



## President's Letter

It is a busy time of year and we have many announcements, so let's get started!

On May 7, the city is holding an election to amend the city charter. The City Council voted to ask the citizens of Fort Worth their opinions on many changes, but the most important changes are:

- 1.Expanding the city council by 2 seats;
- 2.Raising the salaries of the mayor and city council; and
- 3.Extending the terms of the mayor and city council from 2 years to 3 years.

If passed, these proposed changes will impact how our city is run, and could directly impact Ryan Place. Therefore, because of the significance of the proposed changes, RPIA will be holding a get out the vote campaign titled "Ryan Place Votes." If you are interested in assisting, please contact me at 817-681-7692 or [clovelace@lovelacekillen.com](mailto:clovelace@lovelacekillen.com).

Next, we have good news regarding the Hemphill-Lamar Connector! As I described in last month's letter, this connector is an important part of the development of Hemphill, and is a project that has been promised to the near Southside for a very long time.

Despite the Fort Worth citizens' approval via a bond for the project, the City would not complete the project at its proposed cost. Nevertheless, two other local governmental agencies are reviewing the project, and have signaled that they may have funding to complete the project. As more information is available, it will be available on our website or Facebook page.

We also have some exciting committees working on projects for the neighborhood. Our Tour Funds Committee is meeting to determine a project for the funds remaining from last year's Candlelight Christmas in Ryan Place home tour. They have many great ideas, and hopefully will be able to present options to the RPIA Board in April or May. We also have a new Triangle Park Committee. This committee will develop a plan for Triangle Park and for using dedicated park funds. They hope to complete their work this year.

Finally, we have a general meeting on March 20. This is a meeting for all the neighbors to learn what RPIA is up to this year. Also, I am excited to announce that the Ryan Place BBQ Company will host the meeting! They will provide the

meat, and everyone else needs to provide the sides and beverages. This year, we are blocking off the 2300 block of 5th Avenue and will have a bounce house for the kids. Come and spend a fun afternoon enjoying great food and company!

We cannot do all of these activities without your financial support. Please donate if you have not already. Thanks and see you on the March 20!

*Cade Lovelace, President RPIA*

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# 2016 RPIA Board of Directors

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Willing Avenue	Kris Savage	<a href="mailto:savage.kris@gmail.com">savage.kris@gmail.com</a>	817-507-6742



The Ryan Place Newsletter is delivered each month except July and January to every home in Ryan Place. It is typically hung on your front door handle. Delivery of the newsletters is a volunteer effort by Ryan Place residents. If you do not receive a newsletter, please contact any RPIA director so we may get you a copy.

## Deadlines and Distribution Dates

2016 Month	Copy Deadline	Distribution
March	February 19	Mar. 05-6
April	March 18	Apr. 02-03
May	April 22	May 07-08
June	May 20	June 04-05
August	July 22	Aug. 06-07
September	August 19	Sept. 03-04
October	September 16	Oct. 01-02
November	October 21	Nov. 05-06
December	November 18	Dec. 03-04

Newsletter layout by Jerry Sullivan

## Stay Connected



**Ryan Place Newsletter**

is posted online at

[www.ryanplacefortworth.com](http://www.ryanplacefortworth.com)



## Important Numbers

**Fort Worth Police Dept. 817-335-4222**

(non-emergency)

**NPO 8 on Magnolia 817-871-8885**

**Officer Sergio L Guadarrama**

817-944-1316 cell

817-392-3619 office

**Code Compliance 817-269-6225**

**Officer Fernando Molnar 817-392-6339**

**Code Blue / COPs Coordinator**

**Calvin Clayton 817-392-3973**

**Animal Control 817-994-4208**

**Graffiti Abatement 817-212-2700**

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<https://fortworth.bcycle.com/how-it-works>



Take a minute and write your check to sustain our neighborhood events, programs, and improvements. Mail your contribution to RPIA at P.O. Box 11122, Fort Worth, TX 76110.

# RPIA March 2016 Financial Report

**Tour Revenue 2015** \$22894.66  
 10,000 Gen Fund \$12,894.66 special project TBA

**YTD General Fund Revenue** **\$16818.50**

*Sponsorships* \$0.00  
*Neighborhood Contributions* \$733.50  
*Newsletter Advertising Sales* \$4550.00  
*Tour Money General Fund Donation* \$10000.00  
**Neighborhood Contributions** \$2068.50  
*Sponsorships* Easter Egg Hunt \$200.00

**Net Expenses YTD** **\$2196.06**

*Newsletter Printing* \$900.50  
*Newsletter Distribution* \$0.00  
*Web Domain set up* \$0.00  
*Constant Contact* \$0.00  
*D & O Insurance* \$0.00  
*PO Box Rental* \$0.00  
*Meeting signs* \$0.00  
*Circles & 8th Ave Gates Water & Irrigation* \$195.04  
*Parks & Gate Maintence* \$548.16  
*Irrigation Repairs* \$253.28  
*Neighborhood Welcome* \$0.00  
*Office Supplies* \$0.00  
*Misc.* \$0.00  
*Membership fees* \$0.00  
*Event Expense Paid* \$299.58

**NET INCOME YTD** **\$14622.44**

Presented by Llisa Lewis, Treasurer [l.lewis0801@icloud.com](mailto:l.lewis0801@icloud.com)



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***T**hank you to all the generous neighbors who have supported our neighborhood association by sending in donations for 2016.*

**Good Neighbor Level** *Donation up to \$35*

Diane McCusker	5th Ave
Patricia & Javier Rodriguez	Adams
Joe M Murphy	Ryan Pl Dr

**Neighborhood Builder** *Donation of \$36 to \$100*

Katie & Hayne Shumate	5th Ave
Tiernan	6th Ave
Kipp Baker	6th Ave
Rick & Angela Bettinger	5th Ave
Robert & Lawrence Trimble	6th Ave
Brack & Pamm Cox	Adams
Steve & Diane Zemkoski	Adams
Robert & Carol King	College
Mr and Mrs. Yates Brown	Elizabeth
Rick Tucker	Ryan Ave
James M Kwolek	Ryan Ave

**Community Patron** *Donation of \$101 to \$200*

Elzie & Michael Wilson	5th Ave
Erik & Kathryn Hansen	6th Ave

**Sustaining Neighbor** *Donation above \$200*

Cade & Jennifer Lovelace	5th Ave
Kitty & Jim Loveless	6th Ave
JD Angle & Joel Burns	Adams
Lin & Randy Parham	Ryan Pl Dr

These donors are listed as receipts through 2.20.16

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# Save the Date! December 3 & 4, 2016

## Candlelight Christmas Tour in Ryan Place

Recently in conversation with a neighbor, they commented on their love of their 1920s era home. "Some people romanticize about an affair with another man...mine is an affair with my house!" I totally get it! We shared a good laugh about only getting some doors to close for half a year or the fact that just when you think you are going to have some extra funds to start one project, something breaks or needs repair and again you put things on the "it will have to wait list." Old houses are not for everyone, but those who love them....REALLY LOVE THEM, and are addicted. The charm, the detail, the history, and all the quirks that come with ownership and, of course, the never ending wish list of improvements.

While not everyone should undertake or wants to live in a century old statement to craftsmanship, everyone needs to understand how important it is to save these stately treasures and maintain the look and feel of the neighborhood they have given rise to.

This is where the Candlelight Christmas Tour in Ryan Place comes in.

The ability to stroll these sidewalks and go inside the homes built by founding fathers (& mothers) of Fort Worth gives folks a glimpse of the importance of preservation. The tour helps others understand the value of the houses, not as museums, but as homes that relate to the story of both the neighborhood and the city. By educating others, we make fighting the good fight of keeping teardowns and out-of-place new builds at bay and win arguments for guidelines and zoning restrictions with the city. Opening your home for the tour is a badge of honor and appreciated by all who make the journey. Each homeowner is helping to educate future ambassadors of goodwill and acting as a catalyst for improving the fiber of our community. You got it...this is a pitch for asking folks to consider being on the 2016 tour. One house has already been approved, so that just leaves four more spots to be considered. Several themes have been discussed thus far, but three seem to keep rising to the top of the list:

1. A neighborhood of families - This would consider houses where the same owner has moved from one to another home in Ryan Place or where multiple generations of the same family have lived in Ryan Place in different homes.
2. The Roaring 20's is always a popular theme.
3. The homes of the Cattle & Mercantile men who helped forge the groundwork for Fort Worth. This would bring in information about the cattle trial that ran on College and the homes build by bankers and oilmen Mr. Ryan knew.

(We would love to hear from community with some feedback on these three venues.)

The other great accomplishment of the tour is the education and preservation projects that have been funded over the 35-year span of the tour. Can you imagine turning onto Elizabeth Blvd. and not seeing the grand gates there? This is just one historic project that tour revenue has funded. The city tore down the first set in the name of progress, then with some of the first tour revenue, a set of great neighbors commissioned replicas and put them in their rightful place. The tour was created out of those folks desire to see historical aspects of the neighborhood maintained.

Every distinctive streetlight throughout the neighborhood was purchased by tour revenue generated by teams of great neighbors working together for the good of all. The same good stewards, fought to have the city install and maintain the lights for a unified look to the entire neighborhood. What a group!

If you would like for your home to be considered for the tour, please get in touch with Terri West and let us get you on the list of possible candidates. Remember that no home is going to be perfect or totally finished...we all live in works in progress and that is just the point.

Turning through the stone gates that set as entry guardians on Elizabeth Blvd., I experience a sense of pride and renewal of spirit. Wow! I can't wait for the next tour to share the story of our great neighborhood and neighbors!

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# *RPIA General Meeting*

March 20<sup>th</sup>

3:00 – 6:00 p.m.

2300 Block Of 5<sup>th</sup> Avenue

## *BBQ & Potluck Street Party*

Bounce House for Kids

BBQ supplied by Ryan Place BBQ Company

- Bring:
- A Side Dish
  - Beverages
  - Chairs

Watch Ryan Place Facebook page for details.

# **RYAN PLACE VOTES!**

## **MAY 7<sup>th</sup>**

### **City of Fort Worth Charter Amendments**

#### **On The Ballot:**

- Should Fort Worth Have 2 More City Council Members?
- Should Your City Council & Mayor Receive a Raise?
- Should Your City Council & Mayor's Terms Be Longer?

### **DAGGETT ELEMENTARY • MAY 7<sup>th</sup>**



**RYAN PLACE IMPROVEMENT ASSOCIATION**

# Ryan Place Easter Egg Hunt



Saturday, March 26 at 10:00 am

Daggett Park

Piñatas \* Easter Bunny \* Good times for everyone!

Age Groups:

3 and under

4-5 years

6-9 years

For all those wishing to participate, please deliver (1) dozen plastic eggs per child filled with wrapped candy or surprises by Friday, March 25 to 2749 Ryan Place Drive. Please include on the bag of eggs, the child's name and age.

Don't forget your Easter Basket!!

Needing volunteers to hide eggs at 9 am. Please email Brian at [BrianleeHolland@gmail.com](mailto:BrianleeHolland@gmail.com).



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## 2015 Annual Report: New Households in Ryan Place

Ninety-six welcome visits were made to 2015 new residents, 20 more households than last year. Rentals, mainly by singles, comprised one-third of the new households. There were 65 new resident homeowners with the following characteristics:

- Single resident homeowners now comprise 28% of homeowners, reflecting a steady climb from 8% in 2012.
- One out of three new resident homeowners fall within the 41-64 age range, an increase from one in five in 2013.
- Resident homeowners between ages 25 and 40 comprise 66 2/3% of the overall homeowner households, this category has incrementally decreased of 5-10% per year since a high of 90% in 2012.
- 11 households have a total of 26 children: 5 infants, 7 toddlers, 7 elementary, 1 middle school age, 2 high school, and 3 undergraduates and 1 graduate university level students. The typical household with children in the previous three years had one or two children ages infant to 3 years.

For all new residents, the top two occupations remain medical (17%) and education (16%) fields. Construction careers (architect, engineers, project managers, owner of a school construction company) totaled 9% for third place.

*Submitted by Ruth H. Karbach, Director of Membership*



### Spring Break StayCation!

Visit the butterflies at the Botanic Garden.

The Modern Art Museum of Fort Worth, Kimbell Art Museum and Amon Carter Museum of American Art host family programs daily.

The Zoo and Log Cabin Village are always ready and waiting for Spring Breakers!

Fossil Rim near Glen Rose, a great place to spend the day!

Fort Worth Museum of Science and History and OMNI Theater hands-on fun!

Take a family hike at the Fort Worth Nature Center.

Ride bikes on the Trinity and geo-cache.



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801 7th Ave

#### **Fixture Restaurant**

401 W. Magnolia Ave

#### **FW Market + Table**

2933 Crockett St

#### **Grand Cru**

1257 W. Magnolia Ave

#### **Juice Junkies**

925 Foch St

#### **La Perla Negra**

910 Houston St

#### **Le Monade**

249 W. Thornhill Dr

#### **Los Vaqueros**

2629 N. Main St

#### **HoYA Korean Kitchen**

355 W. 3rd St

#### **Pegaso Mexican Diner**

3516 Blue Bonnet Circle

#### **Planet Sub**

411 W. 7th St, #100

#### **Righteous Foods**

3405 W. 7th St

#### **Salata**

2864 W. Berry St

520 Commerce St

#### **Snappy Salads**

6115 Camp Bowie Blvd, #120

#### **Spiral Diner**

1314 W. Magnolia Ave

#### **Terra Mediterranean Grill**

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#### **VIVO 53**

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#### **Z's Cafe**

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# Timely Tips for March Gardeners from Calloways

## Spend Spring Among the Splendor of Your Own Backyard Oasis

One of the busiest gardening months of the year is here, and Calloway's Nursery wants to help you create a lush, thriving landscape in your own backyard! March is a great month to plant almost every kind of landscape plant. The sooner you plant, the quicker the plant will start getting established. The benefit of March plantings is that your plants get to take advantage of the moderate temperatures and it allows your plants to reach their peak performance sooner. Discover our favorite shrub: ReBLOOM ! They bloom in the spring, again in summer, all the way until the first hard frost!



Nurseries are receiving weekly shipments of fresh stock and this is the prime time to buy and plant. A few great early season flower choices are Sweet Alyssum, Geraniums, Begonias, Hibiscus, and Petunias. With an array of colors to choose from, these stunning flowers are sure to make your garden a true showpiece!



Also, be sure to shear back Asiatic Jasmine, if needed, to encourage new growth from the base. Begin fertilizing roses every 4 to 6 weeks until September. And don't forget the importance of pruning those roses!



March is also the perfect time to develop a barefoot-soft lawn! By applying premium lawn food to your lawn as it just starts growing, it will provide the necessary nutrients for a healthy, thriving lawn.

Fertilizing your lawn during its growing season results in thick, healthy turf strong enough to choke out many undesirable weeds. The best thing about fertilizing your lawn? That beautiful, rich emerald green color that signals the start of spring!

Be sure to apply a pre-emergent weed preventer in March. And don't forget – once you get started with this first pre-emergent application in March, and follow-up applications in May and September, you are well on your way to a weed free lawn!



### March Garden Series

#### *Free Clinics at your nearest Calloway's*

Saturdays; 10:15 am

**March 12** – Enhance Your Landscape with Beautiful Groundcovers

**March 19** – Hort Couture®: Fabulous Flowers Fresh from the Runway

**March 26** – Tips & Tricks to Beautiful Roses

## Your neighborhood needs YOU!

Your contribution of \$35 or more will fund Ryan Place events and maintain the improvements we have already made.

Mail your check or donate online today to support the quality life and property values in our neighborhood.

[www.ryanplacefortworth.com/donations/](http://www.ryanplacefortworth.com/donations/)

Good Neighbor Up to \$35 \*

Neighborhood Builder \$36-\$100 \*

Community Patron \$101-\$200 \*

Sustaining Neighbor Above \$200

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AMOUNT: \_\_\_\_\_

Please contact me to help with

(circle any / all):

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Your neighbor in Ryan Place

# From Start to Finish

## Remodel, Renovate, Restore, Fixer-up!

Should I use a contractor or “do-it-myself” or maybe something in-between? That’s a question I’ve asked myself quite a few times over the years I’ve lived in Ryan Place. And I’ve tried all three approaches...with mixed results. Certainly, when my remodel or restoration job involved pulling a permit or major plumbing or structural rework, using a contractor has been the easier route for me, but I love and am proud of the small projects I did myself. From experience, I do recommend getting several bids from different contractors before making any major decisions and consider having an architect, designer, or cabinet builder draw up plans for major projects (even the DIYs). This month, RP neighbor and general contractor, Tom Laskoski provides some additional perspectives on this question.

***Submitted by Donna Darner, RPIA Director of Historic Resources***

### Getting Started (Part 2)

“Should I hire a general contractor or do it myself?” This is the question many homeowners ask that, at first glance, appears straightforward. Far from simple, however, its answer relies on an honest response to three questions that must first be addressed: How do I get the most for dollars spent? What is a realistic time frame? What end result—in terms of quality—do I expect?

**Cost, time, quality—the three prongs, equally crucial, upon which every project rests.**

Let’s first look at cost in regard to our primary question. When you eliminate a general contractor, you do, in theory, eliminate middle man fees. You pull required permits; you hire and pay the sub-contractors yourself; you purchase and deliver your own supplies. There is certainly a possibility of saving good money by choosing this route. On the other hand, since a GC has a working relationship with sub-contractors and vendors—bargaining power—his or her price (which includes GC services) may very well match (or beat) the DIY price per item. Before answering “How do I get the most for dollars spent?” gather real-life numbers and invest time in researching your options thoroughly.

Our second “prong” is time, the abundance of which few homeowners or contractors, alike, seem to have. In considering whether or not to hire a GC, take a realistic look at your present schedule. Do you have time to be your own contractor? In other words, does your present work or family schedule allow for interviewing and hiring subs, meeting them at your house, supervising their work, scheduling inspections, and troubleshooting unexpected problems? Along with weighing your available time, take a critical look at your level of experience. Is this your first project or do you have years under your belt? As a DIY, will you be able to keep the project on schedule or will you be your own worst enemy by slowing it down? Be honest and fair with yourself when answering.

What is a realistic time frame?” A GC brings a wealth of knowledge to the table that can make your project proceed efficiently.

At the same time, however—if you are well organized, have good construction and business skills, and have time to effectively plan and manage the project—there is enormous pride to be had in supervising the renovation of your own home, making the extra time well worth the effort. Finally, let’s look at quality of workmanship and end result. Whether you hire a GC or DIY, the project’s ultimate success is in the hands of the actual men and women who do the work. The importance of experienced, reliable craftsmen cannot be stressed enough. From plumbing to electrical wiring, carpentry to wallpaper-hanging, the trades are full of talented, committed men and women, who are equally interested in a job well-done. A good GC keeps a sharp eye on quality and is in a position to hire sub-contractors with a proven record of excellent performance or spot workmanship not up to par. As a DIY, give serious thought in answering “What end result—in terms of quality—do I expect?” Eliminating a GC should not result in diminished quality of your finished project. If there are pieces of the project you don’t fully understand—and can readily recognize sub-standard workmanship—seek advice and counsel from someone who does. In conclusion, whether you work with a GC or decide to be a DIY, a realistic, well-researched approach makes for a more enjoyable renovation project all around. To help accomplish this, there is a wealth of remodeling resources available, a few of which we’ll examine in next month’s article.

***Submitted by Tom Laskoski, neighbor***



## March 2016

S	M	T	W	T	F	S
		1	2 Trash Pick-up	3	4	5
6	7	8	9 Trash Pick-up	10	11	12
13 Daylight Savings Begins	14 FWISD Spring Break 14-17	15	16 Trash Pick-up	17 St. Patrick's Day	18	19
20 General Member Mtg and BBQ 3-6 pm	21 RPIA Board Meeting 7 pm	22	23 Trash Pick-up	24	25 Good Friday	26 RP Easter Egg Hunt 10 am
27 Easter Sunday	28 Big Trash	29 Big Trash	30 Trash Pick-up Big Trash	31 Big Trash		

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## Meet the RPIA Board

Mike Ritchey, now a famous newspaper publisher, was a Ryan Place resident of 6th Avenue until he, his wife, and family left for Telluride, Colorado. They returned once a year to inform us of how beautiful Colorado was in the summer and how much fun it was during the winter. Mike went on to become general manager of the weekly *Telluride Times* (Mary Beth and I had a mail subscription "to help keep that boy in Colorado.") Later, Mike started a rival paper, *Telluride Today*, and eventually owned a handful of small newspapers in Colorado, including the *Gunnison County Times*.

In 1982, I had the good fortune of being the RPIA President when Mike was the association's secretary. (Mike was once pulled behind a ski boat in the Fourth of July parade on a float entitled "Ski Sixth Avenue.") His minutes of our board meetings were the highlight of the next board meeting, though most board members had requested a copy long before. After retirement, Mike went back to college at Portland State University in Oregon and received a MFA in Creative Writing. The RPIA board minutes must have just been for the practice.

Here are some excerpts from February 8, 1982:

"The RPIA met in front of a roaring fire at Doren Pulliam's house on Lipscomb. President Chris Ebert called the meeting to order, more or less, and passed out the agenda as Marcella Daniel asked about the idea of running advertisements in the newsletter. She seemed to think it was a good idea and so did everyone else. I

However, it proved to be a plan fraught with cul-de-sacs and other dead ends....

As discussion ensued over the association's non-profit status, Joan Kline brought up the subject of incorporation (which no one can be found who knows anything at all about). Doren said all we need is a non-profit postage permit and all agreed until Marcella Daniel pointed out that it costs only \$200 to incorporate and I'm not positive, but I think Rudy Lasoya looked at his treasurer's report showing a negative \$19 cash flow for the prior month. Marcella said none of the records at the post office indicated that RPIA ever had such status.

At that point President Ebert owned up to having "The Box" in his possession. "The Box" is some sort of Ark of the Covenant (so far as I could make out), filled with the association's archives and it is passed from one disinterested party to another.

Rudy asked again about ads in the newsletter. As we discussed it hither and yon, the thought occurred to an anonymous observer that the whole idea was merely a boondoggle and might be left alone. Someone pointed out that we have a lot of good ideas but lousy follow-through. No one took offense."

In defense of RPIA's "lousy follow-through," these projects were in the works during 1981/1982: Documentation for a state historical marker for the McCoy Cattle Trail at Daggett School Park

(The State Historical Commission held an installation service on July 4, 1982 with our US Congressman, Jim Wright, and Mayor Bob Bolen speaking.); construction was underway to create Daggett School Park by closing that block of College Ave.; we did receive our Non-Profit Mailing Permit; we joined the effort to resist the widening of the I-30 overhead along Lancaster Ave. by voting to join in a suit against the Texas Highway Department and we helped negotiate a solution by supporting the widening of Allen Ave. through Fairmount. 1982 was the second year for the Labor Day Garage Sale Weekend and it marked the first appearance of the Lawn Mower Drill Team in the Fourth of July parade which that year tied for the First Place Blue Ribbon. we were still 4 years away from the first Ryan Place Croquet Tournament.

(Oh, by the way. I never opened "The Box.")

***Submitted by Christopher Ebert, neighbor***





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