



RPIA PRESIDENT'S UPDATE

Well, spring is here, and it is starting to look green in Ryan Place! We have lots of activities upcoming, so I hope to see everyone!

First, we had great attendance at the spring BBQ and General Meeting. RPIA uses this event to get neighbors to get to know one another. After the winter everyone is usually ready to get out and enjoy the weather. According to our social census worker, we had close to 185 people present. What a great event and day!

Next, we had the Easter Egg Hunt on Elizabeth Blvd. Thanks to everyone who attended and participated!

Our next big event is the RPIA Crawfish Boil and Whiskey Pants Concert. This is a fundraiser for RPIA and part of our member drive. The event will be at Daggett Park on May 5. This is also the day of municipal elections and Cinco de Mayo! A bounce house for the children will be available at 4 p.m. and music will start around 5 p.m. Our neighborhood cooks will provide the crawfish and start cooking in the park around 4 p.m., and will serve at 5 p.m. To attend, please donate to RPIA in advance, either online or by sending in a check. You will also be able to donate the day of the event. This is the second time we have done this event, so please come and join us for food, music, and neighbors!

We will be having a general meeting with a program on May 21, so be on the lookout for the topic! If you are interested in participating in RPIA events, or want to volunteer, we are always looking for folks to join.

We look forward to seeing everyone at the crawfish boil on May 5!

Cade Lovelace, President RPIA

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Important Numbers

IMPORTANT NUMBERS

Fort Worth Police Dept. (non-emergency)
817-392-4222

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

Do you have an idea for something you'd like to see in the Ryan Place Newsletter? Recipes from your neighbors? Photos from neighborhood events? We want to hear your suggestions! Email rpianewsletter@yahoo.com and let us know what you'd like to read about!

The Ryan Place 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.

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Fort Worth Mayor
Betsy Price



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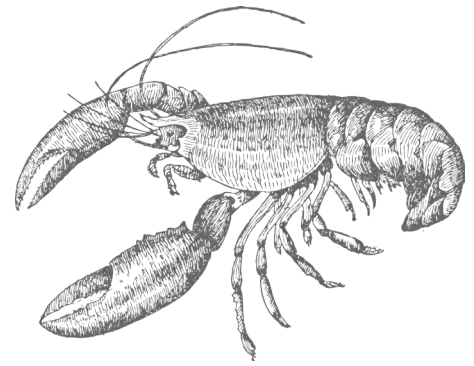
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SAVE THE DATE FOR THE RYAN PLACE CRAWFISH BOIL!

The Ryan Place Crawfish Boil is on for 2018! The event will be held at **Daggett Park on Saturday, May 5, from 4-8 p.m.**, complete with all the crawfish, sausage, corn, and potatoes you can eat! For your entertainment, Whiskey Pants will be making a return and will play from 5-8 p.m. There will be a bounce house for the kids, and of course, "the horse". The cost is \$35 per household. (So, if you have five people in your house the cost is \$35 total. If you have two people in your house the cost is \$35 total.) Any \$35 donation to RPIA between January 1 and May 5 will count as you cover charge. Please bring your favorite chair, cooler, and perhaps pop-up tent, and we will see you at the Crawfish Boil!



MONTHLY BOARD MEETING

The April RPIA Board Meeting will be held **Monday, April 16, at 7 p.m.** at St. John's Episcopal Church.

RPIA DONORS LIST 2018

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

Community Patron (donation of \$200+)

Donna and Jerry Lemunyon
Meg & Chris Dufour
Sean Hower
Jim and Kitty Loveless

Fred and Petra Anderberg
John Fitzgerald
David & Laurie Mikitka

Community Builder (donation of \$199.99 to \$35.01)

John and Sara Filarowicz
Mike Creager
Karin and Mike Cagle
Ruth Karbach
Pamella and Charles Tynan
Elzie Wilson
Kathryn and Erik Hansen
Bob & Laurie Trimble
Chris and Allison Gee
J Carter Matheney Tiernan

Kipp Baker
Lou and Barbara Lucignani
Jane and Yates Brown
Ellen Warthoe and John Hardy
Kurt Nielsen
Steve & Amy Sheppard
The Claire Family
Ron & Sondra Hay
Chip & Jill Mansfield

Good Neighbor (donation of \$35)

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Diane S. McCusker
Susan Ayres
Paul and Holly Garrett
John and Kay Ivey
Barbara Bell
Edward Furber
John & Cindy Belknap
Ron & Debra Hughes
Rob B. Schmid

Joe Murphy
Margie Martin Knight
Ignacio Del Toro
Luke Leonard
Chuck Judy Carter and Weston Holland
Jerry and Becky Moody
Virginia Pritchett
Steve & Debra Flanagan
Mary Beth & Christopher Ebert

SUPPORT YOUR NEIGHBORHOOD!

Last year 166 households contributed \$15,148 in support of:

- Neighborhood Newsletter and Website
- Parks and Infrastructure Improvements
- Candlelight Christmas in Ryan Place
- Family and Children's Events
- Beautification of the Entrances, Streets, and Parks
- Welcome Program
- Adult Socials
- Promotion and Protection of Historic Ryan Place

Every donation of \$35 or more to RPIA entitles that household's members to attend the Crawfish Boil on May 5th.

Ruth H. Karbach, Director of Membership

SUBMIT YOUR 2018 DONATION TO RPIA!

1. Select your level of donation:

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

2. Submit payment via:

____ Check to RPIA ____ RyanPlaceFortWorth.com (2.9% processing fee)

3. A little bit about you:

Name(s) to be listed in the Newsletter: _____

Address: _____

Phone: _____

Email: _____

Are you interested in learning about volunteer opportunities? ____ Yes ____ No

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

THE FEVER: PART 1

by Clara T. Clatterly "The Neighbor You Don't Know"

Every year, I think "Okay, this time I won't catch it." I'll be vigilant. I'll heed the warnings so that just once it will pass me by.

And then, like clockwork, on the first fully warm day, when I suddenly flip the heat to air conditioning, it attacks with such ferocity that I don't even realize I've been struck until the symptoms have progressed well beyond the point of turning back.

Spring Fever.

Not the spring fever, the one defined as a feeling of restlessness and excitement felt at the beginning of spring. Not at all. That easy bit of blight that blows in every March is a walk in the park compared to what I'm talking about. Or rather a walk in the nursery, I should say, because when I get that heady oh-life's-a-buzz-Yankee-doodle-I'm-all-new kick, I head to the nearest plant store and buy the same perennials I killed last year. After a few trips and about a half-hour's shoveling, I'm neither restless nor excited.

The Fever I'm talking about is an entirely more complicated strain of springtime malaise. A virulent, all-encompassing subspecies that leaves not only the victim but any others who are unfortunate enough to share the same living space, disoriented for weeks, if not months.

Spring *Cleaning* Fever.

(Disclaimer: Spring Cleaning Fever is not to be confused with your regular garden-variety Spring Cleaning, which is not a fever, but a seasonal task, not worthy of an article, let alone a lengthy one. After all, just about everyone washes a few windows when the sun comes out and the predictable spring spike in big trash haul hardly qualifies as noteworthy.)

Spring Cleaning Fever is altogether something else, and, according to most recent statistics, those living in older homes shy on closet space appear to be most susceptible to its highly contagious germ. Full reports go on to confirm "occurrence increases exponentially when such older homes are located in areas of sudden, overnight spring."

This is not good news, I'm sorry to say, for Ryan Place residents, for while our homes are charming, many of us do, indeed, live with such scant storage space that, rather than world peace or winning the

Lotto, we dream of broom closets separate from coat closets and pantries entirely distinct from kitchen cupboards. And our springs—well, they do spring out of nowhere.

Simply put, Ryan Place is at risk and possibly poised for a full-blown outbreak.

There is, however, some good news. Although there is no known cure, all case studies to date point to one conclusion: prior understanding of The Fever's cause and effect speeds recovery. With that in mind, I've decided, as a public service, to share the story of my own battle with the disease in next month's newsletter.

Until then, take heart and remain calm.



Jennifer Lovelace

Board, Ryan Place Christmas Tour

&

William Cade Lovelace

President, Ryan Place Improvement Association

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The advertisement for Joy Massage features a green background with bamboo stalks. On the right, a red circular badge contains the text 'SPECIAL SPRING/SUMMER \$60 1-hour Massage'. In the center, there is a stack of five dark grey stones. The text 'Joy Massage' is written in a large, red, cursive font. Below it, a list of services includes 'Light to deep tissue massage' and 'Chinese acupressure'. The business hours are 'Open Daily 9am - 8pm' at '1302 West Magnolia Fort Worth, TX • 76104'. The phone number '817-714-3333' is prominently displayed in red. The text 'Licensed Therapist' is written in small letters at the bottom right.

**Joy
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► Light to deep tissue massage
► Chinese acupressure

Open Daily 9am - 8pm
1302 West Magnolia
Fort Worth, TX • 76104
817-714-3333

**SPECIAL
SPRING/SUMMER
\$60
1-hour
Massage**

Licensed Therapist

AROUND FORT WORTH

FRIDAY ON THE GREEN

Grab a blanket, the kids, and your neighbors on **Friday, April 13 to kick off the 10th season of Friday on the Green**. This free, monthly concert series is held at Magnolia Green, located on Lipscomb between Magnolia and Rosedale, and is the perfect opportunity to unwind from the week with friends, support local businesses, and check out local artists. Visit nearsouthside.org for more info.

OPEN STREETS

Walk, skateboard, or bike down Magnolia sans cars on **Sunday, April 15** during Open Streets from noon to 4 p.m. This four-hour event closes the avenue to traffic and welcomes dog-walkers, yoga classes, face painters, local businesses, and more. Head to nearsouthside.org for details.

AN AFTERNOON WITH TEXAS BALLET THEATER

Do you know an aspiring ballerina? Are you a ballet aficionado? Join the dancers from Texas Ballet Theater (TBT), the only fully professional classical ballet company in North Texas, at the **Amon Carter Museum of American Art on Sunday, April 22**. The event includes mini-tours of *A New American Sculpture* with museum docents, a performance by TBT dancers, and a chance to meet dancers in the exhibition. Visit cartermuseum.org/calendar for more info.

MAIN STREET ARTS FESTIVAL

Don't miss one of Fort Worth's most popular annual events! The arts festival runs **Thursday, April 19 through Sunday, April 22 in downtown Fort Worth** and boasts thousands of artists, musicians, exhibitors, food vendors, dances, and more. Learn more at mainstreetartsfest.org.

FORT WORTH VACCINE CLINIC

The Texas Coalition for Animal Clinic will be at the Fire Station Community Center offering low-cost vaccines on **Saturday, April 28** from 10 a.m. until noon at Fire Station Community Center (1601 Lipscomb St., 76104). Visit texasforthem.org for more details.

FORTRESS FESTIVAL

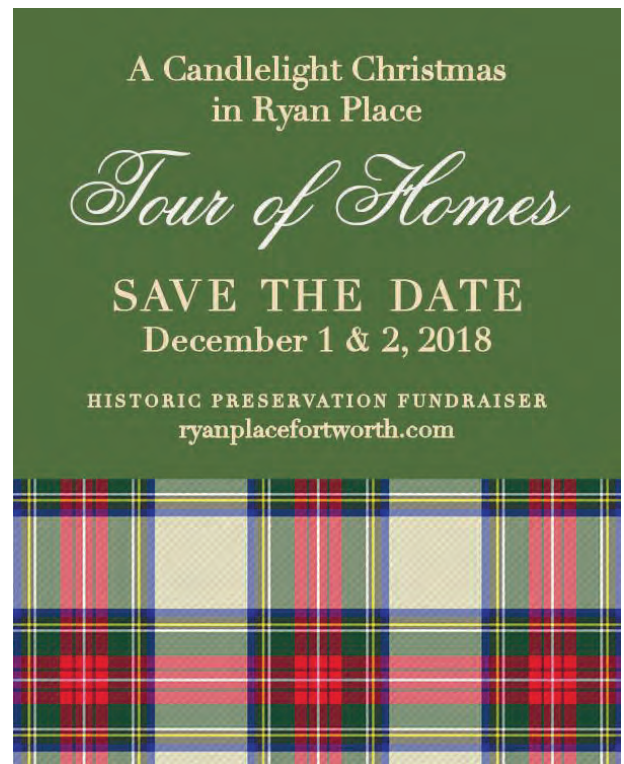
The two-day music festival returns this year on **Saturday, April 28 and Sunday, April 29 at Will Rogers Memorial Center and The Modern**. Featured musicians include De La Soul, Chicano Batman, Courtney Barnett, Father John Misty, Tune-Yards, The Voidz, Waxahatchee, Ronnie Heart, and more. Visit fortressfestival.com for more information.

RELIVE ART ON THE PRAIRIE AT LOG CABIN VILLAGE

Explore new frontiers at Log Cabin Village as interpreters demonstrate historic skills with a modern sensibility during the Up Close With A Village Artisan series. Visit logcabinvillage.org/news-events.html for details.

DON'T GET LEFT IN THE DARK!

Is there a streetlight near your house that's burned out? Help keep your house and your neighborhood safe by making a quick call to the City of Fort Worth's Streetlight Outages line, 817-392-8100 to report the outage. A few minutes of your time is all it takes to make our streets and sidewalks safer and friendlier for everyone!



RYAN PLACE MID-CENTURY HOMES

by Ruth Karbach

The Southwestern Builder, 1948-1972, is a jewel on the local history reserve shelf at the Fort Worth Central Library downtown. Photos of Ryan Place homes by Withers-Atkeison are featured in the magazine with invaluable house descriptions and names of the original owners, builders, and architects.

The Southwestern Builder provides clues to the mindset of middle-class Americans, who had been through the Great Depression and WWII with its scarcities which curtailed much of domestic construction. The building boom in the mid-century reflects the population density shift to the Sunbelt. This demand for housing was fueled by returning soldiers and their young families and the GI Bill which WWII and Korean War veterans used to finance new homes. With the improved domestic economy and the GI Bill educational benefits, affordable higher education helped an unprecedented number of families to enter the middle class.

The value of vacant land in Ryan Place escalated; not only were vacant lots snapped up but large side yards of early homes were sold. Late forties and early fifties homes in Ryan Place are a mix of styles. The Minimal Traditional house was designed to provide an affordable home by controlling the cost of materials. A good example is 2309 8th Avenue built by Rosedale Lumber Company. Ryan Place fifties homes include one-story, smaller adaptations of the Ranch Style, which in the thirties evolved from Arts and Crafts and Prairie architecture. The Mid-Century Modern architectural style did not take hold until 1955; thus, our neighborhood's examples of modernity are recent builds.

The pictured example of 2812 Ryan Place Drive from a 1950 edition of the Southwestern Builder describes the original exterior colors of French gray brick, light yellow trim, and white crushed marble roof. Those colors are repeated in the home's current original bathroom tiles. Still intact are this home's original walled patio and outdoor barbecue pit suited to the post-war Sunbelt lifestyle. The builder N. D. Simmons and his wife Thelma, owner of a real estate firm, lived for one year in the home before selling it. Charles E. Phillips, Jr., the long term resident, is remembered by neighbors for the airplane he built and parked in the driveway.



The back to back fireplaces in the den and living room of the 1950 Ranch Style home at 2929 6th Avenue was described as "antique" by the Southwestern Builder; traditional elements such as this home's Colonial Revival fireplace featured in many late forties and early fifties interiors. The original owners of this distinctive 6th Avenue home were George W. Scott, a Southwestern Bell Telephone switchman, and his wife Mildred Scott, a registered nurse. In 1975 the home was sold by an owner-financed loan to Robert W. McKnight and his wife, but the couple disappeared overnight after law enforcement officers staged a gambling raid of the home. Mr. McKnight, a felon with a past history of counterfeiting and auto theft, was killed in December, 1976 while attempting an armed robbery in Austin. His accomplice was believed to be a former officer of the very squad who investigated his gambling connections.

In March, 1976, Edwin A. and Ruth Shrake downsized to 2929 6th Avenue from their 1101 Elizabeth Boulevard. Their son "Bud" Shrake, the well-known sports journalist, screenwriter, and novelist, lived in the home before his move to Austin where he was the long-time companion of Texas Governor Ann Richards.

These neighborhood mid-century homes, nearing a venerable 70 years old, tell us stories about their people and times. If you are one of the fortunate owners of a mid-century home, your property just might be one of the ten or so featured in the Southwestern Builder. The magazine also has a few interiors and several commercial buildings and churches from the same period.

FUN IN THE 'HOOD!

Thanks to everyone who joined us for last month's neighborhood BBQ Block Party and Easter Egg Hunt. Also, a huge thank you to everyone volunteered to make both events happen. We couldn't do it without you!



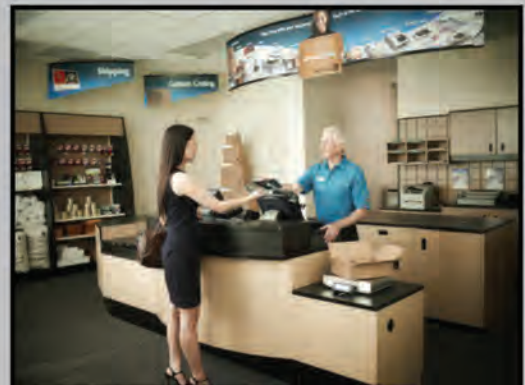
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April 13*



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6-10 p.m.

MAGNOLIA GREEN
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*Sunday
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12-4 p.m.

MAGNOLIA AVE. BETWEEN
8TH AVE. & HEMPHILL

NEARSOUTHSIDEFW.ORG

ON THE LOOKOUT!

by Christopher Ebert

Incoming Email:

"A property showed up on our radar in the River Bend Villas on Rosemeade Drive. Any information on this community that you have would be helpful. We like this kind of arrangement of living quarters but then we also like wide-open spaces that seem to be plentiful out southwest of downtown Ft. Worth."

Our friends:

We were friends in college. Their parents lived in our area. We have known them for over 50 years! They have selected Texas for their next retirement home. They are considering moving from a beautiful and historic town in the Blue Ridge Mountains of North Carolina to Fort Worth, Texas. (And our mayor is concerned that Fort Worth doesn't have "marketable image"!) Here are two people who live in a town of less than 100,000 and want to move to a city with a population of 850,000 spread over three counties in North Central Texas. Mayor, we must be doing something right.

They want our help!

They want a single-level two/three bedroom home in an area with few concerns. They have already built their dream home so they want a place to spend a comfortable retirement. And they have asked me to help!

My Recommendation:


Select a neighborhood, not a house. A neighborhood that has a vibrant street presence. One in which you see people not just cars. A family that lived across the street from us back in the 1980's told us that before they made an offer on Mr. Smith's house they came over one night and just sat on the driveway to watch and listen to the neighborhood. They bought. Stephen worked downtown and liked that the College Avenue bus came down our street.

Unfortunately, Ryan Place doesn't have many "wide-open spaces." But we do have what I think is important. We have a neighborhood. We look forward to street dances, crayfish boils, parades, home tours, and friendly croquet competitions. We know our neighbors' cars, for sure, but we also know our neighbors and their children! We know that Charlie is almost three, Piper will be two in July, and Margaret is graduating and will be attending Carnegie Mellon in Pittsburgh in the fall.

Summary:

Can you do all that in the River Bend Villas? Probably. But, you know, after the recent flood event in Houston, I think I would stay away from any neighborhood at a river bend!

Authors note: Mr. Ebert has assures that he will not always mine his outgoing emails for Newsletter columns, but will continue to mine his past and future experiences.






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NEWS YOU CAN USE

Did Your Clunker Fail Inspection?

Get help to buy new - or repair your car with funds from this agency. The North Central Texas Council of Governments wants the cars that have failed inspection off the road – they can't pollute that way. If your car has flopped that test, you may be eligible to receive up to \$3,500 to buy a new car – or \$600 to repair your old one to pass the test.

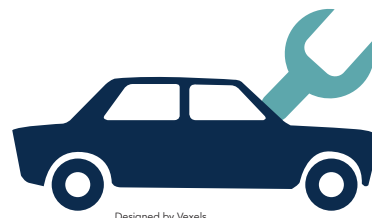
This is free money, a grant – not a loan, but a gift.

There are a few restrictions around income levels for the owner of the car, but they are fairly generous. (Ex: a family of four earning \$75,300 or less qualifies). Also, an applicant must live in Tarrant, Dallas, Denton, Collin, Johnson, Parker, Ellis, Kaufman, or Rockwall counties.

"We have almost \$30 million in assistance to help qualifying motorists address their vehicles' emissions problems," council

of governments spokesman Brian Wilson said in an email. "The money needs to be spent by August 2019, and we're really trying to get the word out."

For more information and to apply, go to airchecktexas.org



Designed by Vexels

2018 RPIA BOARD OF DIRECTORS

	POSITION	NAME	EMAIL	PHONE
BOARD MEMBERS	President	Cade Lovelace	clovelace@lovelacekillen.com	817.681.7692 (m)
	Vice President	Jason Allen	jasonallen_25@yahoo.com	817.205.2502 (m)
	Secretary	- OPEN -		
	Treasurer	Ryan Scharar	rescharar@gmail.com	713.412.2180 (m)
	Parliamentarian	- OPEN -		
	Membership, Director of	Ruth Karbach	arkarbach@sbcglobal.net	817.909.3585 (m)
	Communications, Director of	Kipp Baker	kipp@pixure.com	817.996.8222 (m)
	Activities, Director of	Tim Keith	tkeith78@gmail.com	979.220.5932 (m)
	Historic Resources, Director of	Donna Darner	drdarner@sbcglobal.net	817.247.3585 (m)
	Public Safety, Director of	Chip Mansfield	mansfield.chip@gmail.com	214.207.3367 (m)
STREET FIRECTORS	Infrastructure, Director of	Terri West	hatwest@gmail.com	817.991.2838 (m)
	5th Avenue	Keely Welder	keelyline@sbcglobal.net	817.454.5442 (m)
	6th Avenue	Josh Gardner	josh.gardner@sbcglobal.net	817.875.7407 (m)
	8th / James / Stanley	Joyce Davidson	jdavidson@txwes.edu	817.320.4289 (m)
	Alston / Lipscomb / Page	- OPEN -		
	College / Cantey	Kendall Wells	jkwells430@yahoo.com	817.705.1606 (m)
	Elizabeth Boulevard	Carmel Helsley	carmelhelsley@gmail.com	817.368.1633 (m)
	Ryan Avenue	Christina Rangel-Bautista	christinarangelbautista@yahoo.com	682.558.4403 (m)
	Ryan Place Drive	John Fitzgerald	N/A	N/A
	South Adams Street	Christy Van Dyck	christy.a.forbes@gmail.com	817.676.5899
	Willing Avenue	Kris Savage	savage.kris@gmail.com	817.507.6742 (m)



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RYAN PLACE NEWSLETTER *Online EXTRA*

The annual spring BBQ brought many of us out to get to know one another better. Thanks again to the volunteers who made it a success!



RYAN PLACE NEWSLETTER *Online EXTRA*



RYAN PLACE NEWSLETTER *Online EXTRA*



RYAN PLACE NEWSLETTER *Online EXTRA*



That's all from this year's BBQ! See you at the Crawfish Boil!