



October 2017

RPIA President's Update

I hope that everyone is having a great Fall!

Halloween is just around the corner, and as most of you know, it is a very busy day in Ryan Place. It is one of my favorite days of the year, because we get to see all of our neighbors walking from house to house enjoying our beautiful neighborhood. I always look forward to the different children's costumes and their enthusiastic requests for candy. We also have lots of visitors, and it is always exciting to see Elizabeth Boulevard full of people going from house to house. The cool temperatures and community activity make Halloween a great day in Ryan Place.

Last year's movie night was a big hit and we are working on doing another one. Keep your eyes open for information regarding the event. We are finalizing the details and will post the information on our Facebook page when it becomes available. We hope to have another vote for the movie to watch, so let your voice be heard!

Thanks to Tim Keith and Doug Baldwin for putting together the fall BBQ. Those events are lots of work and the food was great!

Are you interested in serving on the Ryan Place Board or as a street director? We have positions opening up and will need to fill them at our October meeting. We have a nominations committee that is working to provide a slate of candidates. If you are interested, please email me at clovelace@lovelacekillen.com and I will forward your information to the committee. The board is a great place to learn about the history of the neighborhood and meet your neighbors. Let me know!

Finally, the Christmas Tour is coming up and we have an exciting array of homes. Look for announcements regarding the homes and opportunities to volunteer. The tour needs volunteers and this is a great fundraising event for our neighborhood. You can meet your neighbors and to learn the history of the homes and the tour.

I look forward to seeing everyone out on Halloween!

Cade Lovelace, President RPIA

INSIDE



Neighborhood Information

Financial Report

Donors

Candlelight Christmas

Real Estate Corner

Candy Donations

Historic Preservation

PHOTOS

Free Tree Program



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	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 Streets	- open -		
College Avenue and Cantey Street	Kendall Wells	jk Wells430@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)

NOTICES RECEIVED FOR ZONING CASES FOR OCTOBER ZONING COMMISSION

Please review the Zoning Commission Website for the applications
 ZC-17-165: TCU East Campus Expansion
 ZC-17-167: Proposed Townhomes on vacant land along Stanley and Cantey
 ZC-17-169: 1919 Washington single family zero request for change from B zoning to AR/HC

2017 Deadlines and Distribution Dates

<u>Month</u>	<u>Copy Deadline</u>	<u>Distribution</u>
November	October 20	November 4-5
December	November 17	December 2-3

rpianewsletter@yahoo.com

All submissions are subject to editorial review and approval.

Important Numbers

Fort Worth Police Dept. 817-392-4222
 (non-emergency)
NPO 8 on Magnolia 817-871-8885
Officer
Sergio Guadarrama 817-944-1316 cell
 817-392-3619 office

Code Compliance
Eric I. Muhammad 817-392-5093

Code Blue / COPs Coordinator
Calvin Clayton 817-392-3973

Animal Control 817-994-4208

Graffiti Abatement 817-212-2700

Streetlight Outages 817-392-8100

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.



Ryan Place Improvement Association October 2017 Financial Report

2016 Christmas Home Tour Profit	\$17,000.00
<i>(\$7,000 to park project; \$10,000 to General Fund)</i>	
2017 YTD General Fund Revenue	
<i>Newsletter Advertising Sales & Sponsorships</i>	\$6,670.00
<i>Insurance Reimbursement</i>	\$851.00
<i>Neighborhood Contributions</i>	\$14,076.70
TOTAL REVENUES	\$21,597.70
YTD Expenses	
<i>Newsletter Printing & Bags</i>	\$8,128.63
<i>Web Domain set up</i>	\$0.00
<i>Constant Contact</i>	\$404.64
<i>D&O Insurance</i>	\$1,778.00
<i>PO Box Rental</i>	\$108.00
<i>meeting signs</i>	\$0.00
<i>Circles & 8th Ave Gates</i>	
<i>Water & Irrigation</i>	\$510.68
<i>Parks & Gate Maintenance</i>	\$4,430.26
<i>Irrigation Repairs</i>	\$335.89
<i>Misc. & online fees</i>	\$96.25
<i>Office Supplies</i>	\$0.00
<i>Membership fees</i>	\$285.00
<i>Event Expense Paid</i>	\$3,251.56
<i>Improvement Projects</i>	\$500.00
<i>Misc.</i>	\$2.27
TOTAL EXPENSES	\$19,831.18
YTD NET INCOME	\$1,766.52
Treasurer: Ryan Scharar	
Produced as of 09/18/2017	

Did you know you can donate online?
www.ryanplacefortworth.com

You can also mail a check to RPIA at
P.O Box 11122, Fort Worth, TX 76110.

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Cade Lovelace
President
Ryan Place Improvement Association

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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

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 Lliisa Lewis
Gary and Deborah Carl

Richard B. Thompson
and Anne E. Arvin
Jill Driggers
Spencer Tanke
Gary & Terri West
Christopher Stevens & Kate Little
Cynthia Gray and Ashley Gray
Cindy & Javier Lucio

Community Patron

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Josh and Amy Gardner
Neal and Vicki Peden
Kathryn Hansen
Ross and Carol King
Katie Shumate
Dennis Madigan
and Sondra Sheffield
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Kendall and Sonny Glenn Wells
John and Danielle Morris
Barbara Bell
Lisa Lankes
Ted & Dana Settle
Chip and Jill Mansfield
Kelly Gillham

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Donna Thomson
Ruth Karbach
Ellen Warthoe & J. Blake Hardy
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Will & Sarah Rucker
Nina & Stanley Watson
Jim & Diane Newsom
Sharon Stephan
Mary Orzel
Loy Rooke & Rita Cody
Pat Ford
Rick Tucker
Javier and Patricia Rodriguez
Chris Phonpituck

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 & Kari Keith
Peter and Mary Schroder
Drew and Madeleine Savage
Roseann Giambro
Howard and Karen Stone
Doug Baldwin and Susan Keller
Jari Emmons
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Lloyd and Lisa Day
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Jason & Rachel Manning
Layne & Matt Craig
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Kelli Cunningham
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Cameron Szok
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Coleman & Kristen McDonald
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Rachel and Stephen Shupe
Leah Brown
Jerry & Becky Moody
Abby Dozier Sehgal
Randy and Tisha Scott
Brian + Jill + Gus
Sally Harger

thank
you!



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SUPPORT YOUR NEIGHBORHOOD

AND HELP HURRICAN HARVEY HOUSTON ISD PROJECT

Through October 15 all contributions received by the Ryan Place Improvement Association will have an equivalent amount donated by RPIA to purchase backpacks with elementary school supplies (\$30 per backpack).

You may contribute any amount by mailing a check or donating online via the RPIA website www.ryanplacefortworth.com.

New contributors' names will appear in the November newsletter donor list. If you are already a contributor, you may donate to RPIA to help Houston ISD school children.

2017 Donation to RPIA

LEVELS OF Sustaining Membership ____ \$35 Good Neighbor ____ \$100 Builder ____ \$200 Patron
____ Other

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

Name(s) to be listed in the Newsletter:

Address:

Phone(s):

Email:

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

Calling all Ryan Place Musicians! The Candlelight Christmas Committee is looking for a few good Little Drummer Boys (and Girls) to help showcase their musical talents during this year's Ryan Place Home Tour on December 2 and 3, 2017. Singers, saxophoners, fiddlers, flutists, jazz bands, jingle bells, carolers, keyboarders, and even kazooers of all ages are welcome to participate. If you're part of a choir, band, or are interested in starting a solo caroling career, please help us by Rockin' around the Christmas Tree and Decking the Halls this home tour! The tour takes place from noon to 9 pm on Saturday, December 2 and from noon to 5 pm on Sunday, December 3. Musicians are needed to perform in two hour shifts to help entertain tour goers throughout each of our five beautiful tour homes! Help us transform a Ryan Place Silent Night into a Holiday Holy night for all!

Email Sarah Rucker at srucker24@gmail.com or call 817-312-8083 to sign up for a shift now!

Candlelight Christmas Update



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REAL ESTATE CORNER

Fall in Ryan Place yields a palate of color and sensory experiences that are truly unique to this time of year!

A few favorites.....Well, I welcome a little variety in the temperatures. Pumpkins. There is really nothing quite like Halloween in Ryan Place. Hospitality on porches, the large proportions of candy, costumes, chaos....Some nights linger with outdoor grilling while others may even offer a fireplace aroma. Mums, sage, aster, ornamental kale and eventually pansies adorn pots and flower beds. Thanksgivings in Ryan Place exude tradition where stately old homes fill with family and friends to gather in gratitude. Foggy, distorted light visible thru old wavy historic glass lay shadows on nighttime yards. Buzz of the Candlelight tour, parties, lights, and all the symbolism of the approaching season. Enjoy your fall in Ryan Place. There's much, much to be savored!

Happy Fall, Y'all! *Submitted by Jeff Anderson, neighbor*

Address	SqFt Total	Yr Built	Beds	Baths	Current Price
2741 Willing Avenue	1764	1929	3	2/0	\$345,000
2309 Ryan Avenue	2405	2006	3	2/1	\$435,000
2601 Ryan Avenue	2400	2017	4	3/1	\$440,000
1107 Elizabeth Boulevard	3784	1919	3	3/1	\$825,000
2300 Willing Avenue	3204	1922	4	2/1	\$979,000
2609 5th Avenue	1779	1950	2	1/1	\$385,000 - CONTRACT
2749 Ryan Place Drive	1668	1948	3	2/0	\$343,000 - CONTRACT
2601 Willing Avenue	1825	1950	3	2/0	\$349,000 - CONTRACT
2625 S Adams	2796	1924	4	4	\$664,000 - CONTRACT
2708 Ryan Avenue	927	1943	2	1/0	SOLD
2505 Willing Avenue	1593	1925	3	1/0	SOLD
2937 5th Avenue	2638	1940	3	2/0	SOLD
1209 Elizabeth Boulevard	4169	1910	4	3/1	SOLD



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

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We Need You (and your Opinion)!

City Historic Preservation Ordinance Ryan Place Input needed!

The City of Fort Worth's landmark staff is updating the Historic Preservation Ordinance in an effort to streamline the approval process. The draft proposal eliminates redundant text and clarifies confusing language. Among the new proposals are steps to streamline the project review process and revisions to the tax incentives provision. The new tax exemption language will only consider exterior rehabilitation work as eligible for tax relief and excludes any interior project costs, even if it makes the house more livable and sustainable.

A meeting to discuss the updates and receive Fort Worth resident comments was held on September 25, and several RP neighbors attended. Many of the proposals to change the ordinance were favorably received; however, most of the attendees were not in favor of the changes to the tax incentive program. City staff wants to finalize the changes to the ordinance by November, which doesn't give us much time to get the information out or give feedback.

Although Elizabeth Boulevard is the historic district and we have a few scattered single house designations, the changes affect all future historic overlays, designations, or districts. The Ryan Place neighborhood was referred to in the meeting as a "sitting duck" for unprotected historic property damage. We are looking for ways to communicate with the neighborhood about the proposed changes in order to get your feedback to the City. Please take the time to make your voice heard. Look for upcoming public meeting announcements and attend or voice your concerns directly to City staff! If you are not connected to the neighborhood FB page or Constant Contact email blasts, you can always reach out to me directly for more information.

Submitted by Donna Darner, neighbor

North Fort Worth Historical Society's
12th Annual

Saints and Sinners Tour

Oakwood Cemetery

701 Grand Ave., Fort Worth, TX

October 28 - 29, 2017

Walking Tours

Saturday - Sunday: 1pm & 3:30pm

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*Location includes buildings
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Monday-Friday, 8:30 a.m. - 5 p.m.
Saturday, 9 a.m. - 5 p.m.
Sunday, 11 a.m. - 5 p.m.

1801 College Avenue, Fort Worth, Texas 76110
Ph: 817.927.8004 • www.oldhomesupplyhouse.com

What is Appropriate for Ryan Place

This weekend I attended a fundraiser for the “Twin Sisters Dance Hall” in Blanco, TX. It is 145 years old this year and may be the oldest dance hall in Texas. It has survived as a community center, first for an area of relative sparse population spread over (as the song says) “Miles and Miles of Texas” and second because of its monthly dances in a place where most folks know and look after their neighbors.

Here are two concepts that I think will help our neighborhood survive well past 145 years:

Appropriate In-Fill House Construction – As another house “bites the dust” on Ryan Ave and the threat of TCU housing pressures appear to be more real, let me give my view on in-fill house construction. 1) The new construction should not over shadow its neighbors and it should respect the setback of the other houses on the block face. Nor should it be a copy of another house in the neighborhood. I would prefer it to look like it was built in 2017 than be a copy of the “Ryan” house on Elizabeth or the house next door. 2) Additions to existing houses should be recognizable as additions and not be confused as being built at the same time as the original house.

Doctors, lawyers, accounting clerks, postal workers, educators, nurses and college professors can all live in our neighborhood because of its history of in-fill housing.

Our neighborhood’s culture can support street dances, Christmas tours, garage sale weekends, Baseball “Grudge Matches”, BBQ & Chili Cook-Offs, Independence Day parades and, yes, even Croquet Tournaments.

Maintaining Neighborhood Traditions – I have often heard it said that “Traditions were easy to start in Ryan Place, but difficult to stop!” Look at our neighborhood’s calendar and you will see what I mean. ‘Trick Or Treat on Halloween Night’ is one of those traditions. The popularity may have begun by enthusiastic decorating, or having the best treats or being relatively more affluent than some nearby neighborhoods, whatever. It can be a fun, kid and community friendly activity. Participate if you wish.

Submitted by Christopher W. Ebert, neighbor

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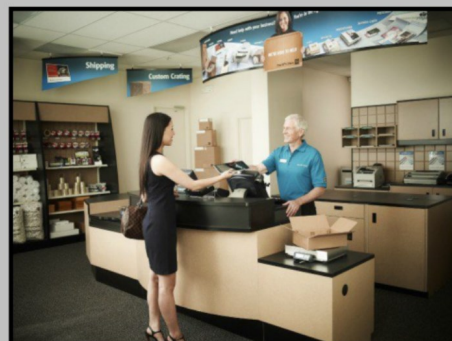
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Save the Ryan Place Newsletter!

Volunteer to do the newsletter LAYOUT and/or AD COORDINATOR

Minimal hours a month, with a break in July & January

5 Reasons to VOLUNTEER!

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RYAN PLACE - FREE TREE PROGRAM SIGN-UP FORM

*** Please fill-out this form and return it to 2519 5th Ave. ***
Submission Deadline is October 31, 2017

As a resident of Fort Worth, you have the benefit of participating in the Neighborhood Tree Planting Program. This program provides property owners with FREE 5-gallon trees (courtesy of the *Fort Worth Parks and Community Services Dept.*) for planting in the parkways (the strip between the curb and sidewalk).

The number of trees you are eligible for is based on available space in your parkway. All participants will be responsible for planting and watering the trees until they are fully established.

For more information, visit: **www.FortWorthTexas.gov/forestry**

Contact the ***Ryan Place Tree Program Coordinator*** (Brian McCorquodale) at 817-907-0272 or **hp.brian@gmail.com** for questions or to receive an electronic sign-up form.

NOTE: The personal information you provide will be kept confidential and used strictly for Tree Program purposes.

1. NAME: _____
2. ADDRESS: _____
3. EMAIL: _____
4. PHONE: _____
5. HOW MANY TREES ARE YOU REQUESTING?: _____
6. Please select the tree(s) that you prefer and write the name on the "Preference" line below. Be sure to state how many trees you are requesting. There is no guarantee that you will receive the tree you request. However, we will try our best to fulfill your request based on tree availability.

- | | |
|-----------------------------|----------------------------|
| a.) <i>Bald Cypress</i> | f.) <i>Live Oak</i> |
| b.) <i>Bur Oak</i> | g.) <i>Mexican Buckeye</i> |
| c.) <i>Cedar Elm</i> | h.) <i>Mexican Oak</i> |
| d.) <i>Chinese Pistache</i> | i.) <i>Texas Redbud</i> |
| e.) <i>Chinquapin Oak</i> | j.) <i>Shumard Oak</i> |

1ST PREFERENCE: _____ HOW MANY: _____

2ND PREFERENCE: _____ HOW MANY: _____

3RD PREFERENCE: _____ HOW MANY: _____

Your participation is greatly appreciated!

Brian McCorquodale
Ryan Place Tree Program Coordinator

Recent Listings



Recent Sales



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