



PRESIDENT'S LETTER

Ryan Place,

School is out, summer vacations are starting, and the sounds of pool parties are starting to echo through the neighborhood! Before I get to the fun stuff, I wanted to bring you up to speed on some of the substantive matters that took place during May that were focused on improving the neighborhood, which included hosting a community-wide education event on preservation tools for historic neighborhoods, finalizing negotiations on a zoning matter on the corner of Lipscomb and Capps, successfully advocating against an intensive fast-food development on the corner of Stanley and Bowie, and beginning the process for a Council-Initiated Rezoning effort for the neighborhood designed to modify any current zoning that is too intensive for a residential neighborhood. Also, the Parks Department has indicated the park upgrade effort at Daggett Park will begin around May30 th !

The historic preservation education event on May 1 st was well attended, and representatives from the city provided helpful information about different options the neighborhood could pursue.

I believe the appropriate next step is to form an exploratory committee that will (1) review guidelines that would be appropriate for a neighborhood such as Ryan Place, (2) identify the homes in Ryan Place that would be considered contributing structures, and (3) create a strategy to educate (and gauge the interest of) the community. With the RPIA Board busy with many ongoing efforts, I was hoping to lean on volunteers in the community who have an expertise and passion for this issue. I also see this as a great opportunity to get more people involved and engaged in a worthwhile neighborhood improvement effort.

I have emailed the attendees from the May 1 st meeting to gauge interest on participating in or leading an exploratory committee. If you were not able to attend the meeting but are interested in leading or participating in this committee, please contact me at chriswgee@hotmail.com.

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RPIA Membership Form

The Ryan Place Newsletter is published each month (excluding January and July) for residents in Ryan Place. The newsletter is delivered to our homes through the volunteer efforts of Ryan Place residents.

The newsletter also appears online at ryanplacefortworth.com/newsletters.

CALENDAR OF EVENTS

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
June				1	2	3
4	5	6	7	8	9	10
11	12	13	14 Tarrant Area Food Bank Service Event	15	16	17
18 Father's Day	19 RPIA Board Meeting	20	21	22	23	24
25	26	27	28	29	30	

No RPIA Board meetings are held in July or December

WATCH OUR FB PAGE AND YOUR EMAIL FOR CONSTANT CONTACT UPDATES.

PLANNED EVENTS FOR 2023

June 14 - RPIA Community Service Event - Tarrant Area Food Bank - 6:00 - 9:00 PM

June 19 – 7:00 pm – Board Meeting

July 3 - Ryan Place vs. Fairmount Softball Game and Party in the Park - Daggett Park - 5:30

July 4 - Ryan Place Fourth of July Parade - 9:45 Line up; 10:00 Start (Corner of Elizabeth and College)

July 15 - Summer Pool Party and BBQ - Rodriguez Home at 2531 South Adams - 6:00 PM

August 21 – 7:00 pm – Board Meeting

September 2-3 – Labor Day Garage Sale

September 18 – 7:00 pm – Board Meeting

October 16 – 7:00 pm – Board Meeting

October 20 – Triangle Park Movie Night

October 31 – Halloween Night (Monday Night)

November 9 – 6:00 pm – 8:00 pm – New Neighbor Event (Location TBD)

November 27 – 7:00 pm – General Meeting and Elections *

December 1 – Holiday Party (Location TBD)

December 2-3 – Candlelight Christmas Home Tour

**Indicates the Board meeting was moved from its regularly scheduled day*

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KARLY JOHNSTON

REALTOR

SPRING IN TO SELLING!

Spring is commonly considered the best season to list your house, which could help ensure a closing just in time for the summer holidays

Here are a few effective home tips to ensure you sell your property quickly and profitably during the best home-selling time of the year:

- Enhance Your Curb Appeal
- Beautify Your Entrance
- Eliminate Clutter
- Do a Deep Clean
- Consider Minor Repairs

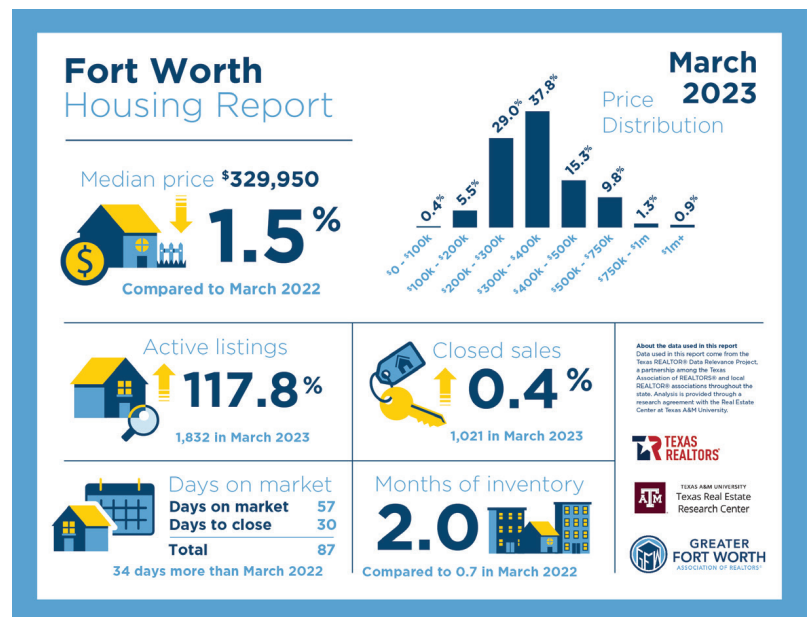
From higher demand to faster sales and better weather, spring is indeed the right season to prepare for your next home sale.

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PRESIDENT'S LETTER (CONT.)

Although we got off to a bumpy start, I'm excited RPIA is partnering with Councilwoman Beck's Office and the City Zoning Office on a Council-Initiated Rezoning effort for Ryan Place. On May 15th, we had a large turn-out for the information session where we explained the purpose of this effort is to identify areas of the community where the zoning is inconsistent with how the neighborhood has developed throughout the years and protect Ryan Place against invasive development, such as student housing, that is becoming more prevalent in nearby communities as TCU increases enrollment. Ryan Place residents in attendance voted to move forward with the effort, and you will find more information on how to view the map of proposed changes and the city's timeline for implementation in this edition of the newsletter or on the RPIA website.

Don't worry; we have fun in Ryan Place too! As I'm writing this, we have the annual Memorial Day Croquet Tournament coming up, our first Ryan Place Community Service project is on June 14th at the Tarrant Area Food Bank, the Independence Day Softball Game, Party in the Park, and Parade on July 3 and 4, and a SUMMER POOL PARTY and BBQ is planned for July 15th at the Rodriguez home.

You'll find more details on these events and more in this edition of the newsletter.

Enjoy, and thanks to all of you who contribute content and help deliver!

Chris Gee

RPIA President

RYAN PLACE HAPPENINGS



Daggett Elementary Plaza Dedication Ceremony



May RPIA Board Meeting



Historic Preservation Informational Meeting



Community Zoning Meeting

Council-Initiated Zoning for Ryan Place - Information and Timeline

Background: Councilwoman Beck's office, the Fort Worth Zoning Office, and the Ryan Place Improvement Association are working in coordination to update the zoning in portions of Ryan Place.

Owners of properties that could be impacted should have received a green notice in the mail.

On May 15th, Senior City Planner Beth Knight, from the Fort Worth Zoning Office, presented information to the Ryan Place community regarding the Council-Initiated Zoning effort and explained the goal of this effort is for the neighborhood's zoning to match how the neighborhood has developed and to modify any current zoning that is too intensive for a residential neighborhood. The majority of those present at the meeting voted to move forward with the rezoning effort.

When the City's process and timeline for implementation were shared with the Ryan Place community on May 19th, members of the community inquired if it was possible to implement the process more quickly. When that concern was relayed to the City Planner, she provided an alternate timeline on May 23rd that included a shortened review/adjudication period but explained there were limitations to shortening the process any further because the

City Council doesn't meet in July. The City's updated process/timeline is as follows:

Now – June 9: The City's maps of current zoning and proposed changes are available at: <https://www.ryanplacefortworth.com/council-initiated-zoning>

Residents should review the maps and provide their feedback to: Beth.Knight@fortworthtexas.gov. The City Planner will adjudicate the feedback and potentially revise the "proposed changes map" accordingly.

June 20: Zoning officials will present the map to the City Council.

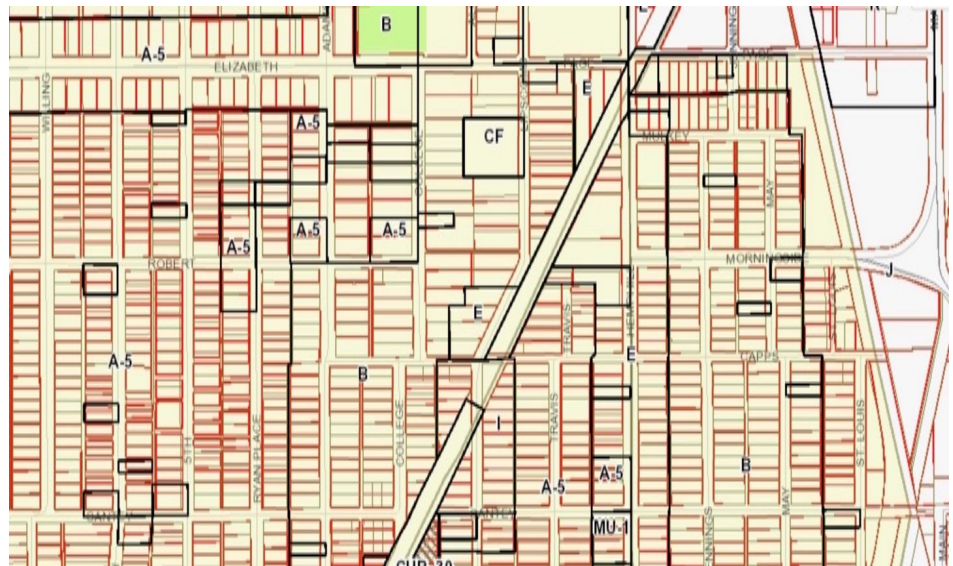
June 27: The City Council will vote on whether to send the zoning case forward. If approved, Zoning officials will issue the zoning change application.

July 20 – 30: The City will provide notice to residents whose property is impacted.

August 9: Public Hearing # 1 at the Zoning Commission; Zoning Commission Vote

September 12: Public Hearing # 2 at the City Council meeting; City Council Vote

Questions regarding this process should be directed to Beth.Knight@fortworthtexas.gov



Highlights from May RPIA Board Meeting

by Sarah Geer

The RPIA board met on Monday, May 15 at 6:00pm. Noted below are highlights from the board meeting:

The board received updates on recent city council votes related to properties in our neighborhood including the approval of a request related to vacating a portion of the alley on the 2400 block of 6th Ave between 6th and Willing and a denial

of the requested zoning change at the intersection of Bowie & Stanley.

The board learned of the progress that has been made through negotiations between an RPIA committee and a property developer regarding a prospective residential development at the intersection of Lipscomb and Capps.

In light of recent resignations, the board took action to appoint a new treasurer (Aaron Ballard) and is seeking a new secretary. With the appointment of Aaron Ballard to treasurer, the board is also seeking a street director for Willing Ave.

The board learned that the city is expected to begin Daggett Park renovations on or around May 30.

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Ryan Place

Summer BBQ and Pool Party!

Saturday, July 15, at 6:00 PM

Rodriguez Residence at 2531 South Adams Street



Neighbors of all ages are invited to join us for one of our favorite summer social events! RPIA will be supplying the BBQ, and everyone is invited to bring their favorite side or dessert to share. There will be a lifeguard on duty until 8:00 PM.

This is a BYOB event.

RPIA Community Service Event

Tarrant Area Food Bank

Wednesday, June 14th 6:00 – 9:00 PM



Ryan Place will be partnering with the Tarrant Area Food Bank in our communities' fight against hunger by participating in Family Night*, on Wednesday, June 14th, 6:00pm - 9:00pm. To sign up please email Andy Deufel at adeufel@icloud.com. There are limited spaces available so please sign up as soon as possible. Provide your name, email address, and phone number and how many people from your family will be participating. More details will be made available prior to the event. If you have questions, please feel free to call or text Andy at 913-530-1439.

**Individuals as young as 8 years of age can participate if accompanied by at least one parent.*



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Tribute to Elzie Joseph Wilson

by Joe Cox

July 20, 1935 – April 15, 2023

I said goodbye to a dear friend recently. Elzie Wilson, long time Ryan Place Resident and over all great guy passed away on April 15 after a courageous battle with pancreatic cancer.

Elzie and I have been next door neighbors on 5th Avenue for the last 35 years. We became good friends shortly after we met. We had many differences. Elzie was 20+ years my senior. We came from very different backgrounds and had very different political views. But we had much in common.

I have always enjoyed fishing. Elzie loved to fish. We both enjoyed cooking and frequently exchanged dishes and recipes. We both came from technical careers, he as an electrician and me as a computer engineer. Probably because of our technical backgrounds, we were both very much hands on "fix it" guys. Whether it was a house project

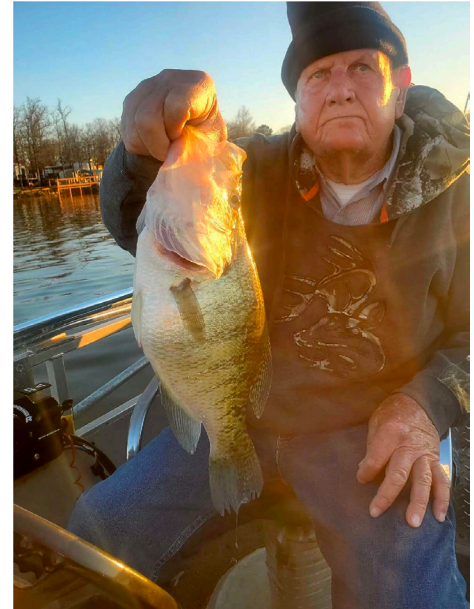
or a boat or a car, anything of a mechanical nature attracted us.

We also both had more projects going at any given time than we could possibly hope to finish in our life times.

About 25 years ago, Elzie and I, along with another close friend and neighbor, Joe Driggers, started what became something of a neighborhood tradition. Once a week we would go out one evening for a beer. Just us guys. It was very tame. We would have one beer (rarely a second) and go home.

Sadly and tragically, Joe died in 2009 in a car accident. Elzie and I kept the tradition going. Over the years many other neighbors joined our "beer nights". Participants would come and go. Sometimes it would be 10 or more of us. Other times it was back to just me and Elzie.

On those nights when it was just the two of us, it would not be uncommon



for us to exchange 3 or less words the whole evening. Not because anything was wrong. We just didn't feel like talking that night so we just enjoyed the beer, each other's company and a ball game if one happened to be on.

Elzie was a very good friend and person. I will miss him.

Willing Street Director Opening

by Chris Gee, RPIA President

The Willing Street Director has assumed a new position on the Board, which created a vacancy in the Willing Street Director Position that we need to fill ASAP! See below for more info:

Who is eligible?

Any resident on Willing Avenue over the age of 18.

What does a Street Director Do?

Street Directors are voting members of the Ryan Place Improvement Association (RPIA) Board of Directors. Therefore, this position would represent the interests of their Willing Avenue

neighbors at the monthly RPIA Board meetings and deliver the monthly newsletter.

When are the Board meetings?

The RPIA Board meetings are the third Monday of every month at 7:00 PM. We don't meet in July or December. Meetings last about 1 hour on average.

How often would I deliver newsletters?

We publish newsletters every month except for January and July.

Why should I consider this?

It's a fun way to meet your neighbors, get involved, and give



back to your community.

Do I need to be a long-time resident to be considered for this?

No! New neighbors and long-time neighbors are both welcome!

How do I express interest?

Vice President Cade Lovelace is leading the search committee. Please contact him if you're interested at clovelace@lovelacelawpc.com

Researching Your Home's History - Maps

by Ruth Hosey Karbach

The Sanborn maps were produced for fire insurance companies to assess risk. The street block and building number as well as the outline of each building are on these maps. Though the Sanborn Map Company produced maps for almost 100 years, the surviving maps for any city does not include a number of years.

The maps for Fort Worth start in 1885. As far as the Ryan Place Addition 1910-11 (two houses built in 1911) and 1926-27 maps should be helpful in determining buildings in the neighborhood. For houses built before 1911, some if not all, may not appear on maps until the city limits was expanded south of Jessamine Street in 1910.

One present-day neighbor is curious about the information from a surveyor that a house from around 1900 existed on her lot before her home was built in 1949; Sanborn maps might help with checking that out. Another neighbor wondered if there was a house on his lot before a house was moved onto the lot in 1927 (the date is marked underneath the current house). These maps are not easy to manipulate but provide great building information

which makes them worthwhile.

The University of Texas-Perry Castaneda Library, has online Sanborn maps in color from scans of original maps; to access go to <http://www.lib.utexas.edu/maps/sanborn/f.html> and scroll down to the Fort Worth maps.

The Fort Worth Public Library has a database of Fort Worth Sanborn maps which are black and white scans from microfilm; for this free service, you must sign in with a Fort Worth Library card and password of the last 4 digits of your library card number. You may use one of the computers at the Fort Worth History Center on Bolt Street where staff are available if you need assistance.


You can access the Sanborn maps database remotely by going to the home page of the public library (<http://fortworthtexas.gov/library/>) and click on the tab "My Library Account" to enter your library card information. Then click on the search tab and select "Databases" and select Digital Sanborn maps.

The 1911 plat map for Ryan Place Addition is in the archives of the Fort Worth History Center. It is different from what developed

as far as some street names, for example, I should be living on Carolyn Street instead of Ryan Place Drive. Maps can help with street names such as in the 2300 block of Willing Avenue which is listed in telephone books as Fairmount Avenue and the crisscross city directory as Willing Avenue.

For an excellent map of the streets in early Ryan Place, I recommend the 1919 city map to give an overview of Fort Worth and the Near Southside. There is an early driving guide of the county with advice about avoiding a farmer with a shotgun who shot pellets at cars on Mansfield highway, and dealing with barbed wire and rocks. Early motorists often had to replace tires due to driving over land with a rough road or no road at all.

If you would like to explore maps further, the Portal to Texas History (<https://texashistory.unt.edu/>) has a wide assortment of Fort Worth and Tarrant County maps from the Special Collections at UT Arlington and the Texas General Land Office, and, not least, topographic maps of this area from the UNT government documents collection.



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NEIGHBORHOOD CONTRIBUTIONS

2023 Neighbor Donor Recognition

A heartfelt thank you to all of the neighbors who help to support the Ryan Place Improvement Association. Your generosity is vital to the upkeep, improvement, and preservation of this special neighborhood that we all love! Thank you!

Community Patron Level

(donations above \$199)

JD Angle and Joel Burns
Jim and Kitty Loveless
Sarah and Scott Geer
Sara Pereda and Jason Smith
Kathryn Hansen
Jason and Raquel Stuart
Terry and Kali Kliethermes
Barbara and David Tumlin
Anne Kline

Community Builder Level

(donations between \$100 - \$199)

Alison and Chris Gee
Francisco Hernandez
Wojciech Poprawa
Cathy and Chris Rogers
Dana and Ted Settle
Ellen Warthoe
Bob and Mary Weathers
Elzie Wilson

Good Neighbor Level

(donations between \$35 - \$99)

Kevin Arndt	Jen and Ryan O'Connell
Douglas Baldwin	Gini and Jeff Pritchett
Sian and Larry Borne	Amy Sheppard
Barbara Bell	Aaron and Colleen Shutt
John and Kerry Coy	Rita Utt
Lou and Barbara Lucignani	Marilyn and Miguel Vivar
Andrea West	

2023 RPIA BOARD OF DIRECTORS

	POSITION	NAME	EMAIL	PHONE
BOARD MEMBERS	President	Chris Gee	chriswgee@hotmail.com	210-414-0199 (m)
	Vice President	Cade Lovelace	clovelace@lovelacelawpc.	817-681-7692 (m)
	Secretary	VACANT		
	Treasurer	Aaron Ballard	Aaron.ballard@whitleypenn.com	469-450-7332 (m)
	Parliamentarian	VACANT		
	Membership, Director of	Sarah Geer	srdarley@gmail.com	469-396-5467 (m)
	Communication, Director of	Ryan Terry	ryanmterry17@gmail.com	214-592-6406 (m)
	Activities, Director of	Sarah Rucker	srucker24@gmail.com	817-312-8083 (m)
	Historic Resource, Director of	Sean Crotty	Crotty.sean@gmail.com	713-922-8860 (m)
	Public Safety, Director of	Jason Jones	jason.jones@wickphillips.com	817-797-2316 (m)
STREET DIRECTORS	Infrastructure, Director of	Douglas Cooper	cooper.douglas15@gmail.	817-291-1549 (m)
	Co-Chair Home Tour Committee	Jen O'Connell	jennifer.a.oconnell@gmail.com	757.593.0330 (m)
	Co-Chair Home Tour Committee	VACANT		
	5th Avenue	Taylor Drake	kolbecktaylor@gmail.com	316-712-9154 (m)
	6th Avenue	Addison Conley	addisonconley@gmail.com	817-372-9481 (m)
	8th/James/Stanley	John Belknap	johnbelknaptx@gmail.com	817-800-6669 (m)
	Alston/Lipscomb/Page	Casey Creager	casey@servicecompanyplumbing.com	817-714-0204 (m)
	College Avenue/Cantey	Terri West	hatwest@gmail.com	817-991-2838 (m)
	Elizabeth Boulevard	Brian Holland	brianleeholland@gmail.com	817-313-6206 (m)
	Ryan Avenue	Elizabeth Milstein	elizabethcaym@gmail.com	817-522-8437 (m)
Ryan Place Drive	Rich Johnston	richljohnston@yahoo.com	972-746-7735 (m)	
South Adams Street	Javier Rodriguez	jorod@swbell.net	817-715-9456 (m)	
Willing Avenue	VACANT			

IMPORTANT NUMBERS:

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817-871-8885

Officer Jennifer Bell
817-944-1316 (cell)
817-392-3619 (office)

Code Compliance
Javier Mata 817-392-6339

Code Blue/Central Division
Coordinator, Alison Golden
817-392-3973

Animal Control
817-994-4208

Graffiti Abatement
817-212-2700

Streetlight Outages
817-392-8100

About our Ryan Place Newsletter

Newsletter deadlines dates are usually the 20th of the month - OR- the 3rd Friday of the month for both content and advertising inserts (or changes), with distribution intended for the first weekend of the following month.

The Newsletter is delivered each month (excluding January and July) to every home in Ryan Place. The newsletter is typically hung on your front door handle and is delivered through the volunteer efforts of Ryan Place residents.

If you do not receive a newsletter, please contact any RPIA director for a copy. The newsletter is also posted online at ryanplacefortworth.com.

Want more news or information, about present and pending Ryan Place matters?
You can see approved minutes from RYAN PLACE board meetings on our website:
ryanplacefortworth.com

RPIA MEMBERSHIP: YOUR DOLLAR\$ MAKE A DIFFERENCE

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\$35: Good Neighbor \$100: Builder \$200: Patron Other

2. Submit payment via: Check to RPIA Credit Card (via RyanPlaceFortWorth.com)

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Address: _____

Phone: _____

Email: _____

Best method of CONTACT:

Text to phone Email

Yes, you have my permission to show my name & donation in the newsletter

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Ryan Place Improvement Association (RPIA)

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...and become a member. Your donation contributes to the well being of the neighborhood. Beautiful homes, excellent public and private schools, convenient access to better living amenities - this is what a better neighborhood is all about...and RYAN PLACE meets all the criteria. Ryan Place occupies a unique and superb place in the urban & residential landscape of Fort Worth - but we can't remain that way without your help.

Please use this form - or go online to this page:

<https://www.ryanplacefortworth.com/donations/> ...and make your donation via credit card.

Any amount will do! Your funds enable these benefits to the neighborhood:

- BEAUTIFICATION and landscaping of entrances, etreets, and parks
- CANDLELIGHT CHRISTMAS in Ryan Place
- EVENTS for families & children and Adult SOCIALS which include
 - JULY 4th PARADE
- NEWSLETTER and WEBSITE with discussions of issues important to our neighborhood.
- PARKS and Infrastructure Improvements
- PROMOTION and PROTECTION of Historic Ryan Place
- WELCOME Program
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