



RYAN PLACE 2019 IS UPON US!

I would first like to mention a few things about the holiday season. We wrapped up another very successful Candlelight Christmas Home Tour. The funds generated from the tour help support our neighborhood and this year will go towards a new structure in Daggett Park along with other neighborhood initiatives. Every year I am amazed by the dedication of our committee members, home owners and volunteers that make this event happen. Their yearlong dedication, planning, and execution during the event make this hard job look easy. I would like to say THANK YOU for another job WELL DONE to Sarah Rucker and her team!! Next year will be our 35th Candlelight Christmas Home Tour and the planning is already underway.

In November's general membership meeting I was elected RPIA President. I am truly honored to serve Ryan Place for the next two years in this capacity. Cade Lovelace has been a great mentor and I look forward to continuing his work. Cade's dedication and advocacy for Ryan Place have charted a path for future endeavors such as the Daggett Park renovations. Our other incoming board members include Ryan Scharar as Vice President, Jen O'Connell as Treasurer, Chris Ebert as Historic Resources Director, Jason Allen as Activities Director, and Jake Neal as Membership Director. Sarah Geer came on board

as Secretary last summer and does a great job keeping us organized! I would also like to say thank you to Ruth Karbach as she will be passing the torch to Jake in 2019. Ruth has been a tireless contributor to Ryan Place in her role as Membership Director/"Welcome Lady" for many years, among other endeavors!

I am looking forward to 2019! Included in this newsletter is a calendar of events for the year. As a neighborhood, we sponsor some type of event almost every month. Events include BBQ's, swim parties, movie nights and more. I would like to think there is something for everyone. If there is an event you would like to see happen or an issue/concerns you would like addressed, please feel free to call or email me.

Again, I would just like to say thank you to my fellow board members, street directors, Candlelight Christmas committee members, newsletter team and the many, many other volunteers and neighborhood contributors that make Ryan Place such a special place!

I look forward to serving you the next two years!

Tim

Tim Keith

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This Month in Ryan Place

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Important Numbers
&
Board of Directors

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A Candlelight Christmas in Ryan Place

Tour of Homes

would like to thank our Committee Chair

SARAH RUCKER

for leading the successful fundraising efforts of last year's tour.

Under her leadership, \$22,559 was raised toward Daggett Park improvements.

2018 EVENT COMMITTEE

Mary Jane Debenport

Alison Gee

Kris Savage

Llisa Lewis

Jennifer Lovelace

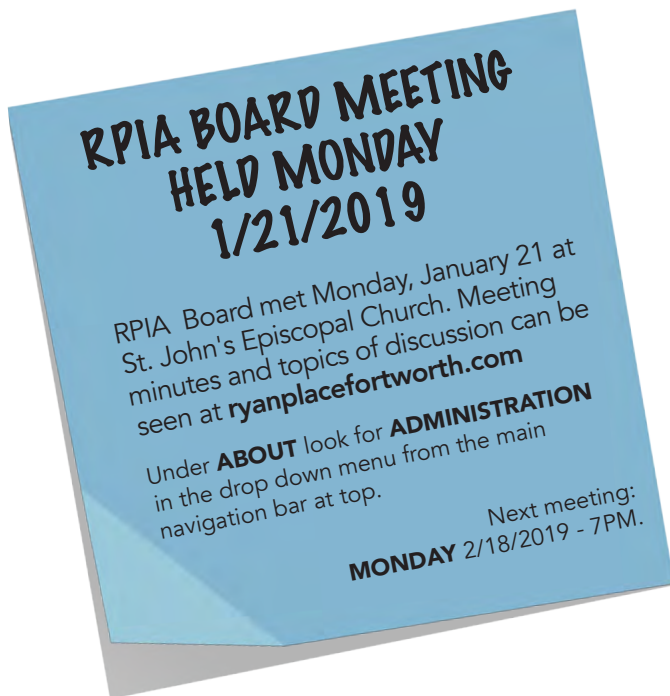
Colleen Shutt

Amy Gardner

Erin Pinnell

Terri West

For tour comments, questions or if you'd like to volunteer for the committee,
please email CandlelightChristmas@gmail.com



Have an idea for something you'd like to see in the Ryan Place Newsletter? Recipes? Stories and photos from neighborhood events or an unusual hobby? We want to hear from you!

Email us:
rpianewsletter@yahoo.com

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.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4	5	6	7	8	9
10	11	12	13	14 Valentine's Day	15 Newsletter content & ad deadline	16
17	18 RPIA General Board Meet- ing	19	20	21	22	23
24	25 Bulk Trash Week	26	27	28		

LOOKING AHEAD... Ryan Place Improvement Association 2019 Calendar of Events

Monday, JAN 21st - 7 p.m.
Monday, FEB 18st - 7 p.m.
Sunday, MAR 24th - 2-5 p.m.
Saturday, MAR 30th - 8:30-11:30 a.m.
Monday, APR 15th - 7 p.m.
Saturday, APR 20th - 10 a.m.
Saturday, MAY 4th - 5-8:30 p.m.
Monday, May 20th - 7 p.m.
Monday, JUN17th - 7 p.m.
Thursday, JUL 4th - 10 a.m.
JULY
AUG
Monday, AUG 19th - 7 p.m.
Saturday, SEP 1st – ALL DAY
Monday, SEP 16th - 7 p.m.

Monday, OCT 21st - 7 p.m.
Friday, OCT 25th - 7 p.m.
NOV
Monday, NOV 11th - 7 p.m.

Friday, DEC 6th
Saturday, & Sunday, DEC 7th & 8th

RPIA Board Meeting (St. John's Episcopal Church)
RPIA Board Meeting (St. John's Episcopal Church)
RPIA GENERAL Meeting and BBQ (2300 Block of 5th)
Ryan Place and Cowtown Cleanup (2600 5th Ave)
RPIA Board Meeting (St. John's Episcopal Church)
Ryan Place Easter Egg Hunt (TBD)
Crawfish Boil / Municipal Election (TBD)
RPIA GENERAL Meeting (St. John's Episcopal Church)
RPIA Board Meeting (St. John's Episcopal Church)
Independence Day Parade and Softball Game
RPIA Summer BBQ and Swim Party (TBD)
Back to School Event (TBD)
RPIA Board Meeting (St. John's Episcopal Church)
Annual Labor Day Garage Sale
RPIA GENERAL Meeting and Business Mixer
(St. John's Episcopal Church)
RPIA Board Meeting (St. John's Episcopal Church)
Movie Night (Triangle Park)
New Neighbor Welcome Event (TBD)
RPIA Board Meeting, General Membership Meeting & Elections,
Potluck (St. John's Episcopal Church)
Ryan Place Holiday Social (TBD)
Candlelight Christmas in Ryan Place Home Tour

NOTE: No RPIA Board meetings are held in July or December

RPIA MEMBERSHIP: YOUR DOLLAR\$ MAKE A DIFFERENCE

1. Select your level of donation:

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

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

3. A little bit about you*: Name(s) : _____

Address: _____

Phone: _____

Email: _____

Best method of CONTACT:

☐ Text to phone ☐ Email

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

Mail this donation form to

Ryan Place Improvement Association (RPIA)

PO Box 11122

Fort Worth, TX 76110

...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
 - FIRE TRUCK RESTORATION**
- NEWSLETTER and WEBSITE with discussions of issues important to our neighborhood.
- PARKS and Infrastructure Improvements
- PROMOTION and PROTECTION of Historic Ryan Place
- WELCOME Program
- ...and much much more!

* Submitting this form will put your name in our directory, a secure, online listing of our residents.

**Notes a 1934 American LaFrance type 399 Pumper built on a GMC truck chassis. It's been our very own for about 40 years! But it fell into some disrepair...We have been looking for parts and fabricating others to complete the restoration - which, after FOURTEEN (14) years is nearing completion! With your help and a little luck, it might be ready for this years JULY 4th PARADE! Please donate today!

FEATURE

CULTURE CORNER

A Taste of the East Where the West Begins

By Aulstin Gardiner

Despite being known as Cowtown, Fort Worth has a little more than BBQ and Burgers nowadays.

There are many great Asian restaurants in Fort Worth, and more especially near our little neighborhood. For this month's Culture Corner, I wanted to highlight a few Asian restaurants near us.

SHINJUKU STATION - SUSHI

Just west of the corner of Hemphill and Magnolia and named for one of the largest transportation hubs in Tokyo, Shinjuku Station is an izakaya style restaurant that serves traditional small plates – perfect for sharing. Izakaya-style is a type of casual or informal pub in Japanese culture, similar to tapas bars. One thing I love about Shinjuku is the sushi. Not only do they have a few chef's creations, but the traditional sushi as well: nigiri, sashimi, and rolls. For those who haven't ventured into sushi land, allow me to give you a little sushi 101.

First of all, sushi does not translate to "raw fish," as many people believe. Sushi actually means "sour tasting," referring to the vinegar rice. Depending on the restaurant, there are sushi rolls with cooked fish, aka tempura, or even no fish/vegetarian rolls. Nigiri rolls are the most traditional form of sushi, consists of a single topping over a palm-pressed compact oblong sushi rice. Unlike regular sushi, sashimi is simply thinly sliced raw seafood that is fresh like Salmon or Tuna. Then the rolls are the typical items that come to mind when you think of sushi, the rolled up fillings in the middle of rice wrapped in nori (seaweed).

What makes Shinjuku special is their selection of small plates, sushi,

and sake. They have an extensive sake menu from everything to house hot sake to a \$99 bottle of Wakatake "Demon Slayer."

They also have a good selection of Japanese beers, whiskeys and delicious cocktails. As far as food goes, I recommend the Anago, or saltwater eel, preferably in nigiri. I know what you're thinking - EEL!? When I ordered this last time, my wife responded with, "Really? You're just ordering things to be shocking. Order some regular rolls." When the Anago came out, not only did she think that it was her favorite roll out of the four rolls we ate, but she insisted on ordering another order of it.

SPICE - THAI

Just about a block east of Hemphill on Magnolia in the opposite direction, is a go-to that I probably eat at once a month at least.

The Thanpaisarnsamut family owns more than one Thai restaurant in Fort Worth; some of their other ventures include Thailicious, Thai Select, and The Bangkok. Their goal since their first restaurant opened about a decade ago was first and foremost: authenticity.

As someone who has been to Thailand, I believe they have hit the mark. Regardless of what you order, do not be turned off by the name of the restaurant. The typical 1-5 level of spice applies here, so for the faint of heart, or tongue, you can stick with the spicy level one. I prefer the Pad Thai, while my wife prefers the Pad Key Mao (Drunken Noodles). Another favorite of mine is the Massaman Curry. A yellow-ish curry with Thai spices, potatoes, onions, cashews, choice of protein simmer in a coconut milk to provide a complex and hearty flavor; perfect for a rainy or cold day.

Whatever your main dish, you have to order the fresh spring rolls. Their spring rolls come with the absolute

best peanut sauce in Fort Worth/Dallas.

WABI HOUSE - RAMEN

The New Kid On the Block, opening just a few months ago, Wabi House is my new favorite ramen place in Fort Worth.

Located on the corner of 8th and Rosedale, Chef Kenzo Tran of Piranha Killer Sushi teams up with Dien Nguyen of Wabi House in Lower Greenville in Dallas to open another location in Near Southside.

What stands out about this over other ramen joints is the attention to detail. The decoration and wall art is amazing and the patio is well designed, so I cannot wait until it gets warmer to enjoy it. Their broth is slowly simmered from scratch daily, and their pork broth in their Tsukumen ramen, which is only available after 5pm, takes 18 hours to make.

The small plates also deserve some attention as well. My favorite is the takoyaki (octopus fritters), or for the less adventurous, the corn fritters are a popular and delicious choice. Of course you can wash this down with a small and reasonably-priced hot sake or one of their creative cocktails.

So start practicing your chopstick skills and head to one of these local places when you are feeling adventurous. I hope you enjoy these restaurants as much as I do.



The Japanese magnolia bush blooms in late February. This image comes from a Ryan Place home on 6th Avenue.

Photo copyright, © Kipp Baker, 2019.

AROUND FORT WORTH...

COWTOWN MARATHON FEBRUARY 23-24

On your mark, get set ... run!
The 2019 Cowtown marathon, half-marathon, 10k and 5k will take place the last weekend of February. cowtownmarathon.org has more info about it all...

OSCAR-NOMINATED SHORT FILMS AT THE MODERN, FEBRUARY 22-24

Catch all the Oscar-nominated live action and animated short films at The Modern Art Museum, February 22-24.

Visit themodern.org/films for screening times.

OPEN STREETS 2019 REGISTRATION NOW OPEN

- Near South Side Open Streets will be held Sunday, April 7, 2019, and registration, including volunteer and sponsorship opportunities, is now open. Visit nearsouthsidedfw.org for more details.

FORT WORTH BIKE SHARING STATION CLOSED NEAR STOCK SHOW

At the request of the Fort Worth Stock Show and Rodeo, the Gendy and Lansford streets station for Fort Worth Bike Sharing will be closed Jan. 17-Feb. 9.

Nearby stations that will remain open for Stock Show visitors include the art museums, the UNT Health Science Center, Museum Place and Crockett Row.

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FROM OUR CITY NEWS DESK...

WATER GARDENS

<http://www.fortworth.com/things-to-do/attractions/fort-worth-water-gardens/>

PARKS & TRAILS:

Athletics
Community Centers
Fishing
Parks & Trails
Pools & Aquatics
Tennis

fortworthtexas.gov/athletics
fortworthtexas.gov/parks/centers
fortworthtexas.gov/parks/fishing
fortworthtexas.gov/parks/info
fortworthtexas.gov/aquatics
mclelandtennis.org

PROGRAMS:

Forestry
Graffiti Abatement

fortworthtexas.gov/forestry
fortworthtexas.gov/parks/graffiti

COMMUNITY CHALLENGE

...a fun way to get fit in 2019, runs through March 3

The **It's Time Texas Community Challenge** is an easy and fun way for entire Texas communities to demonstrate their commitment to healthy living. Register online, (<https://ittcommunitychallenge.com/en/home>) then help Fort Worth earn points in this statewide competition.

UPDATED: TEXRAIL ROLLING AFTER DELAYED START

Trinity Metro TEXRail commuter rail service has begun passenger service as of Thursday, Jan. 10. The original date of Jan. 5 was not met because clearance was not granted from the Federal Railroad Administration (FRA)

CONSTRUCTION TO START ON WATER UTILITY LINES AND STREETS IN THE NEAR SOUTHSIDE AREA

...learn about the construction schedule and impacts to residents.

Existing water and sewer lines are scheduled for replacement and the streets will be rehabilitated on portions of the following streets:

- Vickery Boulevard from Main Street to I-35 access road.
- Daggett Avenue from Jennings Avenue to Main Street.
- Bryan Avenue from Vickery Boulevard to Broadway Avenue, and Terrell Avenue to Rosedale Street.
- Calhoun Street from Vickery Boulevard to Broadway Avenue and Peter Smith Street to Annie Street.
- Peter Smith Street from Main Street to Bryan Avenue.
- Crawford Street from Peter Smith Street to Pennsylvania Avenue.
- Tucker Street from Bryan Avenue to Calhoun Street.
- Annie Street from Crawford Avenue to Calhoun Street.
- Dashwood Street from Main Street to Crawford Street.

To learn more, contact Project Manager Mary Hanna at 817-392-5565.



BOOK FEATURE

by Layne Craig

I am a wimp about cold weather —not only do I get tired of our mild Texas winters by about February 1, but movies and books about frostbite, avalanches, and being snow-bound terrify me. Books I am unlikely to ever read include *The Shining* and *Into Thin Air*; however, I have a few suggestions of books set in wintry climates that I did enjoy. These are a little more frostbitten than *A Snowy Day*, but nowhere near *Call of the Wild*—if that level of chill appeals to you, I hope you'll enjoy them!

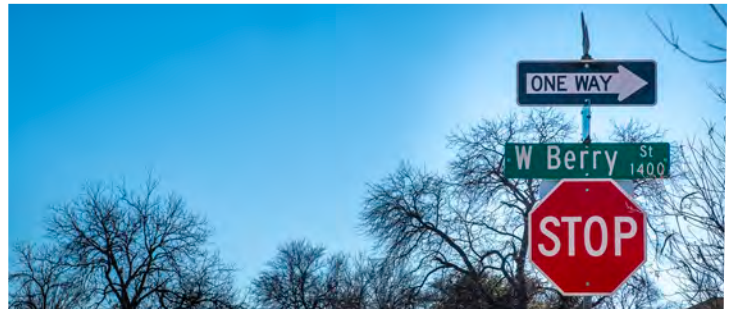
My Antonia, by Willa Cather. Set among late nineteenth-century immigrants in Nebraska, this American classic will draw you in with its intense atmosphere and charming but complicated characters. The narrator, Jim Burden, remembers his rural childhood and his love for his friend Antonia, with whom he bonds during her family's first difficult winter in the midwest.

The Bear and the Nightingale, by Katherine Arden. This historical fantasy is the first in a trilogy whose final installment comes out in early 2019. It's set in medieval Russia and dramatizes a clash between two worldviews, the nature-focused spirituality of traditional peasant Russia and the encroaching Christian hierarchy, through the struggles of its teenage heroine Vasya, who has inherited her grandmother's power to converse with the spirits in the woods around her.

The Yiddish Policeman's Union, by Michael Chabon. A mixture of detective noir fiction and sci-fi alternate reality, Chabon's novel follows a police detective in a fictional version of Sitka, Alaska, imagined here as a settlement of Jewish refugees from Nazi Germany. A murder investigation dovetails with political and religious challenges to Sitka's existence, with results both suspenseful and often funny.

REZONING SCARES UP NEW OVERLAY DISCUSSIONS

A request to rezone a segment of Ryan Place for a multi-family development generated a hearing not only with the city council of Fort Worth, but also with the developer in the latest RPIA board meeting held this past Monday, January 21, 2019. More information about this meeting and the rezoning issue in general can be read in the upcoming posting of the Board's Minutes which will be published on the website as soon as they are approved by the board. The rezoning was not affirmed by the city or our board. Stay tuned.



BERRY STREET NOW ONE-WAY AT 6TH AVENUE

On Wednesday 1/23/2019, work crews put the finishing touches on new traffic control spires at the intersection of West Berry Street and the south end of 6th Avenue.

The right-turn-only, coupled with no direct crossing from 6th Avenue across W. Berry Street, has been designed to reduce incidents at the intersection.

The one-way portion of West Berry Street only extends about 100 feet west of the intersection before it resumes its normal 3+3+turn lane configuration. Residents have speculated how long the one-way sign will remain in place.



Photos © Kipp Baker, 2019.

EDITORIAL

SKIRMISH

BY CHRISTOPHER EBERT

"There were reports of skirmishing along the border." Along the edges of Ryan Place are usually the areas that require defending. Whether it is a pawn shop or a 7-Eleven the forces of the status quo rise up to protect the character of the neighborhood. I know what you are thinking: "Forces of the Status-Quo" is usually a term used for a bad thing. Those forces are resisting progress and the change that usually follows. But, not in this case. If those forces had resisted all change, the area we call Ryan Place would might be mostly pasture land.

Between March and June of 1909 the City of Fort Worth annexed 7,500 acres. Extending the city limits south beyond Jessamine Street to south of W. Berry.

The first section of Ryan Place was laid out by pioneer real estate developer John C. Ryan (1865-1928) in 1911. "It was in Ryan Place that John Ryan chose to realize his belief in the City Beautiful Movement, which theorized that planned development based on classical architectural styles and reverence for natural beauty would result in urban park-like neighborhoods that have superb aesthetic and functional qualities."

Ryan Place was one of the first planned subdivisions with deed restrictions which specified building types, material, setback and costs of construction. It was conceived as an exclusive residential neighborhood for Fort Worth's expanding business and professional upper class

The Ryan Place neighborhood is defined by the geographic boundaries more so than a single architectural style or short period of significance. Ryan Place's development mirrors the history of Fort Worth in the first half of the 20th Century. It shows the impact of city planning and the ebb and flow of real estate development. All impacted by the world events of the 1910's – 1960's.

Ryan Place periods of development spread throughout the first half of the twentieth century, beginning in 1911 until after World War II. By the end of World War II most of Ryan Place was developed with the exception of the lots east of the Frisco Railroad tracks between Eighth Ave and Willing. This area was to be developed after WWII and was originally bought by servicemen with young families just returned from the war.

Because this growth occurred over a 50 plus year period, an incredible range of architectural styles can be

found throughout our neighborhood, from Victorian Queen Anne to Modern Ranch styled houses. Eclectic styled structures with multiple architectural styles are common in Ryan Place.

Despite the presence of many different architectural styles the base zoning of the neighborhood as remained single family or two family usage. The height of the tallest houses are two stories. No intense residential usage has been allowed. Certainly no zoning that is intended for transitional areas near commercial uses.

With a story that began in 1911 and continues to this day it is easy to see why The Forces of the Status-Quo would want to write emails to the Zoning Commission, come to neighborhood meetings and spend four hours on the second Tuesday of the month to protect a neighborhood that is as diverse as it is determined to retain its hard fought history.

Christopher Ebert is the
RPIA Director of Historic Preservation



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Jennifer Lovelace
Board, Ryan Place Christmas Tour

&

William Cade Lovelace
President, Ryan Place Improvement Association

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RYAN PLACE DIRECTORY

The Ryan Place Directory (for residents of Ryan Place only) is now collecting information online.

Secure, and private, It will not be used for solicitations or marketing by anyone that is not a resident of – or outside – Ryan Place. Know how to contact or be contacted about important issues!

Almost 100 residents have signed up online! **We have also entered well over 400 from public records!** Won't you please help our efforts? Thanks!

Visit **ryanplacefortworth.com/directory** to enter your information.

When it comes to your to-do list, put your future first.

To find out how to get your financial goals on track, contact your Edward Jones financial advisor today.





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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
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 & Distribution Dates are the 15th of the month for both content and advertising inserts (or changes), with distribution 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.

More information, as well as updates about these and other important CITY and RYAN PLACE resources can be found on our website: RYANPLACEFORTWORTH.COM

2019 RPIA BOARD OF DIRECTORS

	POSITION	NAME	EMAIL	PHONE
BOARD MEMBERS	President	Tim Keith	tkeith78@gmail.com	979.220.5932 (m)
	Vice President	Ryan Scharar	rescharar@gmail.com	817.205.2502 (m)
	Secretary	Sarah Darley Greer	srdarley@gmail.com	
	Treasurer	Ryan Scharar	rescharar@gmail.com	713.412.2180 (m)
	Parliamentarian	- OPEN -		
	Membership, Director of	Jake Neal		
	Communication, Director of	Kipp Baker	kipp@pixure.com	817.996.8222 (m)
	Activities, Director of	Jason Allen	jasonallen_25@yahoo.com	817.205.2502 (m)
	Historic Resources, Director of	Chris Ebert		
	Public Safety, Director of	Chip Mansfield	mansfield.chip@gmail.com	214.207.3367 (m)
	Infrastructure, Director of	Terri West	hatwest@gmail.com	817.991.2838 (m)
	Home Tour Director Elect	Cade Lovelace	clovelace@lovelacekillen.com	817.681.7692 (m)
	Home Tour Director	Allison Gee		
STREET DIRECTORS	5th Avenue	Chris Gee		
	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	Chris Rogers		
	Ryan Avenue	Hayley Wateska		
	Ryan Place Drive	Ryan O'Connell		757.593.0330
	South Adams Street	Christy Van Dyck	christy.a.forbes@gmail.com	817.676.5899
	Willing Avenue	Barbara Forshey		

Chart updated 1/25/2019

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Ryan Place Market Snapshot

Avg. list price/SF: \$177

Sold Range/SF: \$144 - \$251

Sold Price Range: \$310,000 - \$490,000

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