



President's Letter

Many fun events are coming quickly in Ryan Place! Be sure to mark your calendars!

On April 1st, Ryan Place is going to again participate in the Cowtown Great American Cleanup. We will meet at 9 am at 2600 5th Avenue, then break into teams to find areas in the neighborhood that need to be cleaned. Last year, this group made a huge difference on the alley from Ryan Avenue to Braum's. We will provide bags and gloves, we just need the man, woman, and kid power! This is also a kid-friendly event, so bring as many arms as possible.

The annual Easter Egg Hunt is on Saturday April 15th from 10 to 11 am. Our neighbor Sunnie Sellers has graciously allowed us to use her side yard at 1111 Elizabeth Boulevard. Central Market has donated Easter cupcakes for the children, and

Starbucks coffee service will be available. All ages are welcome!

We have a great new event this year, and hope that all neighbors will join us to celebrate. On May 6th from 4 to 7 pm, RPIA is going to host a RPIA Membership Drive/Crawfish Boil at Daggett Park. This is a membership drive, so we are asking that each household make at least a \$35 donation to attend. You will be able to pay at the event.

We will have a band, Whiskey Pants, for everyone to enjoy and a bounce house for the children. Neighbors are going to cook crawfish, so bring a chair and enjoy the weather, band and food. Tim Keith and Ruth Karbach are working hard to make this a fun event for the entire neighborhood. Put it on your calendar!

Finally, municipal and school district elections are May 6. Ryan Place's city council seat and school board trustee position are on the ballot. All four candidates for those positions will be attending the next RPIA board meeting

on April 17th. Our meetings are at St. John's church, starting at 7 pm. If you would like to hear from them directly, please plan on attending.

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	
Historic Resource, Director of	Donna Darner	drdarnar@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)
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
May	April 21	May 06-07
June	May 19	June 03-04
August	July 21	August 05-06
September	August 18	September 02-03
October	September 22	October 07-08
November	October 20	November 04-05
December	November 17	December 02-03

Important Numbers

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(non-emergency)

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817-392-3619 office

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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



Tour Revenue 2017		\$17,000.00
	10,000 in gen fund	
	7,000 in project fund	
YTD General Fund Revenue		
Newsletter Advertising Sales		\$5,175.00
Tour Money General Fund Donation		\$10,000.00
Neighborhood Contributions		\$4,006.00
Sponsorships		\$0.00
TOTAL REVENUES		\$19,181.00
YTD Expenses		
Newsletter Printing & Bags		\$1,050.00
Web Domainset up		\$0.00
Constant Contact		\$196.80
D& O Insurance		\$0.00
PO Box Rental		\$0.00
meeting signs		\$0.00
Circles & 8th Ave Gates Water & Irrigation		\$52.63
Parks & Gate Maintence		\$1,502.18
Irrigation Repairs		\$64.34
Misc. & on line fees		\$5.84
Office Supplies		\$0.00
Membership fees		\$0.00
Event Expense Paid		\$350.00
Improvement Projects		\$0.00
Misc.		\$0.60
TOTAL EXPENSES		\$3,222.39
YTD NET INCOME		\$15,958.61
Treasurer: Ryan Scharar		
Produced as of 03/20/2017		

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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Ryan Place Improvement Association

EASTER EGG HUNT

Saturday, April 15TH

10:00 TO 11:00 a.m.

At the home of Sunnie Sellers

1111 Elizabeth Boulevard

Starbucks Coffee Service
Will be available.



Thanks to
Central Market for
generously donating
Easter cupcakes for
the children!

Central Market
REALLY INTO FOOD

RYAN PLACE MEMBERSHIP DRIVE

Saturday, May 6th
4:00 p.m. until 7:00 p.m.

DAGGETT PARK



The Ryan Place cooks will be boiling up corn, sausage, crawfish & more!
Join your neighbors at this fun event and help boost R.P.I.A.
membership and participation. Food service begins at 4:00 p.m.

LIVE MUSIC

FROM 5:00 UNTIL 7:00 P.M.

by

WHISKEY PANTS

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Bounce House

for kids

Thanks to our friends at Central Market for assisting
with the groceries!

Central Market
REALLY INTO FOOD

HOW TO ATTEND THE R.P.I.A. CRAWFISH BOIL?

A \$35.00 sustaining
membership contribution
to R.P.I.A. made in 2017,
prior to the event, will
admit you and all
members of your
household. Like all of our
events, friends of Ryan
Place are also able to
attend with a \$35.00
household donation.

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34th Annual Candlelight Christmas Home Tour

Greetings Friends, Families, and Fans of Ryan Place!

With plans for the 34th Annual Candlelight Christmas Home Tour in Ryan Place well under way, we'd like to surprise a few lucky winners with some complimentary tickets to this year's tour! Be on the lookout for CC the Gnome to be making some pop up appearances at various neighborhood events throughout the year, including the fun-filled family Easter Egg Hunt on April 15th, the neighborhood Crawfish Boil and Membership Drive on May 6th, as well as the 4th of July Festivities! With a little help from the committee members, CC will be drawing names and handing out free tickets at each of these events, so please be sure to sign up for these FREE raffles and make plans to attend the 34th Annual Home Tour on December 2nd and 3rd this year!

As always, if you have any Candlelight questions, comments, and/or concerns, please feel free to contact the home tour committee at candlelightchristmas@gmail.com.

A LIFE IN RYAN PLACE

It was August, 1973, and Elzie Wilson was a worried man. He and his wife Evelyn and their children moved from a too small home by Crowley Road to a two story, in-need-of some loving care red brick home in Ryan Place, and Elzie feared he would never be able to pay off the house's \$38,000 mortgage in his lifetime. Unemployment and inflation were escalating, and, though the Vietnam War had wound down, there were problems in the White House. Two months after the Wilsons moved to Ryan Place, Vice President Spiro Agnew resigned in a plea deal to avoid prosecution for extortion and bribery during his years in politics. The Watergate story was unfolding, and in 1974 President Nixon resigned.

Ryan Place and Fairmount were deteriorating neighborhoods, and those who ventured to buy here, instead of fleeing to the suburbs, were called "urban pioneers." Crime was a chronic issue, and there was not the police presence we know today. In fact, within a few months of the Wilsons' move to Ryan Place, a burglar stole a jar of coins in the house and then set fire to a bedroom on the second floor; and the family had to move to the apartment next door for six months while Elzie repaired the entire top story of the home. The then unique Ryan Place Improvement Association was in its infancy and combating commercialization of the area, multi-unit housing in formerly grand homes, and urban blight, while taking on the school district and city to reverse the decline of the neighborhood. Elzie could not have envisioned the successes of the determined members of RPIA in the next four decades: the beautification with trees and crepe myrtles plantings at homes and the neighborhood entrances plantings; the establishment of two parks; a revived neighborhood school and establishment of a Montessori program; historic gates (pillars) reconstructed or preserved; a Christmas tour of homes fund raiser; designation of Elizabeth Boulevard as a National Historic District, and a number of bond-funded infrastructure improvements.

As an apprentice electrician, Elzie met Evelyn when she was performing in *Blythe Spirit* by Noel Coward at her high school, Trimble Tech. The year after they married in 1957, Elzie was drafted into the military. Over the next decade, a son Greg was followed by another son Michael and a daughter Terri. A neighbor on Crowley Road convinced Evelyn to attend college, and the move to Ryan Place enabled her to enter TCU for an education degree while working and being involved in Girl Scouts and PTAs. Elzie worked long hours as an electrician to support his family but found time to coach Little League baseball. In 1982, Evelyn enthusiastically signed up as a docent for the first Ryan Place Candlelight Christmas.

Evelyn forged ahead to earn two master's degrees while teaching in private and public schools, and went on to be an Associate Professor of English and Literature at Tarrant County College. She and family members traveled to Ireland where Evelyn participated in the Victorian poet and priest Gerard Manley Hopkins Festival for several years. She also gave presentations locally about "Famous and Infamous Women of Fort Worth." Evelyn accomplished much to have grown up in Ripley Arnold city housing on Bluff Street as the daughter of a single mother, an LVN.

Elzie had his own achievements for one child in the large family of a peanut farmer in Cross Plains, Texas. He remembers that he and his siblings had to share a single bicycle that his oldest brother, an electrician in Fort Worth, had bought for them one Christmas.

Elzie followed his brother's example and worked as a union electrician on a number of new buildings in Tarrant County. Eventually he had a job that lasted for years for an electrical contractor for Miller Brewery and was able to start his own electrical contracting company when that job ended.

The Wilsons proved to be caring and kind neighbors to Homer McCart, their inherited resident of their home's garage apartment. Homer, a dapper and urbane gentleman, had a career in men's haberdashery and was the hat buyer for Cox's department stores. He worked at their store on West Berry in the 1970s and later moved to the store on Camp Bowie. Homer spent Christmas with the Wilsons and played and taught tennis. He could beat Evelyn in a tennis match even in his later years. He died at 82 years old in 1990.

Sadly, the Wilson family has lost their two women; Evelyn developed a pulmonary illness and died in 2014, and Terri, a career Fort Worth Police patrol officer, died in 2015 after a four year bout with brain cancer. The oldest son Greg, who lives in Fort Worth, shares Elzie's passion for fishing, and Elzie's dog goes along on the pontoon boat. Second son Michael now lives with his father and works as an electrician.

Elzie is an old-fashioned kind of neighbor who knows every homeowner on his block. He loves how the neighborhood has changed from older residents to a mixture of ages and includes families with young children. Elzie started a guys' night out for the men of his block. He shares cooked dishes with his next door neighbors, both accomplished cooks. He makes sure that his neighbor who has lived on the block since 1966 can easily reach her daily newspaper. This neighbor has a group of women over to make Christmas tamales yearly, and Elzie always receives some (even the year when the gas line was cut off, and the ladies had to cook on a barbeque grill).

And, yes, Elzie has paid off his mortgage and owns an elegant and valuable home in one of the most sought-after locations in Ryan Place. And Elzie Wilson is a contributor to RPIA every year.

Submitted by Ruth Karbach, neighbor

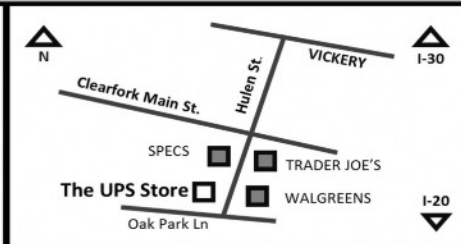
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Support Your Neighborhood

- HOUSEHOLD ADMISSION TO MAY 6TH CRAWFISH BOIL WITH DONATION OF \$35 OR MORE TO RPIA
- NEWSLETTER
- BEAUTIFICATION OF ENTRANCES, STREETS, AND PARKS
- PARKS AND INFRASTRUCTURE IMPROVEMENTS
- WELCOME PROGRAM
- CANDLELIGHT CHRISTMAS IN RYAN PLACE
- FAMILY AND CHILDREN'S EVENTS AND ADULT SOCIALS
- PROMOTION AND PROTECTION OF HISTORIC RYAN PLACE

2017 Donation to RPIA

LEVELS OF DONATION ____ \$35 Good Neighbor ____ \$100 Builder ____ \$200 Patron
____ above \$200 Sustaining Neighbor ____ other

PAYMENT BY: ____ Check to RPIA ____ via www.ryanplacefortworth.com. ABOUT, Donations

____ Credit Card Type of Card: _____ Card No.: _____

Signature of Card Holder: _____

Name(s) to be listed in the Newsletter:

Address:

Phone(s):

Email:

____ I am interested in learning about volunteer opportunities

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

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
Joan Kline
Steve and Diane Zemkoski

Donation above \$200

5th
RPD
5th
College
6th
S. Adams
5th
College
Elizabeth
S. Adams

Community Patron

Francisco Hernandez
Elzie Wilson
Josh and Amy Gardner
Joel Burns and J.D. Angle
Neal and Vicki Peden

Donation of \$101 to \$200

S. Adams
5th
6th
S. Adams
S. Adams

Neighborhood Builder

Kipp Baker
Diane McCusker
Donna Thomson
Ruth Karbach
Ellen Warthoe & J. Blake Hardy
Kathryn Hansen
Sam, Shel, Izzy & Boston Juliao
Deborah K. Crow
Dazzle Shrestha
Ross and Carol King
Katie Shumate
Ignacio Del Toro
Stephen and Amy Sheppard
Duram and Margaret Doak
Dennis Madigan and Sondra Sheffield
Lou and Barbara Lucignani

Donation of \$36 to \$100

6th
5th
5th
RPD
Willing
6th
6th
Willing
5th
College
5th
Ryan Ave
6th
6th
RPD
8th

Good Neighbor Level

J. Carter Matheney Tiernan
J.P. & K. Ivey
Lindsay Barnes
Braden Barr, Patricia O'Keefe and Evelyn Barr
Michael and Courtney Gilson
Tim Keith
Peter and Mary Schroder
Drew and Madeleine Savage
Roseann Giambro
Howard and Karen Stone
Doug Baldwin and Susan Keller
Jari Emmons

Donation up to \$35.00

6th
Willing
Ryan Ave.
6th
5th
Willing
5th
Willing
Ryan Ave.
6th
6th
S. Adams

Donors are listed as of 2.1.17 receipts



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Business Transactions. Litigation. Family Law.

Ryan Place Historic Survey Listings

(Number 1 of a series)

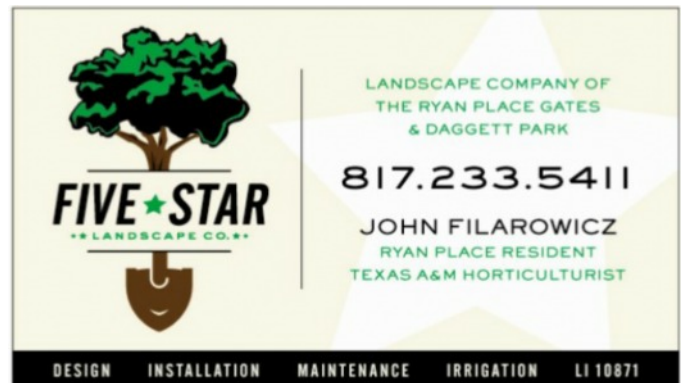
The Smith-Garza House – The first owner of this relatively simple house returned from World War II needing housing for his growing family. His wife and young son had been living with his in-laws during the war and each needed more space and privacy. The house his family chose to make their first real home is situated on a conspicuous corner on a busy Ryan Place street. This house gave them their own front yard and a safe enclosed play area for children. The names of the architect and builder have been lost. The house is representative of houses of that era which reflected the changing life styles of the times. The house is well built and has served a succession of owners well. However, due to a reversal of economics the original family owned the home for only two years. The owner had begun his civilian career as an accounting clerk at a national corrugated box factory located in the old Chevrolet Assembly Plant on West 7th Street. He steadily moved up the organization to head cost accountant, then to the administrative manager of the plant. The family left Ryan Place in the mid-fifties to a much larger home in the Wedgwood Addition.

The Green-Tucker House – This well-kept example of a post war modern house has many of the features of the Smith-Garza house, a similar floor plan, location on the lot, an on the same street but not on a conspicuous corner. It too has had a succession of owners, each wanting the same for its family: an affordable home of their own in a stable neighborhood where they can begin life as a family. The first owners located in Fort Worth to take advantage of the improving economics of area. The husband worked “on the line” first at Convair (Air Force Plant #4), then he got a union covered assembly job at the new General Motors Assembly Plant in Arlington. The commute to Arlington was too time consuming so the family moved to Haltom City, then North Richland Hills. The second, third and fourth owners or occupants of this home had similar stories of moving up the social/economic ladder in Fort Worth.

Both of these homes built in 1944 are in the 2700 block of Ryan Avenue. Just like a bungalow in the Fairmount National Registry District these two houses are not individually historic unless, of course, you were member of these families but taken as a member of a district they represent the impact of solutions to Fort Worth’s housing shortage after World War II.

These owners weren’t the bank presidents but were the bank tellers and accountants. They weren’t the grain elevator owners, but were the grain salesmen and warehousemen. They weren’t the lawyers, but were the associates and legal secretaries. It is their contribution to the history of Fort Worth that makes Ryan Avenue an historic section of Fort Worth and Ryan Place.

Submitted by Chris Ebert, neighbor



From Start to Finish *Remodel, Renovate, Restore, Fixer-up!*

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).

As you may have surmised from my last two articles, there is some neighborhood work being done towards exploring the possibility of a Ryan Place neighborhood historic zoning overlay. The goal of creating an RP historic district is not to freeze our neighborhood houses in time or to restrict their use, development, change, and sometimes demolition, but rather to manage change in a way that is sensitive to the character of the neighborhood we all love and call home.

Perhaps you are wondering how a historic district is created. In Fort Worth, a historic designation can be granted when certain official criteria are met, and the distinctive contribution that the Ryan Place neighborhood makes towards the cultural, social, and historical heritage of the City of Fort Worth meets one of these formal criteria. An application is prepared and submitted to the Historic and Cultural Landmarks Commission for approval by City Council. The application is accompanied by **neighborhood-created and approved** (by vote) Historic Overlay Guidelines. The guidelines offer general design and technical recommendations to assist property owners in making decisions about maintaining, repairing, and replacing historic materials as well as designing new additions or making alterations to the public-facing exterior of buildings in the district.

Once a historic district and its guidelines are approved by City Council, the guidelines are used for approving construction, demolition, or other modifications to the exterior of properties in the district. The guidelines and approvals are not retroactive and are not applicable to interior work, in-kind repairs and replacements, general landscaping, and painting (except original non-painted masonry). If a property owner in a historic district is planning a repair, remodel, or new construction project, they should consult the district guidelines for recommended practices and materials. When questions arise, the property owner can contact the historic district design committee for further guidance or interpretation. If approvals are needed, the property owner can contact the City Historic Preservation Officer for a Certificate of Appropriateness (COA) or for a formal decision by the Landmark Commission. Many change approvals can be handled via the simple COA signature process.

A historic district cannot be created without the neighborhood's involvement and vote. The current draft of the Ryan Place Historic District Guidelines is only 6 pages long and addresses exterior renovation to existing homes, new construction, and commercial buildings. Your questions, feedback, and input are needed. Look for upcoming opportunities over the next few months to learn more information about historic districts, to review and comment on the proposed Ryan Place Historic District Guidelines, and to make your voice heard.

Submitted by Donna Darner, RPIA Director of Historic Resource



April 2017

Mon	Tue	Wed	Thu	Fri	Sat	Sun
					1 Cowtown Clean-up	2
3	4	5 Trash Pick	6	7	8	9
10 Passover begins	11	12 Trash Pick	13	14 Friday on the Green	15 Easter Egg Hunt	16 Easter Sunday
17 RPIA Board Meeting and Candidate Forum	18	19 Trash Pick	20	21	22	23
24	25 Big Trash	26 Trash Pick Big Trash	27	28	29	30 Open Streets

“The two most important days in your life are the day you are born and the day you find out why.”

— Mark Twain



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35th Annual Fairmount Tour of Historic Homes

The Fairmount Historic District will host the 35th Annual Fairmount Tour of Historic Homes, May 13 and 14 this year. There will be 5 beautifully restored homes on this year's tour as well as a newer build and the Walker-Reeves house as a special bonus property.

Tickets are now available for purchase online until midnight Friday, May 12. Online ticket sales may be picked up the days of the tour during tour hours from noon-6 pm both days.

To purchase tickets, see photos of the tour houses and learn more, please visit the home tour page on our website: <http://historicfairmount.com/index.php/home-tour/>

VOLUNTEER FOR HOME TOUR, THEN WINE DOWN We currently have docent and ticket taker slots available from 11:30 am to 6 pm each day. (Additional types of jobs may follow.) Just use the handy dandy link to select the job and location of your choice!

<http://www.signupgenius.com/go/4090b4cacab23abf58-35th>

All volunteers will be given one free admission ticket to the Home Tour AND one ticket for each shift worked to our Annual Wine Down -- Fairmount's Coolest Party of the Year. (Wine Down will be on Saturday night, May 13 -- additional

Open Streets 2017

SAVE THE DATE - Sunday, April 30 from noon to A free family-friendly Near Southside bike, boards, Open Streets closes Magnolia Avenue and other them up to cyclists, food trucks, dog-walkers, painters and much more. The event is an expression spirit in every way. If you'd like to participate please





Happy Easter
from Ruth and the Story Group!

Ruth Story, Broker Associate
817.992.9232

askRuthStory@gmail.com

www.ruthstoryonline.com

kw
KELLERWILLIAMS