



Ryan Place Newsletter

December, 2012 / January, 2013

HistoricRyanPlace.org

Planting a green future

Free Trees!



John Frank and the Lorax have something in common: a love for trees.

John and his family chose to settle in Ryan Place this past summer, a decision based in part on the presence of shade trees in this area. Indeed the trees are lovely, but the gaping vacancies along the avenues troubled John. There weren't enough trees. John did some research and discovered that the City's Neighborhood Tree Planting Program is still operating.

Ryan Place participated in the free tree program some years

(Continued on page 3)

Candlelight Christmas Home Tour a **HUGE** Success !!

(See article on page 15)

Bring back an old tradition by placing white (electric or battery powered) candles in your front windows. The candles are easy to find, inexpensive, and a really nice touch for Christmas charm through the whole neighborhood.

*Merry Christmas,
Ryan Place!*



Looking back; moving forward

So, what's been going on in Ryan Place this past year? Let's take a look at this past year's Newsletters to see:

In **January**, the Public Art at 5th and Elizabeth was scheduled to be installed in April; the Historic Overlay Committee announced a "primary vote" to take place in March; Ryan Place residents attended a crime prevention meeting at St. John's Church; and RPIA adopted Ryan Place Park for renovating.

February headlined the *RPIA Strategic Goals for 2012* as:

1. Crime Prevention (alleys cleared, lighted, gated/locked, Crime Watch signs added; vehicle ID stickers; curb numbers; Code Blue promoted; PID reconsidered)

2. Ryan Place Park to be upgraded

3. RPIA to be converted to 501(c)(3) tax status

The RP youth (RPYA) held their first meeting; City street reconstruction began on 5th, Willing, and Cantey. The budget was presented in **March** and a group of residents organized to secure private security patrol.

In **April**, the Block Captains led an Alley Clean-Up; CCRP announced that with the City's award of a matching fund grant, streetlight installation would be completed by the end of the year. The Easter Egg Hunt drew a crowd and Central Market pitched in with cupcakes and future participation scheduled.

May saw a great attendance at the annual Street Dance and the first Taste of Ryan Place cooking competition at (still undeveloped) Ryan Place Park. The Croquet Tournament moved around the corner; Ryan Run canceled indefinitely.

In **June** and **July**, Joel Burns announced City funding to rebuild the column at 6th and Jessamine. The Newsletter recruited Welcome Lady Ruth Karbach and the Historic Overlay Committee announced a new guideline document. NPO Joel Stary was replaced by Mark Russell; annual July 4th Parade detoured around street construction.

August saw the RPYA take on maintenance of the traffic circle landscaping and a Mom's Group establishing itself.

September started with the annual Yard Sale; Central Market Foodie Truck was a welcome addition; Suze Diesel completed the east Elizabeth Blvd. column landscaping.

In **October**, RPIA sponsored its Chili Cook-off and its first Boo on the Boulevard; a new resident initiated a popular Wine Gathering.

November: Public Art installed; second Wine Gathering; Historic Overlay submitted to the City.

December is crowned by hard-working CCRP volunteers who produce a successful Home Tour every year; City Forestry Department's Free Tree program revived by a new Ryan Place resident.

Two things are apparent: RPIA produced many well-attended events — Easter Egg Hunt, Street Dance, Taste of Ryan Place, July 4th Parade, Yard Sale, Chili Cook-off, Boo on the Boulevard. Applause to the Events Chairmen and all those who pitched in to provide the good times!

Second, much of the effective activity in Ryan Place is initiated by individual residents (Moms Group, Wine Gathering, Croquet Tournament, Welcome Lady, RPYA, beautification, Block Captains, tree planting). Ryan Place is a great place for initiators.

RPIA started the year with a good plan — three measurable goals that were pertinent and for which we had resources. Crime has gone down in Ryan Place this year — and then back up. It would be difficult to pinpoint a cause; Ryan Place residents are more attentive to suspicious activity, will file police reports, and post crime information on our Facebook page. Aside from one publicized alley clean-up, however, the other Crime Prevention initiatives have not been pursued. Goals two and three, Ryan Place Park and 501(c)(3) tax status, are languishing. The 2013 RPIA Board has its work cut out: completing this year's "To Do" list.

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
Secretary	Rachel Manning rachelzertuche@earthlink.net	281-799-9049
Parliamentarian	Courtney Chatfield rightasusual@sbcglobal.net	817-680-4558

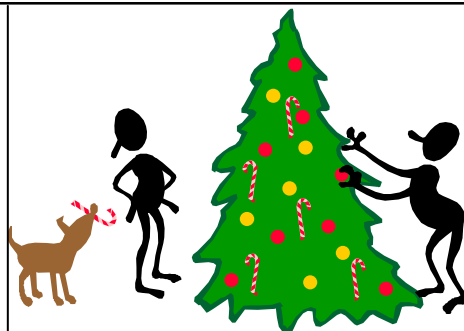
Street Directors

5 th Avenue	Katie Shumate katie@shumate.com	682-365-3631
6th Avenue	Suze Diesel suzedeez@att.net	817-781-1929
8 th /James/Stanley	John Belknap johnbelknap@swbell.net	817-927-0355
Alston/Lipscomb/Page Streets	Derek Arneson derekarneson@hotmail.com	817-938-5007
College Avenue and Cantey St.	Laura Crews lauracrews@rocketmail.com	817-715-2399
Elizabeth Boulevard	Raul Pena rpena@transsystems.com	817-926-9743
Ryan Avenue	Rick Tucker Tucker.rick@sbcglobal.net	817-927-0197
Ryan Place Drive	Lin Parham rap32dds@aol.com	817-921-4027
South Adams Street	Chris Ebert cwebert@hotmail.com	817-926-2366 817-319-2363
Willing Avenue	Mike Lindner george.lindner@dfps.state.tx.us	817-271-2878

The RYAN PLACE 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 MEETING

Monday, January 21st
7 PM
St. John's Episcopal
Church — Mitchell Hall
(enter on Page St.)



Ryan Place 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)
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Business card: \$25	(3.75 x 2.25 inches)

Ads must be paid for in advance of printing.

General Manager: Olivia Flynn

Advertising Manager: Kerry Coy

Distribution Managers: Steven and Heather Dills

rpianewsletter@yahoo.com — 817-927-0075

NEWSLETTER submission deadline:

FEBRUARY, 2013 NEWSLETTER

Friday, January 18th

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



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Important Numbers

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

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.

ago

Trees*(Continued from page 1)*

and that generation of saplings is well-established by now. The five-gallon native trees provided by the City are for use in the parkway (between the sidewalk and the curb) only. Interestingly, trees can be used to fill in a vacant, treeless spot, or planted near a parkway tree that is in decline and will need replacing soon. Recommended trees are bald cypress, bur oak, cedar elm, chinquapin oak, Chinese pistache, desert willow, Eve's necklace, live oak, redbud, and red oak and requests for a particular tree variety may be made.

We need a minimum of 25 requests for trees to qualify for the program and get our trees this winter. To apply for free trees, get your name, address, phone number, and e-mail (if available) to John Frank at john_p_frank@yahoo.com or call 562-242-8224 right away. Indicate your tree preference(s) when you sign up.

Winter is the ideal time to plant trees so we need to get them ordered right away. Contact John Frank about planting a green future for Ryan Place today!



HAPPY HOLIDAYS



During this holiday season and every day of the year, we wish you all the best.



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CRIME PREVENTION & SECURITY

Police Reports from Ryan Place Internet Security Alerts:

From: Officer Mark Russell

By email - November 7, 2012

There was a break-in in the 2600 block of College Ave. yesterday, November 6, 2012 between 8:10 am - 8:47 am.

NOTE: The above information is all the police department has at this time. The below information was posted on our neighborhood Facebook page: "Our home, on College Ave., was burglarized today [Tuesday, November 5] at 8:45 am. We had left for work 30 minutes prior to the break in. The person broke in through our kitchen window through our back yard. They took several pieces of jewelry from the house along with other items FWPd wasn't able to respond immediately because we didn't have an alarm permit. Will be getting one of those today. It took us about 15 minutes to get there from work. The officer that responded was around the corner the whole time and would have gotten there within a minute had we had a permit. He did a great job! Lesson learned."

From: Officer Mark Russell

By email - November 8, 2012

Over the last few weeks the RP area had two houses broken into where the homeowner had an alarm system but not a permit with the city. I am sure most of you remember when the permits were not a requirement for police to respond to alarm calls. The reason why permits are now required is due to the number of false alarms the police responded to on a daily basis. Most of these were due to operator errors, animals inside the house setting off the motion sensors, or workers doing jobs at the locations. Because of all the false alarms the city changed its policy to require all locations with alarms to have a permit with the city in hopes of reducing the resources and money spent responding. The money obtained for the permit would help offset the cost of wasted resources such as gas and allow officers to respond to other calls. Instantly when put into place we saw a dramatic drop in false alarms and we were able

to do more proactive police work and our response times to other calls quickly decreased. Most other cities have the same policy on alarm permits for the same reasons.

The best thing I can tell you is if you have an alarm system, obtain the permit. Install an exterior horn that will emit the alarm to the outside of your home. This will let everyone around know that your alarm is going off. Then install a strobe light on the front of your house. This will tell your neighbors as well as officers exactly where that annoying sound is coming from. Your neighbors in turn would naturally call the police identifying the house and the possibility of the potential break in. The alarms are so loud externally of the house that 9 times out of 10 it will scare off the burglar.

If you do receive a call from your alarm company then call 911 and tell them you are on your way home to check on the situation, BUT you would like the officers to respond as well due to the recent spike in home break-ins and tell them that your NPO requested it. If there is a problem let all work together and find a way around it.

FROM: Officer Mark Russell

By e-mail - November 8, 2012

Recently the Ryan Place area has seen an increase in Burglary of Habitations, five (5) two weeks ago and three (3) this past week. Yesterday Officers D. Shipp and S. Thompson responded to a possible break-in in the 2400 block of College Ave, the same house that was broken into last week. The suspects were not on the scene so both officers spread out to locate the suspects. Officer Thompson was canvassing the area and heard some dogs aggressively barking at 2733 S. Adams at a vehicle parked in the driveway with two male occupants. Officer Thompson detained the suspects and conducted an investigation with Officer Ship. Officers learned that one of the suspects was the one attempting to burglarize the house on College Ave. Officers made an arrest on the suspect for 2.3 grams of Heroin, suspected 16.9 grams of codeine liquid and a slew of drug paraphernalia. He was taken to the Central Detective's office where he confessed to at least one burglary on College. It is believed that he and his partner, who was arrested for warrants, are

the actors on the rest of the RP burglaries.

Thank you to Officer Thompson and Officer Ship for their thorough investigation and their keen observations. They both should be commended for their outstanding police work.

From: crimemapping.com

November 13, 2012

Residents may not be aware that there is a bar located at 2510 Hemphill St. They have

bands perform and they do not sell liquor, it is BYOB. The below information is being sent as a security alert because it occurred so close to our neighborhood.

"On Friday 11-9-12 around 0145 hrs [1:45 am] I (Officer KD Willingham 3595) was on routine patrol traveling northbound on 2600 Hemphill when I observed 2 white females jumping up and down attempting to flag me down. I made contact with both women and they stated that two black males had just robbed them. Immediately I observed VIC1 to have torn stockings and scratches on her arms. VIC2 was visibly upset and began to cry and she attempted to speak to officers. VIC1 advised that they had just left 2510 Hemphill, gotten into their car, and were in the process of searching for a good song on her iPod when two black males approached them from the west in the dark parking lot. VIC1 said the suspects did not allow them to close their doors and also forcibly pulled them from the vehicle. VIC1 said SUS1 was a dark skinned black male, wearing an orange t-shirt that was pulled over half of his face and she was unsure if SUS2 was wearing a black or red hooded sweatshirt, but SUS2 was also a black male. VIC1 said that SUS2 was the one that had what she believed to be a fake gun so she grabbed it and he began to drag her till he was about to get her purse from around her neck/shoulder area. VIC2 said that SUS1 just took her purse without actually hurting her. VIC1 said that she did in fact feel pain and I observed multiple scratches and abrasions on her person. VIC1 and VIC2 said both suspects fled back to the west behind the Dollar General and did not come back out. No CSSU SGT Kenjura C250"

The above information is a public record from crimemapping.com.

From: Officer Eric Vance

By e-mail - November 27, 2012

Hello, I just wanted to update yall on some issues in the area.

This weekend a bunch of car windows and store windows were shot with a BB gun. Unfortunately there were no witnesses or suspects for any of these offences. Stay vigilant and on the look out for anyone walking with a BB gun or any sounds of a BB gun being shot please.

Also, I was contacted by a resident in the 2500 block of Willing Ave. about two females that knocked on his door saying they wanted to clean his house. The resident was suspicious, almost assuredly, of the females and had them leave and called 911 to report it. The resident then called me and told me about the encounter. He made all the correct steps in having them leave, collecting good information on them such as license plate number and a good description, called 911, and then informed me. To my understanding the two females have not been located at this time. I was able to do some research on the car and found that it belongs to some questionable individuals. A member of the house where this car belongs was recently arrested for theft and robbery.

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CRIME PREVENTION & SECURITY



A YEAR IN REVIEW

Over the past year the area has seen many changes in both the business area as well as in the neighborhoods. Magnolia is booming with business and night life. Many new restaurants and taverns with live music have opened and a few other new businesses are scattered about. We have a new hotel on Forest Park and Rosedale and another on the way next door with an adjacent restaurant. A big new 7-11 and Jack in the Box are open at Rosedale and I-35; a new Quick Trip gas station will soon break ground at the intersection of Hemphill and W. Rosedale St. A 170 unit apartment complex at College and W. Petersmith is already under construction. There are a lot of other buildings being refurbished and put into use as well. In the neighborhoods we have seen many historical houses remodeled, others torn down and replaced by beautiful new homes, and formerly vacant lots have new dwellings.

With all this change taking place I see and hear the good and the bad. Many residents love the availability of the nearby conveniences, but others hate the traffic congestion, loud music, and the crime that comes along with change. With more cars, buildings, and houses there is more opportunity for criminals to conduct their illegal activities. That being said, we have more Citizens On Patrol members, more hours of COP patrol time, and many new members in our crime watch groups. We are also

seeing bigger turn outs for NA meetings and more community involvement during National Night Out.

The cool thing is that crime has not increased – in fact, in most categories it has decreased. We do see a spike in crimes from time to time and the word gets out quickly via social media when something happens within the NA. Fast communication gets everyone's attention and people tend to believe that crime is out of control, but just the opposite is true. Crime within the City of Fort Worth and right in our area is continuing to decline. That, I believe, is directly related to neighborhood involvement. We have so many citizens looking out for one another and our COP groups are awesome. They put in countless hours of patrol day after day amounting to hundreds of hours each month and thousands of hours each year – and that is just the COP patrols on my beat. People are getting more involved in the safety of their neighborhoods, calling in more suspicious activity as we work together to catch more bad guys.

Thank you so much for being ever-vigilant in our quest to rid our community of crime. Change is all around us and we will continue to see our unique area of the city blossom. Let's all continue to improve our personal safety as well as target-harden our homes and vehicles. We can do this by working together, being good neighbors, and watching out for one another.

Stay safe out there and see you down the road.

NPO Mark Russell

CELL: 817-944-1316

OFFICE: 817-392-3610



Forest Park Tower Condominiums

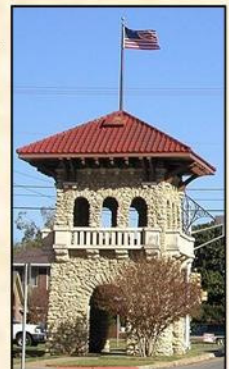
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2012 Sustaining Members

Names in bold print have contributed since the last NEWSLETTER.

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Fred Anderberg and Petra Rios
Goah and Marjorie Barnes
Ron and Maureen Brown
Linda Clark
Bernadette Davila
David DeVlaming
Tommy and Susan Drake
John and Sara Filarowicz
Francisco and KT Hernandez
Joan Kline
John and Leanne Kline
Harva Kuykendall
Jerrell and Donna Lemunyon
Clarence and Liisa Lewis
Ron and Nancy Livesay
Jim and Kitty Loveless
Lisa and Shannon Logan
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
Kendall and Sunny Wells

Friend

Ken and Deb Armstrong
Kipp and Bonnie Baker
Barbara Bell

Larry and Siân Borne

Mark and Nina Burrows
Gary and Deborah Carl
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
Eric Livesay and Denelle Greene
Lou and Barbara Lucignani
Rachel Lusby
D. Michael Lynn
Jason and Rachel Manning
Anne and Jay Menninger
Kurt Nielsen
Mary C. Orzel
Murphy and Amanda Parks
David and Susan Parrish
Lisa and Raul Pena
Gwen and David Perez
Mary and Peter Schroder
Dawn and Andy Taft
Charles and Pamella Tynan
Ross and Julie Vitek
Ellen Warthoe and Blake Hardy
Elzie and Evelyn Wilson
Steve and Diane Zemkoski

Neighbor

Derek Arneson
Carolyn and David Barros
John and Cindy Belknap
Sandra Boren
Charlie and Jane Erwin Boulware
Bart and Nancy Bradford
Lamar Brown
Yates and J'net Brown
Amy and Don Burch
Drake and Mary Bush
Mike and Karin Cagle
Courtney Chatfield

Derrick and Christine Chisolm
John and Kerry Coy
Layne and Matt Craig
Marilyn and Taylor Crouch
Donna and Wayne Darner
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
Paul and Holly Garrett
Alexis Gazak and Jared Isaacs
Chris and Alison Gee
William and Kelly Gillham
Michael Gonzales
Mitzi Gopffarth
Paul and Lauren Hable
Kathryn and Erik Hansen
Paul and Minnie Harding
Sally Harger
George and Nicole Havrilla
Jeff and Pam Hayes
Connie Head
Lorraine Higgins
Garry and Pam Hill
Nancy and Michael Hollier
Theodore and Paloma Homan
Michelle Howard
Ron and Debra Hughes
James and Anita Hunt
John and Kay Ivey
Amanda Jefferies
Al and Mary Nell Johnson
Ruth Karbach
Anne Kline
Mary Kline and Roger Sarsgard
Vicki Kygar
Lisa Lankes
Tom and Peggy Laskoski

Joan Loicano
William and Susan Longworth
Diane McCusker
Ben and Abbi Miller
Jerry and Becky Moody
Stephen and Nancy Mosher
Jim and Diane Newsom
Kim Perrone
Sharyn Peterson
Chris Phonpituck and Raleigh Browning
Mary Richardson
Jamie and Dale Riddle
Dan Roberts
Gina Roberts
Javier and Patricia Rodriguez
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Mariann and Robert Taccia
Mack and Elaine Talbert
J. Carter Matheney Tiernan
Bob and Laurie Trimble
Rick Tucker
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
Brenda White
Lisa Wilson
Leo and Susan Zappa

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

Your neighborhood needs YOU! Your contribution of \$35 or more will fund Ryan Place improvements in 2012 and maintain the improvements we have already made. Mail your check to RPIA today to support the property values in our neighborhood.

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

RPIA Elects Board Members for 2013-14



The RPIA Board of Directors for 2013 was elected at the November 19th meeting. Election to Board positions are staggered so that half of the Board is elected each year. The following slate was presented by the Nominating Committee and elected at the meeting:

President Dan Roberts
2nd Vice President Trey Eason
Treasurer Leanne Kline

Street Directors:

Elizabeth Blvd.	Kurt Nielsen (former 2nd VP)
Ryan Avenue	Rick Tucker (continuation)
Willing Avenue	George Havrilla
6th Avenue	Suze Diesel (continuation)
5th Avenue	Katie Shumate (continuation)

The City installed its Public Art project in the circle at Elizabeth Blvd. and 5th Ave. — finally. What do you think of it? Suze Diesel will oversee the landscaping



Photo by Hayne Shumate

AT HOUSE TAILORS

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Large jetted tub with awning type windows and obscure glass,
 Glass block focal point. All the wood is redwood.

We design most of what we build

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How are we doing?



FINANCIAL REPORT

January 1, 2012 — November 19, 2012

We are coming into the final stretch for the 2012 Sustaining Membership Contribution drive. Currently we are moving toward our budget goal of \$13,000. There are a few projects still "hanging," contingent on financing for their completion and a few budgeted items for which to pay. Dig out your check books, Ryan Place, and get your contribution in to put us over the top!

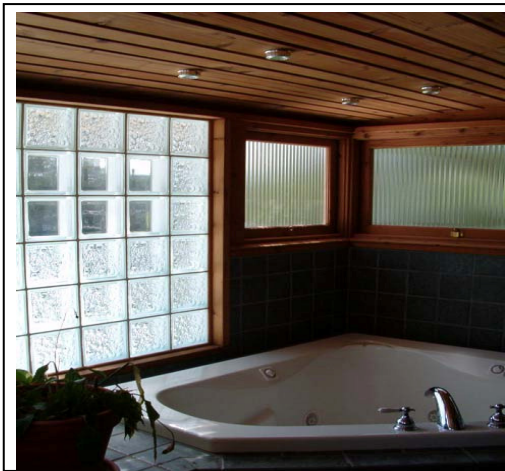
Sustaining Membership Contributions to date	\$ 11,289.50
Newsletter advertising income to date	\$ 7,555.00
Event Contributions	\$ 700.00
Garage Sale Ad	\$ 120.00
Total revenue	\$ 19,664.50

Operating expenses to date	\$ 13,942.75
Newsletter printing	\$ 5,751.38
Total expense	\$19,694.13

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.

AT HOUSE TAILORS

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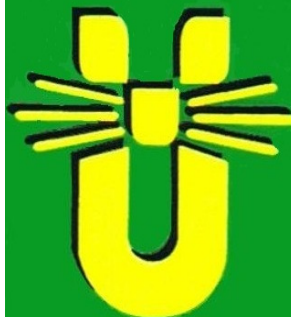
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Real Estate Corner

by Jan K. Aziz

Some of my best memories of holiday seasons past include the Candlelight Tour of Ryan Place. I can't say which was more fun, being a docent in a house or walking from house to house with family and friends. I always enjoyed hearing stories about the homes themselves or stories about the neighborhood, including what I'm sure have turned out to be urban myths. I can't tell you how many times I have shared those stories with potential buyers looking for homes in Ryan Place and how much they enjoyed hearing them. Having the homes decorated for the Tour has always been a wonderful way for people to understand how involved the neighbors are in keeping Ryan Place one of the best places to live in Fort Worth.

Although the home at 1505 Elizabeth Blvd was the only one listed for sale since October 15th, four homes have sold since then. The home at 1505 Elizabeth Blvd has 3 bedrooms, 2.5 baths, over 2800 square feet and was built in 1926. The asking price is \$465,000, and the home has a historical designation.

The four homes that have sold since October 15th range in price from \$32,000 to \$360,000. Three of the homes are on 6th Ave, 2736, 2312 and 2421; the other home is on James Ave. The homes were on the market for an average of 140 days before they went under contract, which is below the average days on market for most of Tarrant County. It is clear that Ryan Place continues to be one of the hottest spots for real estate in Fort Worth.

On that note, I will wish everyone great success with the Candlelight Tour, a very happy holiday season, and a happy 2013.



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*CREATIVE COLLECTIVE is also offering sewing and quilting classes.
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The Creative Collective is owned and operated by long-time Ryan Place residents.



karikeithphotography

Kari Keith

Karikeith1@gmail.com

www.facebook.com/KariKeithPhotography

(817) 682-2452

Kari Keith did an outstanding job organizing and producing the first edition of *Boo on the Boulevard* in October. As the manager of the event, she also found time to capture the essence of the day in photographs, some of which appeared in the November Newsletter. We asked Kari to tell us a little about herself and her services:

I teach preschool part-time at Angel Montessori here in the neighborhood and schedule photo shoots in the evenings and on weekends. My photography started out as a hobby – taking pictures of my kids – and quickly developed into a passion. As soon as I got my hands on my first Digital SLR I was hooked! But, I wanted to get my camera off Automatic and figure out how to take better pictures. So I took some classes and read a lot, but most importantly I started taking thousands of pictures and taught myself through trial and error. I specialize in outdoor portrait photography, but also love event photography. My absolute favorite subjects to shoot are kids! My goal with every session is to capture that unexpected moment or unique perspective.

I'm now scheduling a limited number of December sessions, so if you are in need of photographs, please call. I would love to set-up a personalized session for you.

— Kari Keith



Mom's Group

Join other Ryan Place Moms and their preschool children each month for coffee and play. For more information, contact **Nicole Havrilla** at nicolehavrilla@gmail.com or 806-220-6455. She will connect you with the group's Facebook page and get you plugged into this community of moms. See you soon!



Christopher Ebert

I'll just ask Santa!

One year our 5-year-old daughter wanted a kitten for Christmas.

Our family already was caretaker of Patrick and Erin – two Irish Setters, Willie Nelson – a Guinea Pig (returned from loan to her Daggett Kindergarten class), Beethoven – a yellow canary, plus a few unnamed fish.

But she was not convinced that our family was maxed out on pets. Her response was, of course, "I'll just ask Santa!"

Her older, wiser sister, becoming more of a Christmas skeptic, and thinking she knew more about how the world worked, wasn't so sure the ask-Santa approach would work.

Nevertheless, the younger sister was not deterred. She asked every Santa and would-be Santa that she encountered. Now, her Mom and I were sure there was no kitten in her immediate future. We had not purchased any cat appropriate supplies. Nor were there any known gifts purchased from Petco wrapped under the tree.

Soon it was Christmas Eve and upon returning from grandmother's house late that evening, driving down the driveway, there appeared in the headlights of the car a full grown jet black adult cat. Elizabeth jumped from the car exclaiming about how Santa had brought her exactly what we all had said was impossible. Even our family skeptic was returned to the age of Christmas wonder!

Knowing that this cat must belong to a family that loved it dearly, we searched for its owner. Signs posted on our Facebook page (oops wrong century.) Signs posted on phone poles. A door-to-door canvas, yet no one stepped forward to claim this cat.

It soon became Elizabeth's cat.

We continued to look for some sign of the previous owner in the cat's behavior: It would not get anywhere near the fireplace when a warm fire was available. Without invitation it would jump into the lap of any grandmother.

Even though it was a cat, it was a very good cat. It became our family's first cat.

We came home one evening a couple of years later and the family cat was gone without a trace, gone as mysteriously as it had come.

Of course, Elizabeth had named our cat "Christmas."



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WELCOME



Cantey Street

When Ian Keeley decided to bike to his classes at TCU, his architect father bought a Ryan Place house. Ian was born in Spain to U. S. citizens. Two of his friends from Keller high school band share the house with him. Shelby Allen is a nursing major who works part-time as an office assistant. Ledarius Hampton is a business major and is a floor supervisor at Kroger's on University. All three housemates are sophomores.

College Avenue

Heather and Steve Dills fell in love with the period kitchen and built-in dining booth of their Ryan Place home. A UNT graduate in journalism, Steve is a substitute teacher and is pursuing his teaching certification in special education. He works part time as the assistant manager of a mall shoe store. Heather is studying Child Life at TCC and plans to work with children with terminal and long term illnesses and their families. A crafter, she has a school football mum corsage home business. Steve has been a runner since high school and still holds a state track record. The couple provides child care for a young niece and nephew. Their Labrador mix dog zealously guards the property and family.

Bill and Lisa Estes and their five children live in the renovated rectory of St. John's Episcopal Church. Father Estes serves as the assistant to the rector of the Ryan Place church. A Memphis native, Bill met Lisa, an Alabama native, in Gulf Shores. He was a designer of multimedia systems for businesses when he decided to enter seminary in 2004. He has served a Monroe, Louisiana church and spent three years at a church in Crowley, Texas. Both the Estes family are avid cooks. Lisa was thrilled to have a gleaming Italian stove as a 20th anniversary gift this year. From a German-American family of pastry cooks, she develops scone recipes and works for Feastivities, supplies a Magnolia Avenue restaurant, and has customers in six states. Bill and Lisa competed as team members in an International barbecue festival. Liam, 12, and Patrick, 11, are on a football team coached by their father. Patrick has completed two 5K runs. Stuart attends Tarrant Community College and works at Feastivities. Morgan, 16, recently landed a role in a Paschal High School play. Mhari, 14, is a horsewoman and ballet dancer. Their warm home is decorated with numerous family photos including some of 19th century ancestors.

Lipscomb Street

David and Vickie Marslett dreamed of owning a historic home and left Arlington to move into a beautifully renovated house in Ryan Place. Their house recently received a realtors' award for revitalization. An apartment for Jean Moon, Vickie's mother, is being added to the original structure. Ryan Place was the perfect location with their young grandchild close by in Fairmont. David grew

up in the Seminary area and attended Paschal High School. Service in the Vietnam War interrupted his college years. Though both the Marsletts are graduates of UTA, they did not meet until David was assigned as the bank examiner for a Wichita Falls savings and loan where Vickie worked. Vickie has mainly worked as a business manager in doctor's offices and has been a CASA volunteer. David continues to work for the U. S. Treasury Department. They have three adult children, two dogs, and a porch cat Holly.

Sixth Avenue

Following a disappointing one year search, Jim Kwolek finally found a Ryan Place house reminiscent of his Peoria, Illinois childhood home. His personal travels and career as a petroleum geologist have taken him to 50 states and all the continents except Antarctica. Some of his furnishings were acquired during his two years in Malaysia. He enjoys camping, hiking, biking, and running, and loves lime jello.

Grapevine is Douglas Baldwin's hometown. Doug completed his degree in dentistry at the UT Health Science Center in San Antonio and is an associate in a local dental practice. His interests include trail biking and travel, most recently in Thailand and Cambodia. Since Doug brews his own beer, cooks chili, and has two barbeque grills, he will be participating in foodie events in the neighborhood. His first home is a blend of twenties, fifties, and contemporary, and to quote a friend, "is so Doug."

The next welcome column will be the last one to feature new neighbors who moved into their Ryan Place home in 2012. You can contact the Welcome Lady at arkarbach@sbcglobal.net or call 817-924-9653 or message her on Facebook under Ruth Hoseny Karbach to arrange a visit. Residents who desire to provide gift items for neighbors new to Ryan Place should call Ruth.

Happy Christmas to all and a Merry New Year in Ryan Place,

— Ruth H. Karbach




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Yard of the Month: 2500 block of College Avenue



Photo by Lisa and Raul Pena

Owners: The Tornnga Family

It seems fitting to end the year with one of Ryan Place's Historic Landmark houses. This brick domain is highlighted by candles in the upper floor windows and a centered lantern of candles beneath. Amazingly, azaleas are blooming in November in the front beds surrounded by privet and other hedge, fall pink roses, lamb's ear, ivy, and juniper ground cover. Large urns host arborvitae, zinnias, and sweet potato vines. Heralding the coming holidays is a red berry-laden yaupon holly tree with climbing fig vine on the brick archway behind. A blood maple tree balances on the other side of the entry stairs. A wreath focuses us onto the multi-paned dark wooded door with the owner's inquisitive white cat peering out from inside. Though the porch swing sits idle, it hints that there might still be time for an outside gathering to toast an egg nog in the mild weather that has blessed us.

Happy Holidays to all!

— Sharyn Peterson

From Calloway's Nursery Timely Tips for December Gardeners

The "White House:" An uplifting guided tour with a true garden lover

Recently, resident gardener Ron White sent us some photos and praise for Calloway's Nursery. (A true "Aw, shucks!" moment for us!) During our e-mail correspondence Ron invited me for a visit. I got a chance to stop by last Friday to see this lovely garden for myself. Talk about a warm welcome! I immediately felt like one of the family, as we strolled through the breathtaking multi-tiered backyard and "no mow" front yard.

I attribute much of this "homey" feeling to Ron's sincere, down-to-earth approach to gardening. He's quick to share his gardening triumphs and challenges. He points out numerous experiments in progress. He's the first to admit that plants sometimes have to be removed or transplanted because they're not thriving. It's all part of a learning process.

Ron's wife, Ann, cheerfully noted that her husband never works off plans or schematics. Ron confirmed this with a shrug and a smile. His gardening guide is the "Man Upstairs." Ron said he always consults his "Higher Authority" before planting anything. Sometimes it turns out to be the ideal spot; other times it's not. But no matter what, much was learned in the process.

With the exception of the tri-level backyard deck, just about everything in Ron's yard was created "in house." (Favorite moment: I admired a well-constructed stair-step walkdown. Ron laughed and shared how it was made by stacking bags of cement. And the stones adding a focal point to one of the front-yard beds? Yeah—just some rocks dug out of the back. Too pretty to waste. Love this guy!)

Ron was more than happy to give me a behind-the-scenes look at many parts of his garden. I love admiring beauty, but I also like to know the methods behind the design. You never know what kind of nifty tips you can pick up! I got a peek at the compost pile, pond plumbing and irrigation systems, even a quick primer on how drainage works on this unusual property. The 'White House' will certainly end up on many more garden tours in the coming years. When you get the chance you must go visit. This shady sanctuary is gardening bliss.

Oh. And tell Ron that I sent you! --

— Sarah Martinez

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Neighborhood Angel Tree

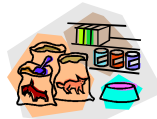
The South Central Alliance of Churches, which previously sponsored an Angel Tree project for underprivileged children in the neighborhood, is no longer doing that project.

As a result, Southside Church of Christ is attempting to step in and provide some help to kids who otherwise might not have any gifts at Christmas. We're undertaking our own Christmas gift program for 200 kids who live in the immediate neighborhood. The families are signing up through our food pantry program, and we will be distributing the gifts through a "Christmas Store" concept on December 15.

We would love for anyone who would like to help sponsor a child by purchasing some gift items to contact us either by e-mail at southsidexmas@gmail.com or by calling me directly at (817) 330-4286. We will provide a shopping list and a list of age-appropriate suggestions. We will also accept donations if individuals would like for us to do the shopping for them!

— Justin Grimsley, Member
Southside Church of Christ (on Hemphill)

MERRY CHRISTMAS



Animal Mission Outreach

January 13-19, 2013

Animal shelters are overflowing with pets in need of forever homes. Every January University Christian Church hosts a donation drive for these often forgotten four-legged companions.

Fort Worth Animal Care and Control is this year's recipient of the donations collected by the church. There is a critical need for dog/cat food, blankets, towels, bathroom carpets and other used pet items. You can drop off donations at **2927 5th Avenue, Ryan Place** (front porch) or take your contributions to the church. Bless you!

— Sharyn Peterson



from the HOC (Historic Overlay Committee)

At the October 23, 2012 RPIA meeting, the Board of Directors approved the Historic Overlay Committee's request to allow for application to the Fort Worth Historic/Cultural Landmarks Commission to create a Ryan Place Historic District using the boundaries of RPIA and the Guidelines for Rehabilitation, Restoration, and New Construction document that was created from committee with input from impacted homeowners. The committee is working with the City of Fort Worth Planning and Development Department to file the application and proceed with the process of giving each and every property owner the opportunity to vote for or against the historic overlay.

— Cindy Belknap



Shaw's extends a sincere thank you for the wonderful support our Ryan Place patrons have shown us over the past year. We look forward to spending many more fun filled, delicious days with all of you in 2013! Please join us for Lunch, Dinner, Brunch, Happy Hour and all our special events.

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Owners Ione and Constantine Stavron also maintain a thriving mail order business for tamales all year long and have all 15 flavors (did I mention the three-cheese and the Greek spinach and feta?) including dessert tamales available for retail purchase any time. Also available is a Brunch Buffet on Sundays, perfect with Hot Damn Tamales signature Sangria or an Agave Margarita. Brunch is all-you-can-eat and features live music and a family atmosphere.

Coming in January will be a Tapas (small plates) menu for Friday and Saturday nights and Salsa dancing. For now you can book your holiday parties, order from the catering menu, enjoy lunch, or just come by and grab a dozen Hot Damn Tamales for tonight's dinner.

The Shop Around the Corner highlights locally owned businesses in the Near Southside. As Ryan Place residents, we help nourish our local economy by patronizing these establishments. Our neighborhood thrives on the diversity of its residents and businesses. So--shop local!

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Candlelight Christmas in Ryan Place Holiday Home Tour

The 29th Anniversary of our holiday home tour was a tremendous success for numerous reasons: all of the sponsors and volunteers, good weather, and a year of planning and preparations. We wish to thank all of the individuals and businesses that supported our Tour and Soiree this year; you're the best!

Without all of the efforts of so many friends and residents of Ryan Place the major fund raiser for our neighborhood projects would not be successful. Our gratitude for you continued support is heartfelt and never ending.

In appreciation from the CCRP Board,

CCRP Officers: *Mariann Taccia*, President; *Gina Roberts*, Vice President; *Mike Lindner*, Treasurer; *Mary Edwards*, Secretary

Trustees: *Anissa Allen*, *John Belknap*, *Patti Bennett*, *Kendal Lake*, *Diane McCusker*, *Lin Parham*, *Kris Savage*, *Brenda White*, *Sara Woodward*



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Gina Roberts

And an extra thanks . . .

On behalf of the entire Candlelight Christmas in Ryan Place Board, we would like to acknowledge the generous donors who made Soiree 2012 so delicious!

This party takes many loving hands to make it a success. Special thanks go to Kris Savage and Lin Parham for their unbelievable willingness to pitch in and do whatever was necessary to make things happen.

The Winedown is our way to thank all the volunteers who work to make the Tour such a welcoming event for our guests. Our charming hosts Corky and Wendy Copp deserve a round of applause for opening their home for a dinner in honor of the volunteers. Thanks to Esperanza's and the cooks for the event, Tim Keith and Greg French.

We appreciate everyone's efforts to show off our beautiful neighborhood.

We hope all who attended had a lovely time and are making plans to attend next year's 30th Anniversary Celebration - it's shaping up to be FANTASTIC!! Tell your friends!

— Gina Roberts

December 2012

SUN	MON	TUE	WED	THU	FRI	SAT
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17 BIG TRASH	18 BIG TRASH	19 BIG TRASH	20 BIG TRASH	21 BIG TRASH	22
23	24	25 <i>Merry Christmas</i>	26	27	28	29
30	31					



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- 4216 Ridglea Country Club
- 2200 Huntington

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