



November 2017

## **RPIA President's Update**

The holiday season is here, and it is almost time for the Christmas Tour!

This is the neighborhood's fundraiser for the year and RPIA has decided to spend the funds generated from the tour on improving Daggett Park. The tour has many interesting homes this year and is always looking for volunteers. It will need volunteers to docent at the homes and to work the ticket booth. The tour will also need folks to help prepare the homes and clean up afterwards. If you are interested, please let Sarah Rucker know or go to the RPIA Facebook page. There is an online sign-up available. By volunteering, you will get a ticket to the Wine Down on Sunday, December 3<sup>rd</sup>, where all the volunteers get together and enjoy a relaxing night after the tour.

Plan on joining us at the RPIA Holiday Celebration on Friday, December 1<sup>st</sup> at WineHaus from 6:30 to 10:00. The ticket price this year is \$40.00, down substantially from the previous years. Ryan Place's own Chef Nehme Elbitar will be serving a variety of delicious heavy hors d'oeuvres and holiday treats. The food as well as wine, beer, and non-alcoholic beverages are included in the ticket price. Valet service will be available. This is a great traditional event wherein the neighborhood gets together to kick off the Christmas Tour and to celebrate the upcoming holidays. An Eventbrite link is set up to purchase tickets online at our Facebook page. You can also email me if you would like to purchase tickets.

On Monday, November 20 RPIA will be having its final General Meeting of the year. This is a potluck dinner and informal meeting. During this meeting, we nominate new board members and enjoy dinner together. I will also update the members on the year and take suggestions for next year's activities. The meeting starts at 7 p.m. at St. John's. Bring a dish and enjoy our company!

I look forward to seeing everyone at the Christmas events!

***Cade Lovelace, President RPIA***

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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	979-220-5932
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	aaronshutt@gmail.com	214-454-1294 (m)
<b>Street Directors</b>			
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 Streets	- open -		
College Avenue and Cantey Street	Kendall Wells	jkwells430@yahoo.com	817-705-1606 (m)
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 Shupree	stephenshupree@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

- Copies of Newsletters and RPIA Meeting Minutes are posted on [www.ryanplacefortworth.com](http://www.ryanplacefortworth.com)
- Sign up for Emails on [www.ryanplacefortworth.com/stay-connected](http://www.ryanplacefortworth.com/stay-connected) under Email Notices
- Find us on Facebook by searching "Ryan Place Improvement Association"

## 2017 Deadlines and Distribution Dates

<u>Month</u>	<u>Copy Deadline</u>	<u>Distribution</u>
December	November 17	December 2-3

[rpianewsletter@yahoo.com](mailto:rpianewsletter@yahoo.com)

*All submissions are subject to editorial review and approval.*

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. 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. The NEWSLETTER is also posted online at [www.ryanplacefortworth.com](http://www.ryanplacefortworth.com).

## Important Numbers

<b>Fort Worth Police Dept.</b> (non-emergency)	817-392-4222
<b>NPO 8 on Magnolia</b>	817-871-8885
<b>Officer</b> <b>Sergio Guadarrama</b>	817-944-1316 cell 817-392-3619 office
<b>Code Compliance</b> Eric I. Muhammad	817-392-5093
<b>Code Blue / COPs Coordinator</b> Calvin Clayton	817-392-3973
<b>Animal Control</b>	817-994-4208
<b>Graffiti Abatement</b>	817-212-2700
<b>Streetlight Outages</b>	817-392-8100



# Ryan Place Improvement Association

## November 2017

### Financial Report

<b>2016 Christmas Home Tour Profit</b>	<b>\$17,000.00</b>
(\$7,000 to park project; \$10,000 to General Fund)	
<b>2017 YTD General Fund Revenue</b>	
Newsletter Advertising Sales	\$6,670.00
Insurance Reimbursement	\$851.00
Neighborhood Contributions	\$14,568.70
Candlelight Tour Advertising Sales	\$2,400.00
Candlelight Tour Ticket Sales	\$0.00
<b>TOTAL REVENUES</b>	<b>\$24,489.70</b>
<b>YTD Expenses</b>	
Newsletter Printing & Bags	\$9,078.63
Web Domain set up	\$0.00
Constant Contact	\$404.64
D & O Insurance	\$1,778.00
PO Box Rental	\$108.00
meeting signs	\$0.00
Circles & 8th Ave Gates Water & Irrigation	\$577.00
Parks & Gate Maintenance	\$5,580.58
Irrigation Repairs	\$335.89
Misc. & online fees	\$104.62
Office Supplies	\$0.00
Membership fees	\$285.00
Event Expense Paid	\$3,751.56
Improvement Projects	\$500.00
Candlelight Tour Expenses	\$0.00
<b>TOTAL EXPENSES</b>	<b>\$22,503.92</b>
<b>YTD NET INCOME</b>	<b>\$1,985.78</b>
Treasurer: Ryan Scharar	
Produced as of 10/24/17	

#### NOTICES RECEIVED FOR ZONING CASES FOR NOVEMBER ZONING COMMISSION

Please review the Zoning Commission Website  
for the applications.

ZC-17-196: City of Fort Worth request on 3230 6<sup>th</sup> Ave.  
from multi-family to single.



### Power Up with FRUITS & VEGETABLES

Watching what we eat can help our waistlines, but the benefits of a plant-based diet extend far beyond belt size. Fruits and vegetables are so nutritious that they can reduce the risk of certain diseases. Join the Blue Zones Project movement and discover the power of a Plant Slant diet.

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## RPIA Donors List 2017

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

### Sustaining Neighbor

Dave & Laurie Mikitka  
Jerrell & Donna Lemunyon  
William (Cade) and Jennifer Lovelace  
Bernadette Davila & Mike Turner  
Jim & Kitty Loveless  
William & Marilee Haughey  
ANONYMOUS  
Patricia Polenz  
Richard B. Thompson and Anne E. Arvin

Joan Kline  
Steve and Diane Zemkoski  
Joel Burns and J.D. Angle  
John and Jennifer Fitzgerald  
Lin & Randy Parham  
Marjorie C. Barnes  
Rich and Karly Johnston  
Clarence and Llisia Lewis

Gary and Deborah Carl  
Jill Driggers  
Spencer Tanke  
Gary & Terri West  
Christopher Stevens & Kate Little  
Cynthia Gray and Ashley Gray  
Cindy & Javier Lucio  
Donna Darner

### Community Patron

Francisco Hernandez  
Elzie Wilson  
Josh and Amy Gardner  
Neal and Vicki Peden  
Kathryn Hansen  
Ross and Carol King  
Katie Shumate  
Dennis Madigan and Sondra Sheffield  
Chris and Allison Gee  
Bob and Laurie Trimble  
Tommy and Susan Drake  
David and Susan Parrish

Bob and Mary Weathers  
Anne Kline  
Rich and Angela Bettinger  
Alan and Kendal Lake  
David and Gwen Perez  
Chuck & Pam Tynan  
James & Kirsten Sluck  
Carmel Helsley  
Laura Docker  
Carson & Beverly Watkins  
Shannon & Lisa Logan

Tracy & Frank Papa  
Christina & Nehme Elbitar  
Nikki, Pat, and Maddie Berry  
Jeff & Mecca Givens  
Kendall and Sonny Glenn Wells  
John and Danielle Morris  
Barbara Bell  
Lisa Lankes  
Ted & Dana Settle  
Chip and Jill Mansfield  
Kelly Gillham  
Ry & Many Shorr

### Neighborhood Builder

Kipp Baker  
Diane McCusker  
Donna Thomson  
Ruth Karbach  
Ellen Warthoe & J. Blake Hardy  
Sam, Shel, Izzy & Boston Juliao  
Deborah K. Crow  
Dazzle Shrestha  
Ignacio Del Toro  
Stephen and Amy Sheppard  
Duran and Margaret Doak  
Lou and Barbara Lucignani  
Ryan and Bronwyn Scharar

Yates and Janet Brown  
Alberto and Christina Bautista  
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Keith & Wendy Kessel  
William Estes  
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Jim & Diane Newsom  
Sharon Stephan  
Mary Orzel  
Loy Rooke & Rita Cody  
Pat Ford  
Rick Tucker  
Javier and Patricia Rodriguez  
Chris Phonpituck

### Good Neighbor

J. Carter Matheney Tiernan

J.P. & K. Ivey

Lindsay Barnes

Braden Barr, Patricia O'Keefe and Evelyn Barr

Michael and Courtney Gilson

Tim & Kari Keith

Peter and Mary Schroder

Drew and Madeleine Savage

Roseann Giambro

Howard and Karen Stone

Doug Baldwin and Susan Keller

Jari Emmons

Mike and Jamie Fisher

John and Cindy Belknap

David and Barbara Tumlin

Rita and Michael Utt

Bob Reese and Pat Scott

Teresa Crafton

Edward and Eugenia Furber

Joe Murphy

Steve and Debra Flanagan

Vincent Bradford and Joe Imoe

Meg Gibbons

Lloyd and Lisa Day

Katelyn and Michael Smith

Richard & Diana Hicks

Jason & Rachel Manning

Layne & Matt Craig

John Riley

Kelli Cunningham

Melissa Acosta

Cameron Szok

Christina & Michael Renner

Vicki Petty Kygar

Kris Savage

Justin & Jennifer Sanders

Marjorie Martinez & Colman Roach

Kristin & Michael Sloane

Scott and Rochelle Schroeder

Stephen & Judy Robinson

Mike Lindner

Carolyn Johnson

George & Nicole Havrilla

Barbara Forshey

Randy & Rainey Dukes

Mary Jane & Mark Debenport

Cox Family

Lance & Christy Cleveland

Rachel & Kevin Arndt

William & Keely Welder

Jason Allen

Coleman & Kristen McDonald

Brittany & Blaine Carnes

Patricia and Javier Rodriguez

Anne & Jay Menninger

Rachel and Stephen Shupe

Leah Brown

Jerry & Becky Moody

Abby Dozier Sehgal

Randy and Tisha Scott

Brian + Jill + Gus

Sally Harger

James & Katie Preuss

thank  
you!

**Ryan Place Improvement Association**  
Invites You to Join Us For

# A Holiday Celebration at WineHaus

  
Friday, December 1st  
1628 Park Place Ave, Fort Worth  
6:30 PM  
  
Festive Attire




Chef Nehme Elbitor will be serving a variety of delicious heavy hors d'oeuvres and holiday treats. The food as well as wine, beer, and non-alcoholic beverages are included in the ticket price. Valet service will be available.

To Purchase Tickets, Visit [www.RyanPlaceFortWorth.com](http://www.RyanPlaceFortWorth.com)

Tickets must be purchased by Friday, November 24th, 2017.

Tickets are \$40 Per Person






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## Ryan Place Improvement Association Mission

- Improve, beautify and protect the Ryan Place neighborhood;
- Encourage a friendly association among residents;
- Protect the basic character of the building scale and open space of Ryan Place against increased density and traffic;
- Perpetuate the historical, residential qualities, and traditions of Ryan Place's role in Fort Worth history;
- Ensure Ryan Place's constructive participation in the development of Fort Worth;
- Represent the property owners and residents in community concerns and opportunities.

## 2017 Donation to RPIA

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LEVELS OF Sustaining Membership \_\_\_\_\$35 Good Neighbor \_\_\_\_\$100 Builder \_\_\_\_\$200 Patron  
\_\_\_\_Other

PAYMENT BY: \_\_\_\_Check to RPIA  
\_\_\_\_via [www.ryanplacefortworth.com](http://www.ryanplacefortworth.com).

NAMES) to be listed in the Newsletter:

ADDRESS:

PHONE(S):

EMAIL:

\_\_\_\_I am interested in learning about volunteer opportunities

Please mail the completed form to RPIA, P. O. Box 11122, Fort Worth, TX 76110.

We Need You  
(and your Opinion)!

**\*NEW\*** City Historic Preservation Ordinance Language  
Attend a public meeting with the City Staff and provide input!



**Public Meeting: November 9, 2017**  
**6:30pm at St John's Episcopal Church Mitchell Hall**

Ryan Place and Fairmount are hosting a joint public meeting with the City of Fort Worth's landmark staff to discuss the proposed revisions to the Historic Preservation Ordinance. Since last month, the city staff has been meeting with various historic districts and others who are interested in preserving Fort Worth historic properties to collect input on their proposed new ordinance language. The changes will impact the Elizabeth Blvd. Historic District and would impact a future Ryan Place Historic Overlay.

The efforts to streamline the approval process and reduce the staff workload are welcome changes. The Historic Preservation Office (HPO) has been understaffed for years, and the changes will give the HPO more power and jurisdiction. A major change in the property tax exemption for restoration projects is also being proposed. The new language excludes any interior rehabilitation costs except for essentials such as electrical and plumbing. The tax exemption application must also be submitted and approved before any work has begun. The minimum rehabilitation costs threshold is set at 30% of the house value per TAD. We have asked the HPO to lower this threshold in the revision in light of their removal of inclusion of interior project costs. We have also requested a two-tiered tax relief plan. Other changes that have been requested by interested parties include greater HPO transparency and inclusion of the historic district in HPO decisions, when needed.

As a brief refresher on historic overlays from my previous newsletter articles: A Ryan Place historic overlay would protect the quality of life and unique character of our wonderful neighborhood for the future. It would be a local zoning supplement to the base zoning ordinances for the area. 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.

We are asking RP neighbors to come hear about these changes and make your voice heard if you have any questions, concerns, or proposals on November 9. The HPO will present the final revised ordinance to the Landmark Commission in December.

*A local historic district is a significant concentration, linkage, or continuity of sites, buildings, or objects united historically or aesthetically by plan or physical development (US National Park Service definition).*

Submitted by Donna Darner, RPIA Director of Historic Resources



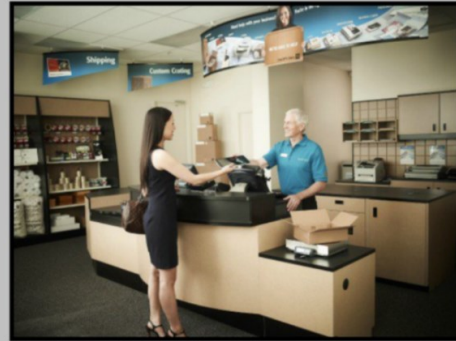
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## HALLOWEEN CANDY DROP OFF



## Help Support Our Troops!

Drop off your excess Halloween Candy and it will be donated to our US Troops deployed overseas through a non-profit organization known as **Operation Gratitude**.

### DROP OFF LOCATION:

1612 Pennsylvania Ave  
(Just west of 8th Ave)

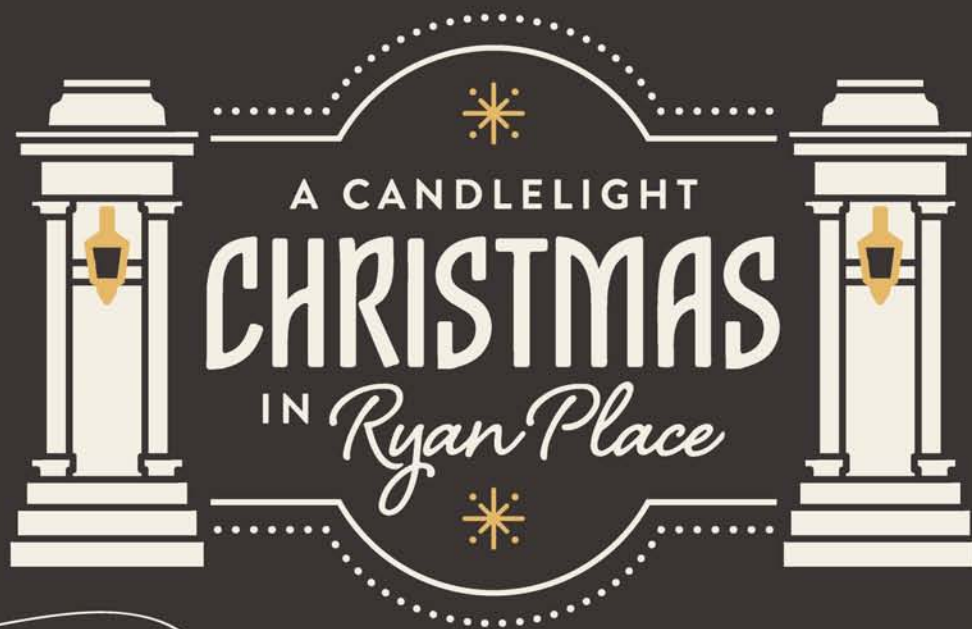
For the kindness of YOUR donation, you will receive a FREE take-home Opalescence Whitening Tray to brighten your smile! We will be collecting candy from...

**Wednesday, November 1 until Thursday, November 9**

### Office Hours:

Monday, Tuesday, Wednesday 8am-5pm  
Thursday 8am-3pm  
817-926-1300





# *Home Tour*

DECEMBER 2 & 3

VISIT A MIX OF FIVE CHEERY HOMES,  
ALL DRESSED UP FOR CHRISTMAS

ANNUAL HISTORIC PRESERVATION FUNDRAISER OF RYAN PLACE

TICKETS AVAILABLE AT ST. JOHN'S CHURCH,  
THE BUTLER'S ANTIQUES, OLD HOME SUPPLY  
& [RYANPLACEFORTWORTH.COM](http://RYANPLACEFORTWORTH.COM)



# RPIA General Meeting

**Potluck Dinner – Bring a Dish**

St. John's Church

2401 College Avenue

**Monday, Nov. 20<sup>th</sup> 7:00 pm**

Join us for the final RPIA meeting!!

Bring a dish to share



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### Booze on the Blvd

All the kids have trick-or-treated,  
You marched them up and down the streets.  
You dressed them in their costumes,  
You helped them fill their bag with sweets.

They're coming off their sugar high,  
What comes next must be the crash.  
Time to leave them with a sitter,  
And head out to a grown-up boozy bash.

We'll be parading down Elizabeth,  
Stopping at 4 porches we'll soon make  
known,  
Each one will offer a tasty treat,  
As for drinks, you'll bring your own!

It's a BYOB kind of a night,  
Just don't leave your trash out in the yard.  
Grab your friends and tell your neighbors,  
Let's Booze Up the Boulevard!



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Monique Nicholson, RPh

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Phone: 817-924-9292  
Fax: 817-924-9264

1601 Park Place Ave, Suite B  
Fort Worth, TX 76110-1303

**When:** Saturday, November 4<sup>th</sup>, 7:30 to 9:30 pm

**Where:** Elizabeth Blvd. (First Stop Llisa and Tom Lewis at 1101 Elizabeth Blvd. Other porches TBD)!

**What:** Booze on the Blvd. Porch Crawl for Ages 21 and up

This is a free event for Ryan Place Residents and friends! If you should feel called by the spirit(s) to help contribute,

## HALF PRICE BOTTLES OF SELECT WINES

### EVERY MONDAY AND TUESDAY



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*Monday - Thursday 11 am – 9 pm*

*Friday 11 am – 10 pm*

*Saturday 10 am – 10 pm*

*Sunday 10 am – 2 pm*

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Sunday**

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Hey RP neighbors and friends! When you find this newsletter on your doorknob, another huge Halloween will be in the rear-view mirror. Thanksgiving just ahead. But take a look just a week past that... and it's that special time of year again in Ryan Place: Candlelight Christmas!

Did you know: Home Tour proceeds will again be the major fundraiser for Ryan Place Improvement Association events and improvements. The more tour tickets we sell, the more improvements to Daggett Park and the more festivities and good things for our neighborhood. Tickets will again be available at The Butlers Antiques on 8th and Old Home Supply on College, \$15 in advance. They'll also be online through the [RyanPlaceFortWorth.com](http://RyanPlaceFortWorth.com) website. Tour dates are always the weekend after Thanksgiving, so this year it's **December 2nd (noon to 9pm) and 3rd (noon to 5pm)**.

We can't open five lovely homes to visitors without neighborhood hosts (aka docents)! **We have 150 volunteer slots to fill... two-and-a-half and three hours each.** Please help! It's fun and easy. You bring your friendly smile and we'll supply a few notes to share with visitors. Keep folks moving smoothly, enjoy yourself and that's it!

What's in it for you? That warm, fuzzy feeling that you're part of making this year's Home Tour happen! We truly couldn't do it without a large army of volunteers, many involved year after year. Beyond knowing you're part of it all, you'll earn a free Home Tour ticket (\$20 value) for each shift you volunteer. (Yes, you may earn free tickets for others.) Plus... you'll get an invite to our private Wine Down celebration for volunteers on Sunday evening! Undisclosed (but must see) location... only for volunteers.

You're in, right? Here's where you sign up... **go to [SignUpGenius.com](http://SignUpGenius.com)** and search for [CandlelightChristmas@gmail.com](mailto:CandlelightChristmas@gmail.com). That's the most efficient way to view the homes and time slots available (and also see with whom you'd like to volunteer) and sign yourself up. Or email that address. Or call me. Just do it, please... and now would be good so you don't forget! Thank you so much! It's going to be a superb tour this year!

Kris Savage  
Volunteer Chair  
817-507-6742





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## A Texas Road Trip

Texas is one big state, almost the biggest! Our friends, Shelia and Harold from The Bronx, New York City, had never been to Texas. So, we volunteered to take them on a short driving tour of our Great State. As it turned out the driving part was not short, 1,583 miles, about the same distance as from Fort Worth to New York City.

We avoided big cities like Dallas & Houston and focused on smaller ones: Austin, San Antonio, and (of course) Marfa. In the song **“That’s What I Like About Texas”** by Gary P. Nunn, he sings about our “wide open spaces, The Brazos and Colorado rivers, the Menger Hotel and the Alamo, another burrito and cold Lone Star.” That was the Texas we wanted to show our friends. We Texans are proud of our state and its history, and we have that “whole-separate-nation thing” going for us. There was that war with Mexico from The Alamo to San Jacinto. Then after a period of independence from Mexico (1836 - 1845), Texas entered the Union by treaty, etc. etc. Well our friends had recently rented the movie, The Alamo. Yes, there still must be a Blockbuster Video in the Bronx. So, they thought they actually knew Texas. We set out to prove them wrong!

One thing you have to say about Texas is that somewhere along the line we had a very good P.R. department. The legends, the everything-is-bigger-in-Texas, and all the Texas myths had sunk into the minds of our friends from The Bronx. They believed it all!

Our first stop was Austin to tour the capitol building with a dome higher than the US capitol building in Washington. Texas at 302.64 feet vs Washington at only 288 feet. Austin’s good news was that Freddy Black’s BBQ on Barton Springs Road had the best smoked pork ribs any of us had ever tasted. The disappointing news was that the Mexican Free Tail Bats who literally hang out under the South Congress Bridge had migrated south a couple of days before we arrived.

The next morning after breakfast at the Driskill Hotel we were off to San Antonio, The Alamo, the Menger Hotel and San Antonio’s River Walk. The Alamo (with the exception of being smaller than they expected) lived up to expectations. It had a very well done living history exhibit with volunteers showing cannons, medical practices and the life of the volunteer militia at the time of the fall of the Alamo.



The next day we headed west toward Fort Davis, the McDonald Observatory, and Marfa. Where Dr. J.P. Schwartz, a previous Ryan Place resident, hosts **‘Far Out West Texas Blue Monday’** a program of a curated mix of Texas blues music on Marfa Public Radio.

Nearing Marfa we passed through a Customs and Border Control Checkpoint without any drama. Good thing! We weren’t sure if Texas required US passports for entry from people from The Bronx! Especially a whole carload

of suspicious looking seniors in matching T-Shirts. It must be something they do up east to make sure you don’t get lost from your tribe.

The Ryan Ranch just west of Marfa was the location of the filming of *Giant*, 1956. Today Marfa is home of a thriving artist community and the Chinati Foundation with Donald Judd’s installation of 100 aluminum boxes each with the same exterior dimension, but with no two being alike and Dan Flavin’s large scale work in colored fluorescent light. Also an invitation only Eight Ball Pool Tournament at the Lost Horse Tavern ended in a tie: Texas - 1, New York City - 1.

The Star of our Texas Tour was not on the ceiling of the capitol dome, but were “the stars at night, big and bright” from the McDonald Observatory’s Star Party: The Milky Way could be seen from horizon to horizon, a fly over by the International Space Station and the Iridium satellite could be seen with the naked eye and the telescopic views of the planet Saturn and its rings.

While heading back to Terminal A at D/FW we drove by Santa Rita No. 1, the well that proved in May, 1928 that there was oil in West Texas’s Permian Basin. Saw the International Water Lily collection in San Angelo and had lunch at The Hard Eight BBQ in Stephenville. I’m not sure Shelia and Harold will be back to Texas soon, but they now know you can’t drive to all those places named in country western songs in one afternoon.

**Submitted by Christopher Ebert, neighbor**

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