



President's Letter

Welcome to the New Year! I am happy to report that RPIA has a full year ahead planned. It is going to be a fun and exciting year!

Our new events director, Tim Keith, has already scheduled the events for this year, and many of them are similar to our events last year. The first large event is the spring block party and BBQ. Last year we blocked off the 2300 block of 5th Avenue and rented a bounce house. We are planning on doing the same this year. The Ryan Place BBQ company will cook great BBQ again, and everyone else should bring a dish. Look for an update soon on a speaker and time and date of the event!

There are also plans in the works for a new spring event and fundraiser for Ryan Place. Tim and Ruth Karbach have some great new ideas for raising funds and having a great time together. As they develop, we will make more information available. In addition to events, I am happy to report that RPIA passed a balanced budget at our first meeting of the year in January.

The budget includes funding to maintain our traffic circles and Daggett Park, to fund beautification for the chicanes on Cantey, to produce 10 newsletters, and to support our social events. We also have funding available for improvements to Triangle Park and for our long-term project, improving Daggett Park. As I have discussed in the past, this budget is supplemented by the Candlelight Christmas in Ryan Place home tour in the winter and by your contributions throughout the year.

Which brings me to my next topic – have you contributed this year? Our organization is run by volunteers and supported financially by our neighbor's donations. Please consider donating now if you have not already!

Finally, I want to thank all of the new board members and street directors for 2017. It is always exciting to see new neighbors get involved in the neighborhood. I look forward to seeing all of you at our next event!

Cade Lovelace, President RPIA



Cade Lovelace

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2017 RPIA Board of Directors

Position	Name	Email	Phone
President	Cade Lovelace	clovelace@lovelacekillen.com	817-681-7692 (m)
Vice President	Chris Gee	chriswgee@hotmail.com	210-414-0199 (m)
Secretary	Cindy Belknap	cindy94ag@gmail.com	817-229-8138 (m)
Treasurer	Ryan Scharar	rescharar@gmail.com	713-412-2180 (m)
Parliamentarian	- open -		
Membership, Director of	Ruth Karbach	arkarbach@sbcglobal.net	817-909-3585 (m)
Communication, Director of	Pete Schow	peschow@hotmail.com	214-223-7238 (m)
Activities, Director of	Tim Keith	tkeith78@gmail.com	
Historic Resource, Director of	Donna Darner	drdarner@sbcglobal.net	817-924-5699 (h)
Public Safety, Director of	Chip Mansfield	mansfield.chip@gmail.com	214-207-3367 (m)
Infrastructure, Director of	Aaron Shutt	aaronjshutt@gmail.com	214-454-1294 (m)
Street Directors			
5th Avenue	Keely Welder	keelyline@sbcglobal.net	817-454-5442 (m)
6th Avenue	Josh Gardner	josh.gardner@sbcglobal.net	817-875-7407 (?)
8th/James/Stanley	John Belknap	johnbelknaptx@gmail.com	817-927-0355 (h)
Alston/Lipscomb/Page	- open -		
College Avenue and Cantey	- open -		
Elizabeth Boulevard	Carmel Helsley	carmelhelsley@gmail.com	817-368-1633 (?)
Ryan Avenue	Christina Rangel-Bautista	c.rangel@tcu.edu	682-558-4403 (m)
Ryan Place Drive	Stephen Shupee	stephenshupee@gmail.com	817-296-2599 (m)
South Adams Street	Diane Zemkoski	dwzemkoski@hotmail.com	432-349-1090 (m)
Willing Avenue	Kris Savage	savage.kris@gmail.com	817-507-6742 (m)

Stay Connected

Ryan Place Newsletter

Is posted online at

www.ryanplacefortworth.com

Newsletter layout by Jerry Sullivan

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

Month	Copy Deadline	Distribution
March	February 17	March 4-5
April	March 17	April 1-2
May	April 21	May 6-7
June	May 19	June 3-4
August	July 21	August 5-6
September	August 18	September 2-3
October	September 22	October 7-8
November	October 20	November 4-5
December	November 17	December 2-3

Important Numbers

Fort Worth Police Dept. 817-335-4222

(non-emergency)

NPO 8 on Magnolia

Officer Sergio L Guadarrama

817-944-1316 cell

817-392-3619 office

Code Compliance 817-932-3451
carmen.drake@fortworthtexas.gov

Code Blue / COPs Coordinator

Calvin Clayton 817-392-3973

Animal Control 817-994-4208

Graffiti Abatement 817-212-2700

Streetlight Outages 817-392-8100

Officer Travis Menchaca

817-392-6339



RPIA Financial Report

Tour Revenue 2017		\$17,000.00
	\$10,000 in gen fund	
	\$7,000 in project fund	
YTD General Fund Revenue		
Newsletter Advertising Sales		\$2,050.00
Tour Money General Fund Donation		\$10,000.00
Neighborhood Contributions		\$90.00
Sponsorships		\$0.00
Net Expenses YTD		
Newsletter Printing & Bags		\$1,050.00
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		\$68.00
Parks & Gate Maintenance		\$610.44
Irrigation Repairs		\$0.00
Misc. & online fees		\$0.00
Office Supplies		\$0.00
Membership fees		\$0.00
Event Expense Paid		\$0.00
Improvement Projects	Chicanes	\$0.00
NET INCOME YTD		\$10,411.56
Treasurer: Ryan Scharar		Produced: 1/24/17

WE NEED YOUR DONATIONS

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.

We appreciate your support !

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Cade Lovelace

President

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— Mark Twain



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What Were They Thinking?

While writing our Christmas Thank You Notes, I noticed a small gift that I had overlooked during Christmas morning. Oh. Yeah. I saw it but as yet had not recognized its significance. It is a small pocket-sized blank notebook with a cover emblazoned with the words “fresh rants.” This friend either reads this column and finds them needing a new focus or (as I like to think) finds them helpful in understanding the world around them. So, you can blame my good friend for me collecting the following “fresh rants!”

Tiny “MUTE” buttons – Recently we purchased a new universal remote, not to further confuse my wife on controlling the TV and sound system, but because the MUTE button on the TV’s remote had stopped working. Yes, you guessed it. The new universal remote’s MUTE button was the smallest of its fifty-nine buttons. Why make one of the most used buttons one of the smallest? What were they thinking?


Hidden Left Turn Lanes – Now maybe the Fort Worth Traffic Engineer has retired and replaced by someone who has a self driving computerized car or (and most likely) the Chisholm Trail Parkway has taken priority of two of my usual routes. North bound University Drive and North bound Forest Park Blvd both at I30 have Left Turn Lanes that just 50 feet before weren’t. Thus leaving the unsuspecting driver with an unwanted left turn or a sudden swerve into the right lane. Neither option a good one. What was the Fort Worth T/PW department thinking?

Count-Down Clocks on Walk Lights – “Clocks” is probably not the right term since each “second” is about a half or a third of the expected amount of time. I’m sure this makes a pedestrian walking across the street a little bit uneasy. Last month we were in Manhattan. The seconds in New York City were much closer to what we have come to expect. What were they thinking?

Memory Foam Pillows – You probably don’t want me to get started on that! Just what do memory foam pillows remember anyway? Our mobile phones report to Google every location we visit. We benefit from that technology, especially when we want to avoid hidden left turn lanes, but memory in our pillows! What were they thinking?

These Fresh Rants Submitted by Christopher Ebert, neighbor

24-Year Ryan Place Resident.
Your Neighborhood Expert.



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A Life in Ryan Place



Mary (Lyles) and Garrett Gowan spent the last years of their lives at the 2300 Sixth Avenue residence of their daughter Maggie, widow of wholesale grocer Everett Carter. The story of the Gowans echoes that of other southerners who migrated west after the Civil War and built a new, prosperous life in Texas. This couple had a remarkable partnership from their marriage in 1866 until their deaths in 1930, just three weeks apart.

Garrett, the 21-year-old eldest son of a plantation owner, and Mary, a 17-year-old merchant's daughter, married at Raleigh, Mississippi, one year after the end of the war. The adventurous couple started their honeymoon journey to Texas by train to Vicksburg where they embarked on the *Madam Ruth*, lauded as the finest riverboat. A switch was made to the *Linnie Down* to steam up the Arkansas River to Little Rock. There yoked oxen and an Illinois wagon were bought for their overland trip to Texas. At Hot Springs, Mary donned an over-sized calico dress, and Garrett a large homemade suit to hide their \$20 gold coins in money belts around their waists. Along with Garrett's brother and his wife, they traveled safely through dangerous territory to reach the Texas home of a relative, George Davis.

Garrett and Mary bought 600 head of cattle with Davis's *UD* brand at \$4.50 per head and rounded up the stock which had strayed far and wide during the war. While Garrett drove part of the herd to the New Orleans market in 1867 and 1868, back home in Ellis County trail drivers confiscated the family's stray cattle on the free range to add to their herds destined for sale at the Kansas rail heads. After being nearly "stolen out," the Gowans, with their infant son, moved to Navarro County to avoid further losses.

In the countryside about four miles from the village of Dresden, Mary, a graduate of a girl's seminary (high school), began her teaching career but without a school house. Public education was not available, and families paid teacher directly with lumber, pottery, calves, and an occasional Longhorn. By 1872, the couple, now parents of three children, decided to leave Texas for the lush grasslands in sparsely populated Indian Territory. For four years, they ranched near Eufaula, center of the Muscogee Creek Nation. The couple's expectation of statehood for "Oklahoma" was not realized, and the Gowans made the symbolic gesture of departing on July 4, 1876, for Northwest Texas. They and their five children, ages infant to nine years, arrived in October at their newly purchased one-quarter section on the East Fork of the Wichita River in Clay County.

Continued from page 6

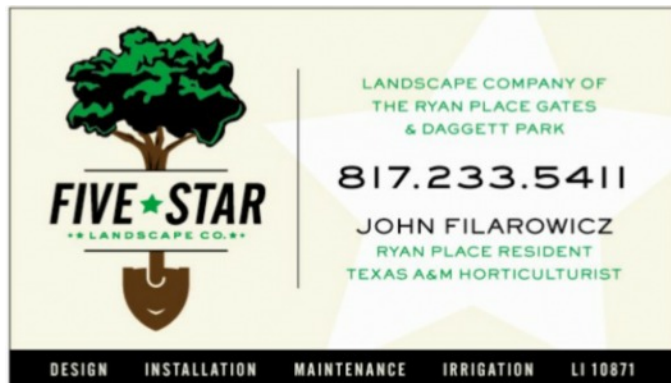
By themselves, Garrett and Mary built a ranch home from lumber they hauled 90 miles from Sherman, but the sills and floor supports were made from hewn logs harvested in the area. Unpolished rock was prepared for a chimney by using a club. They experienced delays with mortaring the rocks together because the mortar froze often that winter.

Mary Gowan was an accomplished weaver, and, unlike most cattle families, the Gowans grazed sheep along with cattle and horses and raised hogs. Given the couple's experiences with the free range, they decided to fence their Clay County property long before it was common practice. The *UD* brand became famous, and the ranch grew to 8000 acres. The family also grew to six children, and in 1891 they build Clay County's first brick home and could obviously use all eight rooms. In 1901, the ranch was divided among the five adult children. Mary and Garrett, now in their fifties but with an unmarried daughter and their youngest son, born in 1892, still at home, retired to an 800 acre tract, and a city house in Henrietta, the county seat.

In 1910 an aging Mary and Garrett bought a new home in Fort Worth's Fairmount neighborhood (1400 Hurley) for themselves and their widowed daughter Maggie and her only child Marguerite Kerr. Mr. Gowan employed himself as an expert cattle buyer in the Stockyards. When Maggie married widower Everett Carter, the Fairmount house was sold. In October, 1913, Maggie and Everett Carter moved into their new residence at 2300 Sixth Avenue, which provided a home over the next seventeen years for the four generations of older and younger family members. A large party for the Gowans' 50th wedding anniversary was held at the Ryan Place residence in 1916. When Mary died at age 80 and Garrett at age 84, they had been married for 63 years and 9 months.

Sources: Pioneer Women in Texas, Annie Doom Pickrell, 1929; History and Biographical Record of North and West Texas, B. B. Paddock, 1906. Fort Worth City Directories, 1910-1930. Fort Worth Star-Telegram; Handbook of Texas Online; U. S. Census, 1860-1940; and Gowan Family Tree, Ancestry.com.

Submitted by: Ruth H. Karbach



RPIA 2017 Events

January

Monday, January 16th

7:00 – RPIA Board Meeting
(St. John's Episcopal Church)

February

Monday, February 20th

7:00 – RPIA Board Meeting
(St. John's Episcopal Church)

March

Monday, March 20th

7:00 – RPIA Board Meeting
(St. John's Episcopal Church)

Sunday, March 26th

2:00 – 5:00 – RPIA GENERAL Meeting (2300
Block of 5th)

April

Saturday, April 1st

8:30-11:30 AM – Cowtown Cleanup (2600
5th Avenue)

Saturday, April 15th

10:00 – Ryan Place Easter Egg Hunt (TBD)

Monday, April 17th

7:00 – RPIA Board Meeting
(St. John's Episcopal Church)

May

Saturday, May 6th

Crawfish Boil / Municipal Election (TBD)

Monday, May 15th

7:00 – RPIA GENERAL Meeting
(St. John's Episcopal Church)

Monday, May 29th

10:00 AM – Memorial Day Croquet
Tournament
(2530 Ryan Place Drive)

June

Monday, June 19th

7:00 – RPIA Board Meeting
(St. John's Episcopal Church)

RPIA 2017 Events

July

Tuesday, July 4th

10:00 – Independence Day Parade and
Softball Game

August

Sunday, August 13th

7:00-9:00 – Back to School Swim Party
(Forrest Park Pool)

Monday, August 21st

7:00 – RPIA Board Meeting (St. John's
Episcopal Church)

September

Saturday, September 2nd

ALL DAY – Annual Labor Day Garage Sale

Monday, September 18th

7:00 – RPIA GENERAL Meeting
(St. John's Episcopal Church)

Deadline: Appoint Nominating Committee

October

Monday, October 16th

7:00 – RPIA Board Meeting (St. John's
Episcopal Church)

*Deadline: Nominating Committee Presents Slate to the
Board*

Friday, October 27th

7:00 – Movie Night
(Triangle Park)

November

Thursday November 2nd

6:00 – New Neighbor Welcome Event
(TBD)

Monday, November 20th

RPIA Board Meeting, General Membership
Meeting & Elections
(St. John's Episcopal Church)

December

Friday, December 1st

Ryan Place Christmas Social
(TBD)

**Saturday, December 2nd – Sunday,
December 3rd**

Candlelight Christmas
in Ryan Place Home Tour

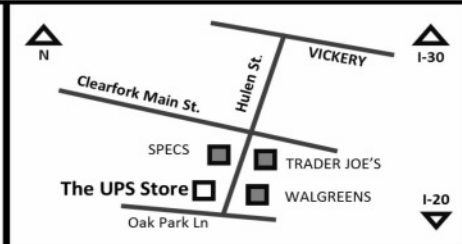
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What does *accountability* mean in today's world?

In my job, I talk about accountability a lot. Not just as a manager of others, but as a team member, a mentor and a friend. And, I have to say I am surprised at how many people are afraid of the word: accountability. It seems to have a negative connotation. I'm told this word is used to point the finger and blame others for negative outcomes. It is too often used as a weapon when things go wrong.

That is not what this word means to me, nor should it to you. It should, in fact, be quite the opposite. When accountability becomes a part of a culture (and is used correctly), there is no need for blaming or pointing fingers. Accountability ensures everyone is invested in the outcome. Each person understands their role and is engaged. With accountability, you own the result. You make a difference. No, I'm not naïve – well maybe a little, but I'll let you judge that.

Here's the point, there will always be outside factors that we cannot control. That's not what you should focus on. If you constantly focus on the negative and what is in your way, how can you possibly move forward? Instead, you ask yourself – *what else can I do?* What a powerful question. This question puts the power back in your hands and allows you to take control of you. You own the outcome. You make the choice. No one can take that away from you.

So, when we feel ourselves falling into that negative cycle or being sucked into a world of drama, please remember the below and that *you* control the outcome.

AN ACCOUNTABLE PERSON...

seeks continuous improvement
does whatever it takes to get it done
doesn't allow others to control the outcome
takes responsibility for their actions (or lack thereof)
doesn't allow themselves or others to play the victim
raises their hand and asks for help upfront
owns their mistakes and learns from them
finds solutions that benefit the whole

Submitted by Claire Browning, neighbor

From Start to Finish

Remodel, Renovate, Restore, Fixer-up!

Recently, someone posted an article on the Ryan Place FaceBook page about what happened in another city when a resident overbuilt their historic-looking but new dream home in the middle of neighborhood with an historic overlay. Without going into the details presented in the article, the new house threatened the property values of all of the neighboring older historic homes, changed the skyline views and indoor fireplace use of the house next door, and endangered the character of the neighborhood. Because of the historic overlay protecting the neighborhood, the new homeowners ended up having to make a decision to relocate their house or rebuild it.


This same situation, where old houses are torn down to make room for new (often much bigger) houses that don't resemble the rest of the neighborhood, is happening all over the City of Fort Worth. Property and tax values are affected, original neighborhood residents are being forced out of their homes, and nothing is in place to guide or stop the design of the new homes.

What exactly is an historic overlay? It is a local historic designation zoning overlay that is used to identify and protect structures or sites that exemplify the cultural, economic, social, ethnic or historical heritage of a specified area. The zoning overlay and adopted design standards and guidelines function as directions for restoration, additions, relocation, partial or total demolition. Historic overlays supplement the base zoning ordinances for the area.

The basic idea behind the creation of a historic district is to preserve the character and identity of neighborhood or area for the future. Historic overlay design standards and guidelines are drawn up by the district property owners, and typically address new construction and alterations to the materials and design of the exterior of existing structures. Overlays can be as restrictive or flexible as the property owners determine for their neighborhood and don't have to be a one-size-fits-all approach. For example, guidelines for a 1920s house should not be applied to a house built in the 1940s. Historic overlays are not the arbiters of taste and do not apply retrospectively to non-historic changes already made to existing structures.

A historic overlay would protect the quality of life and unique character of our wonderful neighborhood. Do you support?

Submitted by Donna Darner, RPIA Director of Historic Resource



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Real Estate Corner

7 questions for shopping for a Realtor/Broker in Ryan!!

Not sure if you noticed, but the 'For Sale' signs around Ryan & Fairmount have been changing in recent years. Sure, there are definitely still some of the nationally recognized names. And there are brokers that have been around for years, if not decades. But there are now new ones you didn't see a few years ago. Some brokers big in other markets that are making their way into the Fort, and some are starting and growing locally! So many choices!

Innovation and market opportunity locally have created the perfect environment for you to have analysis paralysis the next time you decide to sell your home. Choosing the right brokerage is very important and equally important is that you select an agent that is a good fit for you. After all, this is possibly your most valuable asset in your financial portfolio!! How it is marketed and handled is personal, so you want to make sure this is navigated in a competent manner tailored with your (and your real estate's) needs.

Consider these questions when you are looking for your next real estate representative:

1. Can you provide three references from past clients?
2. What is your experience in this neighborhood?
3. How will you & your brokerage market the home?
4. How will you communicate with me?
5. Be honest. What is the biggest challenge my home will have?
6. What is the highest possible price the current market will bear for my home and what should I expect to net?
7. What media will you use and can I see analytics and feedback?

The truth is that most people follow their gut and know in the first few moments of interaction if the agent fits them. But do take a few moments to follow up on your intuition for the sake of your own financial needs! It is a BIG decision.

Submitted by,

Jeff Anderson

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Address	Sq Ft Total	Year Built	Beds	Baths	Current Peice
1616 Elizabeth Blvd	1532	1952	3	2	\$260,000
2300 Ryan Pl. Dr.	2374	1957	3	2	\$389,000
2508 5th Ave.	2834	1922	4	3	\$424,900
1302 Elizabeth Blvd.	6074	1913	5	4.2	\$1,299,000
2508 6th Ave.	2674	1917	3	3	\$379,000 Contract
2608 Ryan Ave.	949	1943	2	1	Sold
2726 5th Ave.	2923	1936	4	2.1	Sold

February: Time to Start Your Garden

It is never too early to start working on your vegetable garden. Here are a few veggies to start with this February –

Potatoes, make sure to use rich, well-drained soil

- Worried about fungus? A light dusting of sulfur will protect from fungal growth

Asparagus, a perennial

- These take at least a year but are well worth the wait! Make sure you give them plenty of room and time to develop.

Horseradish, very easy to grow

- Grown from a root – it has been known to takeover so make sure you set some boundaries.

As for the rest of your yard, make sure you get a pre-emergent down soon to help prevent those pesty weeds this spring.

Looking for a North Texas growing guide? I recommend:

<http://aggie-horticulture.tamu.edu/> Submitted by
Claire Browning, neighbor



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RPIA Donors List 2017

Please 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.

We appreciate your support!

Here are our different levels of support:

Sustaining Neighbor – Donation above \$200
Community Patron – Donation of \$101 to \$200
Neighbor Builder – Donation of \$36 to \$100
Good Neighbor Level – Donation up to \$35

Thank you to each of the households listed below for their monetary contributions to the neighborhood this year.

Sustaining Neighbor Level:

Dave & Laurie Mikitka – 5th Ave
Jerrell & Donna Lemunyon - RPD

Good Neighbor Level:

J. Carter Matheney Tieman – 6th Ave

Donors are listed as of 1.24.17 receipts



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February 2017

S	M	T	W	T	F	S
			1 Trash Pick Up	2 Groundhog Day	3	4
5	6	7	8 Trash Pick Up	9	10	11
12 Lincoln's Birthday	13	14 	15 Trash Pick Up	16	17	18
19	20 President's Day	21	22 Trash Pick Up Washington's Birthday	23	24	25
26	27 Big Trash	28 Big Trash				

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1933 Chatburn Ct. \$233/SF
2726 5th Avenue \$184/SF
2036 Hawthorne \$233/SF

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30 days from listing."*

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"It was our best real estate experience ever!"

"Ruth exhibited outstanding attention to detail and always put our needs first."

"You can't go wrong if you choose Ruth as your Realtor."

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in today's market? Visit my website and
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