</b>	817-994-4208
<b>Graffiti Abatement</b>	817-212-2700
<b>Streetlight Outages</b>	817-392-7595

# Ryan Place Streetlight Project

The streetlight installation project has been divided into three phases.

	<b>Phase I:</b>	2600-2700 blocks of 6 <sup>th</sup> , Willing, and Ryan Avenues	18 streetlights
	<b>Phase II:</b>	2700-2800 blocks S. Adams St.; 2700 block College Ave.; 2400-2600 blocks of Lipscomb St.; 2300 block Alston St.; Capps St. mid-block (alley entrances); and 1000 block of Cantey St. mid-block (alley entrance)	27 streetlights
	<b>Phase III:</b>	2800-2900 blocks of Ryan Place Dr.; 2900 block Willing Ave.; 2800 blocks of Ryan and 8 <sup>th</sup> Avenues; 3000 block of Stanley Ave.; and Lowden and Bowie Streets mid-blocks (alley entrances).	28 streetlights
		<b>Total:</b>	<b>73 streetlights</b>

Installation will begin in August and installation of 20 lights takes approximately three to four weeks. When one phase is completed the next phase will begin.

Mariann Taccia, CCRP President

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



**Anne Kline**  
Ryan Place Resident

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Pet Services

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annekline40@yahoo.com



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<b>THUR</b>	Quesadilla
<b>FRI</b>	Burrito
<b>SAT</b>	Nachos

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## CRIME PREVENTION & SECURITY



### ***The Power of Information or Powerless Information:***

Over the past couple of months the matter of hiring contractors has been a big issue for some. Unfortunately, many scams are associated with contractors and as with anything else, it seems that our area has experienced its fair share of these scams. Though we have shared several discussions about this topic, unfortunately the word did not get around enough before several residents in our area had been victimized by a notorious couple who are now behind bars. One of my missions is to keep residents informed of anything that would cause anyone to be victimized. Although we live in an age of information, we have to realize that not everyone spends time in front of the television, or on e-mail or Facebook, and some don't read the newspaper or neighborhood newsletter. The information that we get bombarded with daily from all angles does have power if we choose to use it, but information that we receive and do nothing with has no power. We all have an obligation to share information, especially when that information could help someone else. Please remember, the next time you hear something that could help another person and you think that the word might not have gotten to them – go and share it with them. That simple act could make the difference between them being able to protect themselves and not being able to.

**Joel Stary, Neighborhood Patrol Officer**

**Central Division C31, c: 817.944.1316, o: 817.392.3610**

An Honor and  
A Pleasure



Good Evening All,

An opportunity has arisen for me to serve the citizens of Fort Worth in a new area, and I expect to be transferred around the first of June. It has been an honor and my pleasure to serve the Fairmount, Ryan Place, and South Hemphill Heights neighborhoods for the past three years and I will miss you all. The good news is that I will not be far away as I will be one of the NPO's for the downtown area. The great news is that you all will be well taken care of when I leave, due to the fact that NPO Mark Russell will be taking over my position. Officer Russell knows this area well and taught me everything that I know when I came onto the Fort Worth Police Department as a rookie. I appreciate all of the support you have shown me during my stay with you and I know you will do the same for Mark as he works with you to improve the neighborhoods. Thank you again and continue to take care of one another.

**Joel Stary, Neighborhood Patrol Officer**



**For more information  
or to apply, contact  
Laura Crews at 817-  
715-2399 or  
lauracrews@  
rocketmail.com**



### **Security Alert - Home Burglaries May 23, 2012**

We have had two home burglaries in the past couple of days, one in the 1100 block of W. Arlington and one in the 1600 block of Elizabeth Blvd. In both cases a window of the residence rear door was broken with a rock/brick. Also, jewelry boxes were stolen from each of the homes. Witnesses from both burglaries have described **younger Hispanic males 14-18 years old, wearing what appeared to be school uniforms to include khaki shorts.** Both of these offenses occurred between the hours of 7:30am and 1pm during school hours. We believe this group of three or four kids may be being dropped off at school by parents and then skipping out at some point. We are following up with the School Initiative Officer at Daggett Middle school. Please keep an eye out for school age children roaming the neighborhood during school hours and call 911 immediately, so we can get them identified. Thank you for your help with this

Joel Stary, Neighborhood Patrol Officer

#### **US Mail Theft — May 19, 2012**

**From: Resident 2500 Block College Ave.  
Submitted on neighborhood Facebook page**

A resident in the 2500 block of College Ave. has reported that mail was taken from their mailbox and the mailboxes of several other neighbors.

Another resident, an assistant district attorney, has reported, "an increase in cases where people are stealing mail and looking for [credit card] info and checks...they buy materials to make their own checks and put the bank routing number etc. on the fake check, then proceed to go on a shopping spree...never put outgoing mail in your box."

If you have been a victim of US mail theft please go to the 8th Avenue Post Office and file a report **and** file a police report. School is out and there are a lot of construction workers in the neighborhood - expect an increase in crime! **Report all crimes** - it doesn't matter if it is a minor crime - report it! Call 911 if you see anything/anyone suspicious!

If you have been a victim of a crime please **call 911** and send an e-mail with information about the crime so that Ryan Place residents can be alerted.

#### **Protect your home and property reminders:**

- Lock doors, windows, garage, and sheds;
- Remove valuables from vehicles, lock doors, and close windows;
- Leave lights on **all night**;
- Advise neighbors if you will be out of town;
- Place a hold on mail and the newspaper before you go on vacation;
- Have packages from UPS and FedEx delivered to your place of employment, a neighbor, or relative if you can not be there to receive the package.
- Do not post on Facebook, blogs, or other unsecured internet pages that you are not home.
- You** are the first person to prevent your home and family from being a victim of crime.

## News on the 6<sup>th</sup> Avenue Entrance Column



During the May RPIA meeting Councilman Joel Burns announced that funding to rebuild the column at 6<sup>th</sup> Avenue and Jessamine St. has been allocated by the City. CM Burns has requested the project to be completed by this year's CCRP Home Tour, the first weekend of December.

Councilman Burns, we thank you for ensuring that the City will maintain its property and for discovering the funding for our landmark column to be rebuilt.

— Mariann Taccia

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

**Patron (\$150 +)**  
**Friend (\$75 - \$149)**  
**Neighbor (\$35 - \$74)**



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**Live Music** every Friday & Saturday evenings, Sunday coming soon!

**Sunday Brunch** with \$3 Bloody Mary's & Free Mimosa's

**Babes & Beer** last Tuesday of month, 6 to 8 pm, \$10 flight w/ appetizer pairing

**Kids Lunch Bunch** last Saturday of month, 11:30 am to 12:30 pm, singing, dancing, instruments and puppets!

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# WELCOME



### THE WELCOME LADY

I am Ruth Karbach, your new Welcome Lady in our neighborhood and I can help new neighbors get connected to their neighbors and our neighborhood association. The story of my own years in the neighborhood is one of neighborliness and a sense of community.

Thirty-five years ago my husband Armin and I moved into our first home after a lengthy search for the right house in an old fashioned neighborhood. Right away our Ryan Place neighbors loaned us tools and exchanged work on home projects. With our busy schedules, it was reassuring to know a retired neighbor watched over our property.

After I left my demanding career as a social worker with children, we met folks all over Ryan Place through volunteering in the Crime Watch program and Candlelight Christmas Tour. Lasting friendships developed and survived moves out of the area. Recently I visited with a couple who had a starter home in Ryan Place and now live in New Jersey. We laughed as we remembered how I stood in for the husband during the birth of their first child.

In our second decade in the neighborhood, my parents moved to Ryan Place. I will never forget the neighbors who delivered meals during my mother's terminal cancer. My father had a domino-playing, pecan pie-cooking buddy Mr. Pipkin whose daughter now lives in his home across from mine. When I went on to a career in the history museum field and my husband was promoted to curator at the zoo, there was less time for neighborhood activities, but we stayed connected through communal, often impromptu, meals with neighbors.

In my third career as a researcher, writer, and speaker about Texas women's history and Fort Worth history, I work from a home office. Out my window I see the homes of recent arrivals in the south end of Ryan Place. Together we are becoming great neighbors.

For a delivery of the neighborhood directory and welcome packet for you or a new neighbor, please call me at 817-924-9653 or e-mail at [arkarbach@sbcglobal.net](mailto:arkarbach@sbcglobal.net) or message me on Facebook at Ruth Hosey Karbach. Your suggestions for the welcome packet would be appreciated. Several homes have sold in recent months, and in the next newsletter you will be reading about your new neighbors.

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# 2012 Sustaining Members

*Names in bold print have contributed since the last NEWSLETTER.*

## **Patron**

Fred Anderberg and Petra Rios  
Ron and Maureen Brown  
Linda Clark  
Bernadette Davila  
Tommy and Susan Drake  
John and Sara Filarowicz  
**Francisco and KT Hernandez**  
Joan Kline  
John and Leanne Kline  
Harva Kuykendall  
Jerrell and Donna Lemunyon  
**Ron and Nancy Livesay**  
Jim and Kitty Loveless  
**Lisa Mosier**  
Frank and Tracy Papa  
Lin and Randy Parham  
Glenn and Patricia Polenz  
Kevin and Allisen Prigel  
Chris and Cathy Rogers  
Ted and Dana Settle  
Spencer Tanke and Jill Matson  
Kenneth Vicentini  
Kelly and Quinn Vidrine

## **Friend**

Mark and Nina Burrows  
**Pamm and Brack Cox**  
Linda and Randy Downey  
Floriane and Ronald Fernandes  
Edward and Eugenia Furber  
Michael Keith Gilson  
Rick and Renee Harding  
Rush and Janie Hart  
Marilee and Bill Haughey  
Ross and Carol King  
Mark and Diana Koch  
Tony L. Kroll  
Alan and Kendal Lake  
Lou and Barbara Lucignani  
Jason and Rachel Manning  
Kurt Nielsen  
Mary C. Orzel  
Murphy and Amanda Parks  
Dawn and Andy Taft  
Charles and Pamella Tynan  
Ross and Julie Vitek  
Ellen Warthoe and Blake Hardy  
Elzie and Evelyn Wilson

## **Neighbor**

Kipp and Bonnie Baker  
Carolyn and David Barros  
John and Cindy Belknap  
Sandra Boren

Bart and Nancy Bradford  
Yates and J'net Brown  
**Amy and Don Burch**  
**Drake and Mary Bush**  
Gary and Deborah Carl  
Courtney Chatfield  
Derrick and Christine Chisolm  
John and Kerry Coy  
Marilyn and Taylor Crouch  
Ignacio Del Toro  
Steve and Suze Diesel  
Alexander and Lois Doak  
Eddie Dunn  
Chris and Mary Beth Ebert  
Steve and Debra Flanagan  
Michael and Olivia Flynn  
Steve and Melissa Fruscella  
Michael Gonzales  
Paul and Lauren Hable  
Kathryn and Erik Hansen  
Connie Head  
Lorraine Higgins  
**Garry and Pam Hill**  
**Theodore and Paloma Homan**  
**Michelle Howard**  
Ron and Debra Hughes  
James and Anita Hunt  
John and Kay Ivey  
Al and Mary Nell Johnson  
Mary Kline and Roger Sarsgard

Lisa Lankes  
Tom and Peggy Laskoski  
Joan Loicano  
William and Susan Longworth  
Diane McCusker  
**Stephen and Nancy Mosher**  
Jim and Diane Newsom  
Kim Perrone  
Sharyn Peterson  
**Mary Richardson**  
**Javier and Patricia Rodriguez**  
Loy Rooke and Rita Cody  
Kurt and Jill Sprenger  
Julia Stephan  
Sharon Stephan  
Dale and Diana Story  
Mariann and Robert Taccia  
J. Carter Matheney Tiernan  
Bob and Laurie Trimble  
**James and Margie Upshaw**  
**Michael and Rita Utt**  
James and Nicole Vallee  
Miguel and Marilyn Vivar  
Chris Voigt and Rosemary Galdiano  
Laura Ware  
Stan and Nina Watson  
Lisa Wilson  
Leo and Susan Zappa

## *Sustaining Memberships – A Success Story*

Our Sustaining Membership program was initiated in March of 2008 with a goal of collecting \$7,000 in the remainder of that year. That goal was ambitious since contributions for the twelve-month previous year, without any program of organized contributions, was less than \$5,000. Did we meet our goal? YES! – and then some! The June/July, 2008 newsletter reported that we had already surpassed 2007's contributions with \$5,881 in only three months!

We have 108 contributors so far this year who have given \$7,316; at this same time last year, we had 49 contributions totaling \$4163. Thank you, neighbors, for supporting your neighborhood!

Your neighborhood needs YOU!  
Your contribution of \$35 or more will fund and maintain improvements in Ryan Place in 2012. Mail your check to RPIA today and let's see what we can make happen in 2012!

**Neighbor**      \$35-\$74  
**Friend**        \$75-\$149  
**Patron**        \$150 +



## **FINANCIAL REPORT**

January 1, 2012 – May 14, 2012



Sustaining Membership Contributions to date	\$ 7316.00
Newsletter advertising to date	\$ 2805.00
<b>Total revenue</b>	<b>\$10121.00</b>
Operating expenses to date	\$ 6800.38
Newsletter printing	\$ 2466.50
<b>Total expense</b>	<b>\$ 9266.88</b>

## *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

## RPIA President's Letter



I want to thank you for your patience and understanding while the street reconstruction and water line replacement continues on 5<sup>th</sup> Ave., Cantey, and Willing Ave. We want to keep you informed about the progress and have obtained and updated time line from the construction company which is on the Ryan Place web site. Raul Pena, who is a Transportation Engineer as well as a member of our Streets and Traffic Committee, will have an article in the next edition of the Newsletter with more details about the construction plans and traffic calming elements included in them. Thanks again for your support.

The Board is continuing to focus on three initiatives: crime prevention, obtaining a 501( c)(3) tax status, and beautification of Triangle Park. A special thanks to Brenda White and Mariann Taccia who have obtained approximately \$100,000 to install more street lights and replace the column at Sixth Ave. and Jessamine. Sustaining memberships also help us achieve these goals and allow us to beautify the parks, gates, and deliver this newsletter to your home.

Recently, the Board has been active in zoning issues involving grocery stores, high rise apartments on Berry Street, and other businesses requesting variances for proposed plans on 8th Ave. We also arranged a special presentation at the April RPIA meeting by Fort Worth South, Inc. which has been instrumental in transforming Magnolia Avenue, initiated the Open Streets event, and facilitated approximately \$2 billion of investments into the near Southside. This type of Board activity is mentioned in the RPIA mission statement.

There is not enough room to thank each of you for your time and Sustaining Membership contributions. You are appreciated and we'll see you at the 4<sup>th</sup> of July parade. I hope you have a wonderful summer.

Sincerely,

John Kline, President, Ryan Place Improvement Association



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## PREREQUISITE FOR LONG RANGE IMPROVEMENT PLAN

*(It is vital that the neighborhood develop a long range plan for growth and development. Accomplishing such a plan demands a common understanding of issues, problems, goals, and implementation strategies. To assist in developing this common understanding the following "PREREQUISITES" serve as "food for thought.")*

**VISION STATEMENT** – Any long range plan for any urban area will be much more successful if guided by a "Vision" of the future. A Vision Statement is the stakeholder's description of "what they want their neighborhood to be in the future."

**URBAN DESIGN ZONING OVERLAY** – The Urban Design District Overlay is a fairly new implementation tool made available by the City. Its big advantage over traditional zoning categories is that it permits the neighborhood to create specific and unique design criteria and set standards for urban development and growth. Using this tool as an "overlay," the neighborhood can control building and site quality as well as land use. As an example, the RPIA could create separate design criteria and standards for the three (3) proposed land use areas (Historic Core, Conservation and Redevelopment/Rehabilitation).

**CHANGE** – *The only thing that is constant within an urban community is change.* This is especially germane within an inner-city area. The changes occurring within the RPIA area are influenced by both interior and exterior factors. They are impacted by the age of buildings and obsolescence of buildings. Pressures from the real estate market and the general growth of the City also exert influence. The long range plan must recognize that change is inevitable and plan for change. The alternatives to change in the absence of a plan could be disastrous.

**OLD RULES – NEW RULES** – The six (6) subdivisions that make-up the RPIA area were platted almost 40 years before the City had any meaningful "rules and regulations" regarding land subdivision and land use. If fact, it is highly unlikely that the existing street pattern of the RPIA area would be approved for platting today and the zoning of the land on its fringes would never be approved. Only recently has the City amended the Zoning Ordinance to meet contemporary urban development concepts; one such change is the "Urban Design District", a tool that permits the stakeholders to control the use and character of the designated area. In summary, the RPIA area was built in the absence of laws governing land development and 100 years later the residents are trying to find ways to improve their property values and quality of life using contemporary urban development laws.

**PROCESS RATHER THAN PRODUCT** – Developing a long range plan for the RPIA neighborhood is a long, arduous process leading to a product: THE PLAN. Such a plan must necessarily include:

- ◆ Problem identification (issues)
- ◆ Evaluation (measurement, quantification) of the problem
- ◆ Conceptual solution/s
- ◆ Pre-preliminary plan- may include financial and physical feasibility
- ◆ Preliminary plan – to be tested with regard to stake-holders acceptance
- ◆ Final plan – worthy of implementation
- ◆ Adjustments during implementation

— Bart Bradford



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Fort Worth, TX 76110-1303



## from the HOC (Historic Overlay Committee)

The HO Committee met May 2nd to discuss our options moving forward toward the creation of a Ryan Place Historic District. Resident input gathered in last fall's survey, at board meetings, and in neighborhood conversations strongly leans to the negative/ambivalent rather than the positive. The committee believes this is due to a burdensome guideline document that fails to answer the needs, concerns, and even fears of residents.

Therefore, a new guideline document is being crafted in committee that seeks to clearly and straightforwardly articulate the goals of an historic overlay as well as guidelines for rehabilitation, restoration, and new construction in Ryan Place. This new document draws from the examples of our neighbors, Mistletoe Heights and Fairmount, as well as the original Ryan Place guideline document. The committee's focus continues to be on gathering and sharing information among neighbors in order to create this updated guideline for an historic overlay that would improve rather than restrict life in Ryan Place.

We need volunteers! A face-to-face canvass of property owners will be taking place over the summer, with the intention of determining the level of interest for an historic overlay. Based on the canvas results, the committee will present a recommendation to the RPIA Board of Directors in the fall – whether to proceed with a new improved guideline or stop the process because of lack of interest. If you like talking to people, please help us with the canvass! Sign up for neighborhood bulletins at [www.HistoricRyanPlace.org](http://www.HistoricRyanPlace.org) to receive information.

— Katie Shumate, RPHO Committee Chairman



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## Real Estate Corner

by Jan K. Aziz

### Good News!

If it seems as though the real estate market has picked up in Fort Worth, I think it's safe to say **yes**, it has. According to the Texas Association of Realtors, sales in Fort Worth were up 19.1% from a year-ago, same quarter. Also, the median price of a home rose 8.1%, with the supply of homes dropping from seven months to a five month supply. That is a 28.5% drop in supply of homes for sale. For the most part the biggest complaint of realtors selling in neighborhoods like Ryan Place is the lack of inventory. If you look at the information below it seems the statistics hold true for Ryan Place.

As of April 15<sup>th</sup>, 2012:

Six new listings have come up for sale in Ryan Place with prices ranging from \$115,000-\$435,000. Five homes are under contract, four are pending to close, with one in the option period. The average time on the market is at 99 days, the shortest time on the market is six days.

One home sold during the last 30 days after going under contract in January, but not closing until April 27th. It was on the market 44 days before it went under contract.

It seems Ryan Place has benefited from the surge in home sales between January and March. This is good news heading into the spring-summer selling season, which is typically the busiest selling time for real estate.

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**Christopher Ebert**

## What I have learned in the last fifty years (decade by decade)

The following was submitted for a collection of essays by 1962 graduates of R.L. Paschal High School at this, their fifty year mark. Back then there were two drive-ins on University Drive: Carlson's and the Parkaire. Carlson's served hamburgers near the site of the current Staples and the Parkaire showed movies and covered more area than today's University Park Village.

You will probably notice some decades I seemed to have learned more than others, but that is probably due my memory more than any actual accumulation of knowledge.

**Sixties:** Those that don't learn from history are doomed to repeat it.

**Seventies:** My disposable car theory: Purchase a car for the equivalent of two car payments. If the car doesn't require repair in the first two months, you have broken even. Of course there are downsides: 1) your self-concept can't be tied up in what you drive, 2) you have to avoid valet car services, as they cannot get your car to start, 3) you always have to go last at a four-way stop sign, and 4) by their request, your children get dropped off two blocks from school (thus saving gasoline and encouraging healthy exercise).

If your disposable car is running through the third, fourth, and fifth months you have saved money. Make a deposit in your family's college savings fund.

**Eighties:** Each of your children will select an increasingly more expensive university.

Repeat lessons learned in the seventies.

**Nineties:** Our parents made sacrifices and contributions for country and family which we didn't fully appreciate until we looked back on their efforts. Not only did they keep us free, but supported us in so many ways. It can only be our hope that looking back, our children and grandchildren will come to the same conclusion.

**Aughts:** See the sixties!

"Change" requires more than "Hope." If we want anything to be different we have to work for it.

**Teens:** How lucky I have been! A wonderful supportive wife of 45 years and counting. Two smart and beautiful daughters. Six fun grandchildren. More friends than any person deserves and a future that looks as bright.

Some of us now have the time, experience, and good health to help our neighborhood, school system and/or city become a better place for all those who follow. Let's do it!



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From Calloway's Nursery

## Timely Tips for June and July Gardeners

**JUNE** is a fun month filled with good weather for outside activities. Watching butterflies can be an entertaining pastime and attracting butterflies to your garden is easy. Select foliage plants as food for the larvae or caterpillar, and flowering plants to provide nectar for adults. Butterflies are attracted by fragrance, flower-shape, and color.

Choose a location with plenty of sun and protection from strong winds for your butterfly garden. A planting along a wall, building or hedge is ideal. Add a supply of dark rocks or mass of dark pebbles to collect the morning sun for the butterflies to rest and warm up. Sink a container full of sand or gravel into the ground and keep it moist. This will serve as a resting spot for some to drink and obtain minerals

Start your butterfly bed by improving the soil. Incorporate Calloway's 100% Organic Compost into your garden soil. After planting, mulch your flowerbeds with 3 to 4 inches of Calloway's premium mulches. You will eliminate weeding, reduce watering, keep the soil from cracking, and protect roots of plants by maintaining cooler soil temperatures.

Butterflies are mostly active in mid-and late-Summer, so make sure you have lots of nectar-rich plants and flowers blooming by then. If you plant large sections of flowers that are the same color, it will make it easier for them to find your garden. Plant flowers that will bloom at different times of the year and ones that bloom even at different times of the day and night so that you will always have something in bloom.

There is a world of exotic butterflies out there flying freely so offer a haven to these fabulous creatures and happy watching!

Saturday, June 2: Summer Blooms Discover hot-weather garden debuts, presented by Greenleaf Nursery.

Saturday, June 9: Backyard Entertainment Plants and groupings that attract butterflies and hummingbirds for a backyard show!

Saturday, June 16: Summer Lawn Care Bring Dad and take in the ideas that will help you create lush, barefoot soft lawns!

Saturday, June 23: Some Like It Hot! A showing of plants that love our Texas "Hot Zone" and thrive in the heat!

Saturday, June 30: Fall Tomatoes Select and plant now for a Fall Harvest!

Visit [www.calloways.com](http://www.calloways.com) for more Summer events and to become a member of our Garden Club. Have fun in the sun at Calloway's Nursery.

**JULY** Every Texan knows water is an essential element for maintaining a beautiful lawn and landscape and after last year's drought we really value this precious natural resource. It is each person's responsibility to conserve water yet keep our gardens thriving through the heat.

If you own a sprinkler system, each zone should be programmed differently depending on the needs of that area. You should keep your sprinkler system in the manual mode so it doesn't run when it's not needed. Established lawns should be watered once every five to seven days, applying about one inch of water each time. This soaking encourages deeper rooting which leads to stronger, healthier plants. Landscape irrigation can account for more than 50% of all water used in Texas during the summer. Unfortunately, half of that water is lost to run-off or over-watering. So, avoid this loss by monitoring how long you water each area and see that all your equipment is functioning correctly.

Shrubs and flowerbeds may require more watering depending on the age of the plant material. A good test is to dig down 4 to 6 inches and feel the soil. If the soil is dry, a good deep watering is in order. Plants in full sun will require more moisture as well as those growing in containers. Please remember, any newly planted tree or shrub requires additional hand watering for that first year. The best time of day to water is early morning before the temperatures begin to rise. Also, early mornings tend to be a time of lower winds and thus reduced evaporation.

Mulching is an excellent way to retain moisture. It will also insulate the soil surface from the direct rays of the sun and prevent weeds from germinating. Soils can be as much as 10 to 15 degrees cooler than unmulched soils. Apply a two to three inch layer of mulch to all beds, plantings and containers.

We can all enjoy a colorful and green landscape during the Summer! For more information, stop by any of our **Calloway's** or **Cornelius** stores or visit our website, [www.calloways.com](http://www.calloways.com) for locations.



## Yard of the Month: 2700 block of Willing Avenue



Owners: Evan and Lisa Fowler

Under the shady arms of an old oak tree stands a Tudor-style bungalow that has been lovingly restored. The lawn, neatly mowed, draws your eye to the red arched front door decked out with a white floral wreath. On either side of the entry are two huge terracotta antique pots with arbor vitae shrubs, and each has a tiny tin Texas flag embedded in the soil. A boxwood hedge festooned with a wrought iron center accessory holds a wall planter filled with silk forsythia. A larger tin Old Glory finishes off the front corner. Centered on the porch is a black bench with lime green pillows fronted by another black pot filled with coto-neaster. Patriotism abounds on this beloved property.



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### Getting Ready to Fix-up or Sell your house?

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The set-up crew on Saturday morning: Ashley Scott, Michael Flynn, Laura Crews, Randy Scott, Mariann Taccia.

# Memorial Day Street Dance 2012



**Photos by  
Kari Keith**





**Making Memories**

## **RPIA meeting**

### **May 14, 2012**

Texas redeems itself twice a year, and RPIA's May meeting was of those times, as we sat on the grass at Daggett Park with perfect temperature and perfect wind, meaning none. There'll be another evening like that come October, and I hope we meet in the same spot with the same people – and maybe a few more.

After the meeting I came across this quote from Alexis de Tocqueville, who came from France almost 200 years ago to see what it was about America that produced so much energy and creativity: "Scarcely have you descended on the soil of America when you find yourself in the midst of a sort of tumult; a confused clamor is raised on all sides; a thousand voices come to your ear at the same time, each of them expressing some social needs. Around you everything moves: here, the people of one neighborhood have gathered to learn if a church ought to be built; there, they are working on the choice of a representative; farther on, the deputies of a district are going to town in all haste in order to decide about some local improvements; in another place, the farmers of a village abandon their furrows to go discuss the plan of a road or a school." OK, so we're not farmers, and we don't often have a tumult, a confused clamor, or a thousand voices. But Tocqueville hit the nail on the head in other respects. His writing is charming, encouraging, and familiar, especially "...decide about some local improvements..."

Judging by our meeting, it seems that neighborhoods function just exactly like Tocqueville observed almost 200 years ago. What makes an organization effective, though, it seems to me, is three things: (1) Individuals who are working hard, having ideas, and doing research. (2) An open atmosphere where every person not only feels free to express himself or herself but where that person knows his or her concerns are taken seriously regardless of his or her economic level, education level, or street address; and (3) A chairperson who knows when to move on to the next topic and is both assertive enough and courteous enough to do so without creating offense.

Time for lemonade. Come on over to our front porch. It's the front porches and sidewalks that are the true energizers of Ryan Place. And Braum's. In fact, you might want to stop by Braum's and buy some lemonade.

— Ross King

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It is hard to think about Christmas while temperatures are rising and summer is around the corner, but the CCRP board of trustees is already planning this year's tour. Fortunately three Ryan Place residents have already committed to opening their homes for the event, but we need two more houses to round out the tour, plus a soiree and wine down host. If you would like to participate in this year's tour, please contact Mariann Taccia, 817-996-9996, or by e-mail [mariannmt@sbcglobal.net](mailto:mariannmt@sbcglobal.net).



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# RPIA MEETING MINUTES

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

## RPIA- Board Meeting April 16, 2012

Meeting was held at the Saint John's Episcopal Church and was called to order at 7:00 p.m. by President John Kline

### Present:

John Kline- President  
Mariann Taccia- 1<sup>st</sup> Vice President  
Kurt Nielsen- 2<sup>nd</sup> Vice President  
Olivia Flynn- Treasurer  
Rachel Manning -Secretary  
Courtney Chatfield- Parliamentarian  
Raul Pena, Elizabeth Blvd. Street Director  
Derek Arneson, Lipscomb, Alston, Page Street Director  
Chris Ebert, So. Adams Street Director  
Lin Parham, Ryan Place Drive Street Director  
Suze Diesel, 6<sup>th</sup> Ave. Street Director  
Mike Lindner, Willing Street Director  
John Belknap, 8<sup>th</sup>, James, Stanley, & Livingston Avenues Street Director

Motion by Kurt Nielsen to approve February BOD meeting minutes

2<sup>nd</sup> Mariann Taccia

All Approve

Motion Passes

### Treasurer Report- Olivia Flynn

- ♦Checking balance \$11,033.04
- ♦See Treasurer's Report attached printed detailed report

### Events-- Mariann Taccia

- ♦Pet Vaccination Clinic was a huge success with participation from 1 vet and two vet techs with TCAP
- ♦TBA next clinic for October
- ♦Reminder May 26 Street Dance featuring Taste of Ryan Place
- ♦Discussion on changes to Ryan Run currently
  - Takes too many volunteers
  - Currently not profitable
  - Needs raising sponsorship 6mths to 1 year in advance
  - Has been 25 years for the Ryan Run

### ♦Options

Change to spring run to give time for sponsorship

### Easter Egg Hunt

- ♦Central Market donated \$100 worth of cupcakes and committed to sponsorship throughout the year for Ryan Place

### Events

50-75 people attended Easter Egg Hunt

- ♦Motion by Kurt Nielsen to not have Ryan Run this year

2<sup>nd</sup> Courtney Chatfield

All approve

Motion passes

### 2<sup>nd</sup> VP-Kurt Nielsen

- ♦RPIA will qualify to change to a 503(c)b
- ♦Cost \$850 + application
- ♦Motion to pay \$850 application fee for 503(c)b by Mariann Taccia

2<sup>nd</sup> Raul Pena

All approve

Motion passes

### Clean Alley Initiative – speaking for Laura Crews MariannTaccia

- ♦Reschedule to get more participation

- ♦Block captains were in attendance

### Private Security- Bart Bradford

- ♦Near the end of May we will have two separate meetings from both companies presenting to neighborhood their security plan

- ♦Block captains will share information

- ♦Plan to attend if you are interested in private security patrol

- ♦Need 150 subscribers to move forward

### Ryan Place Park (Triangle)- Cherissa Scott

- ♦Waiting on City of FW to respond about water

- ♦Organic Options

- ♦Need volunteers to weed and prep park

### Newsletter- Olivia Flynn

- ♦Considering block captains for distribution of newsletter to save money

- ♦Paschal students finish in May

- ♦Need Volunteers to pass out to houses on each block

### Traffic Calming and Public Art- John Kline

- ♦Public Art should be ready May or June

- ♦6<sup>th</sup> Ave gate rebuild bid \$21,500 for new material

- ♦Waiting on City of FW for decision on financing, prosecution of driver, or payment through risk management fund for claim lost

- ♦CCRP funds are exhausted for the next 3-4 years

### Misc Items for Discussion and Consideration

None

Meeting Adjourned 9:00 pm

— Rachel Manning, RPIA Secretary

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# June 2012

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

# July 2012

SUN	MON	TUE	WED	THU	FRI	SAT
1	2	3	4  July 4th Parade!	5	6	7
8	9	10	11 Trash	12	13	14
15	16 Big Trash	17 Big Trash	18 Big Trash	19 Big Trash	20 Big Trash	21
22	23	24	25 Trash	26	27	28
29	30	31				



## Featured Listings

2433 Colonial Parkway  
 3756 Country Club Cir.  
 3717 Bellaire South  
 2517 Old Trinity Way  
 6509 Highland Meadow  
 6328 Malvey  
 4353 Salix Court  
 6109 Gillespie

## Sale Pending

- 4104 Altura
- 7025 Castle Creek
- 2208 Huntington
- 1600 Byron Nelson Pkwy.
- 4301 Winding Way
- 1523 Briar Meadow

## Just Sold!

- 3105 Westcliff
- 3416 Harwen Terrace
- 4105 Middlebrook
- 7062 Serrano
- 2245 West Magnolia

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*June 9th, Sat., Taste of Tuscany 6-9PM*  
*June 16th, Sat., Celebrating Seafood, 6-9PM*  
*June 22nd, Fri., Secrets of Thai, 6-9 PM*  
*June 30th, Sat., Afternoon Tea, 2-5 PM*

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