

August Meeting

When: 7:00 pm
Monday, August 5, 2019

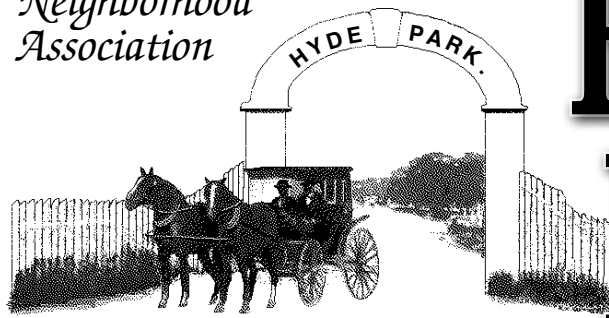
Where: Griffin School
5001 Evans Avenue

Note: HPNA meetings usually take place on the first Monday of each month..

HPNA General Meeting Agenda for August

- ❖ Welcome
- ❖ Presentation: Land Development Code Policy Guidance and Developments
- ❖ Guided Small Group Discussions and Action Planning
- ❖ Announcements

The Hyde Park Neighborhood Association



Pecan Press

August 2019 • National Register District Neighborhood • Vol. 45, No. 08

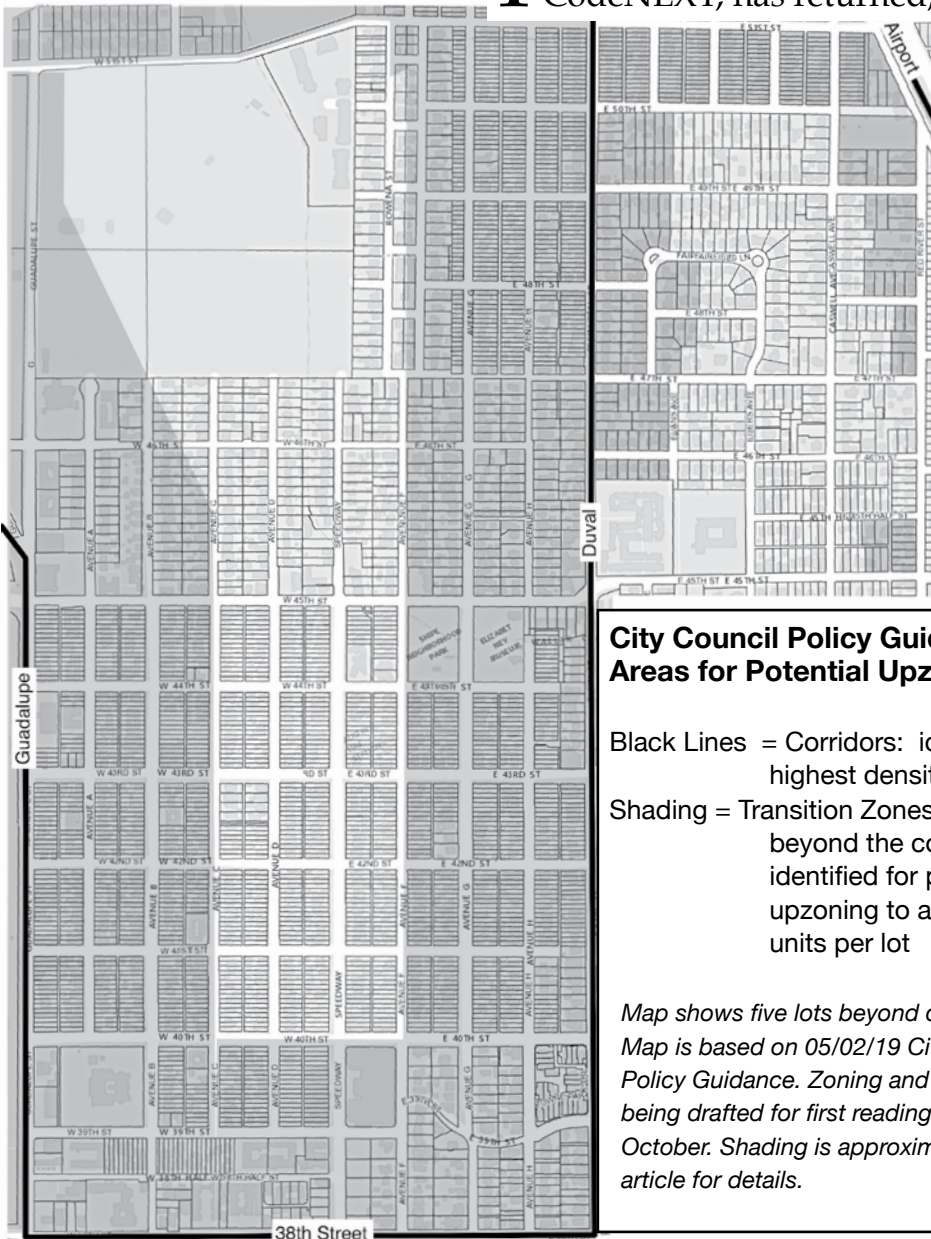
CodeNEXT Continues! Join the Conversation on Monday, August 5

The Land Development Code rewrite, once dubbed CodeNEXT, has returned, and on an accelerated timeline.

In May, the City Council issued guidelines directing staff to move forward with an ambitious new code rewrite that aims to increase density, limit compatibility standards, and reduce parking requirements, with the goal of increasing housing opportunities in the City. The guidelines provide detailed direction to rewrite Austin's land development code, with even greater consequences to Hyde Park and other neighborhoods than CodeNEXT.

If you live on a corridor or in a transition zone, shaded on the map, the zoning of your lot might increase to allow at least four units per lot.

The city has designated the shaded areas as "transition zones," meaning that they are within two to five residential lots of Imagine Austin corridors, Imagine Austin activity centers, and transit priority networks (that is, those streets on which buses run at 15 minute intervals). In Hyde Park, these are **38th Street, Guadalupe Street, Duval Street, and Airport Boulevard.** Within these transition zones, City Council



City Council Policy Guidance Areas for Potential Upzoning

- Black Lines = Corridors: identified for highest density
- Shading = Transition Zones (2-5 lots beyond the corridors): identified for potential upzoning to at least four units per lot

Map shows five lots beyond corridors. Map is based on 05/02/19 City Council Policy Guidance. Zoning and mapping are being drafted for first reading by Council in October. Shading is approximate; see the article for details.

From the Desk of the Co-Presidents



Since Council adopted its policy guidance on May 2 and the team assembled by the City Manager started drafting the new land development code (LDC) and map, we have been reaching out to City leaders to see how central city neighborhoods can participate in and inform the process.

We have also met with similarly affected neighborhoods to discuss common concerns and ways to problem solve beyond the confines of neighborhood borders and have asked these neighborhoods, elected officials, and City staff to collaborate in finding ways to include more people in our neighborhood, to support increased affordability, and to improve walkability and ride-ability in ways that benefit the community.

As we write, many of the questions we have posed about the LDC rewrite remain unaddressed, including the following:

- Given the tight timeline, how will the City ensure transparency, public engagement, and opportunities for substantive feedback? Will central city neighborhoods have the opportunity to work with city

staff on mapping these significant changes to our zoning overlays?

- Council directives would potentially upzone up to 50% of Hyde Park for at least four units. Coupled with reduced lot sizes, we expect that this upzoning will significantly increase development pressures and incentivize demolitions. How will the city address these concerns?
- How does the city plan to acknowledge existing missing middle housing, like the duplexes, garage apartments, and ADUs that we have in abundance in Hyde Park, as it considers what areas should be upzoned in the new maps? How will the city help ensure that these missing middle units, which are often far more affordable than their newly build counterparts, will be preserved?
- Will single-family homes on lots to be zoned as multi-family be penalized, restricted in their ability to be updated, or forced to rebuild as multi-unit structures if they are significantly rebuilt?
- What is the city's plan for addressing aging and inadequate infrastructure? This includes ensuring we have adequate sidewalks, appropriate water supply, and right-sized sewer and storm water management systems.
- What are the city's plans to address flooding, especially as impervious cover and our built environment increases?
- How can we talk about applying zoning changes more equally across the City, without talking about deed restrictions and the restrictions that many HOAs in other parts of the city have imposed?

We urge you to come to our August meeting where we will review the Council directive, discuss any new developments, and gather input to inform HPNA's response. As always, you don't need to be a member to attend.

— Sarah and Betsy
HPNA Co-Presidents

Pecan Press

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With the Whole World Seemingly Moving to Austin, Why Not Put a Globe in Hyde Park?

The *Wanderlust* metal sculpture, long a landmark at the Brentwood Social House (<https://www.brentwoodsocal.com/>) at 1601 Koenig Lane (formerly the Wanderlust Boutique + Gallery), has made a global shift to the intersection of Fairfield Lane and Eilers Avenue, in the Patterson Heights section of Hyde Park.

Austin metal artist and sculptor Kevin Paczosa of kpacmetalworks was commissioned in 2006 for a sculpture that reflected the “desire to encompass your folly, the need to know new things, to seek new adventure.” The Globe served as the icon of the popular coffee shop and meeting spot on the busy Koenig Lane crosstown corridor. “We’re a little sad to see it go,” said Brentwood Social House Manager Suzanne Daniels, “but we were so pleased to have it here for all those years.”

“The globe, made of 20-gauge sheet metal, rebar, and tube steel, will last a very long time, and folks can attach new meanings to it over the years,” says Paczosa.

According to Paczosa’s website (www.kevinpaczosa.com) he has always been enamored of metal. “The plasticity and pliability of it when it is heated, and rigidity and strength when cooled. I believe the possibilities these alloys present are plentiful and an interesting paradigm for addressing contemporary issues through traditional processes and techniques.”

The sculpture is just over four feet in diameter and stands about five feet tall. It clearly outlines the earth’s continents. For an added Texas flair, a Lone Star has been cut out at the Austin location. The edges of the continents have a rusty patina, having been left raw and unfinished, with the slag – the precipitated carbon left from torch cutting – remaining in place.



The Globe has been installed on a spit of land at Fairfield Lane and Eilers Avenue where the cul de sac and the grid streets meet, across from a traffic circle and park, so it will be visible from all directions. Located on private property, this very public art display required no tax dollars.

“We are hoping it will become a Hyde Park landmark, though it’s mainly foot traffic on our little cul de sac,” “Of course, it’s just another item for us to cover with Christmas lights and flags!”

There will be a public unveiling and re-dedication on Saturday, September 28th from 10 am to noon. Paczosa will be in attendance to answer any questions. In addition, local elected and neighborhood leaders, arts organizations, and immigrant-rights activists are expected to be on hand as well as the news media, to report the dedication ceremony.

The exact new name and dedication language are being kept secret for now. The sculpture will be dedicated to children of the world who failed in their desperate attempt to reach America and Austin.

There will be free soft drinks, teas, and waters, plus catered snacks from the Brentwood Social House. It will be a kid-, pets-, artists-, bicycle-, scooter-friendly event. For more information contact Global Jim at jimedia@grandecom.net.

– Jim Ellinger

Membership Information

- Membership in HPNA is open to all residents 18 years or older residing within the boundaries of Hyde Park or within 300 feet of its boundaries.
- All memberships expire on September 30th of each year.
- New members and members who lapse in dues for over six months are eligible to vote at HPNA meetings 30 days after receipt of dues.
- Membership dues can be paid in several ways: By signing up at an HPNA meeting or event, by mailing in the membership form, or by joining online using PayPal. To pay online, go to www.austinhdepark.org and click on the **Join Now** button. Dues paid online are \$6.

Submission Information

- Send your articles, letters, and photos by the 10th of each month to Lorre Weidlich at lweidlich@grandecom.net.
Opinion articles & letters to the editor must not exceed 500 words.
- Send your poems to Charlotte Herzele at herzele@gmail.com.
All poems, even if written under a pen name, must include a name and contact information for identification and verification purposes.
- Send your contributions to “Kids Corner” to Tony Barnes at tbarnes@sasaustin.org.

Hyde Park Neighborhood Association Membership Form

Name _____		Phone _____	
Address _____			
<input type="checkbox"/> Notify me by email of HPNA meetings & events _____			
Dues per Person	<input type="checkbox"/> Standard - \$5/yr.	<input type="checkbox"/> Check	Mailing Address: HPNA Membership P.O. Box 49427 Austin, Texas 78765 <i>Make checks payable to HPNA.</i>
	<input type="checkbox"/> Senior - \$1/yr.	<input type="checkbox"/> Cash	
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HYDE PARK AREA: YEAR IN REVIEW

	2016	2017	2018
NUMBER OF HOMES SOLD	31	31	31
AVERAGE SALES PRICE	\$623,514	\$595,595	\$689,967
AVERAGE SQ FT	2,079	1,699	1,829
MAX PRICE SOLD	\$1,150,000	\$1,200,000	\$1,250,000
MEDIAN DAYS ON MARKET	9 DAYS	14 DAYS	9 DAYS

All statistics & square footage are from Austin MLS for Single Family Residence taken 01/07/2019 from the Austin MLS. For detailed market information about your home, contact Sam Archer, Broker.



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Exploring Hyde Park:

The Evolution of a Livable Urban Neighborhood

This article is the third in a series covering the evolution of Hyde Park from its initial platting to the walkable, complete community it is today. The series will be published in the Pecan Press in the coming months and collected on the Hyde Park Neighborhood Association website at <http://www.austinhdepark.org>.

1940s – 1980s

Throughout the 1930s and '40s, the Hyde Park neighborhood continued its existence as a quiet residential area largely populated by working families. But things were beginning to change.

On February 7, 1940, Austin ended its electric streetcar service, which had played a critical role in Hyde Park's early development as Austin's first planned suburb. In its heyday, streetcars had run from Hyde Park in the north to the Texas School for the Deaf in the south, and from Lake Austin in the west all the way to East Austin. But by 1940, the city was transitioning to buses, and by June of that year, most of the tracks had been torn up or paved over. Some of the last remaining streetcar rails were removed in 1942 as part of a scrap metal drive for the war effort.

In the 1950s, the University of Texas ended its requirement that all students live on campus. As a result, a number of houses in Hyde Park and other nearby neighborhoods gradually transitioned from family homes to rental properties for students. As UT continued to expand during the 1960s, pressure grew on surrounding neighborhoods, including Hyde Park, to provide even more student housing.

Back in 1931 when Austin adopted its first zoning code, the city had placed multi-family zoning on many blocks of Speedway and Duval, which were already full of rather new single-family homes. It is unknown what sort of buildings the 1931 drafters envisioned, but it's not likely they were thinking of the types of apartments that were to come (it's also a bit mysterious why they chose Speedway and Duval for such zoning, given that the streetcars - still very active in 1931 - did not run on either of these streets). In any case, this new zoning lay dormant for over 30 years while Speedway and Duval remained largely single-family residential streets, with the occasional duplex or garage apartment.

All that began to change in late 1960s, when the 1931 multi-family zoning suddenly sprang to life and developers began demolishing houses, dropping in new large apartment complexes adjacent to older homes. With their small apartments, 8' ceilings, and complete asphalt coverage, these new structures added more rental housing, but also created heat islands and placed commercial dumpsters along the neighborhood's shady sidewalks. During this time, the city also began spot zoning apartment buildings at other locations throughout the neighborhood, allowing

many homes to be demolished and larger complexes to be constructed in their place.

These new structures came as a somewhat jarring addition to an area already fully built out with generally modest family homes and garage apartments. It's doubtful nearby neighbors viewed the new complexes with their massive paved parking lots as a "natural evolution" of the neighborhood, but they were here to stay. While most wouldn't win any architectural awards, many of these older complexes today provide market-affordable housing to the renters who comprise over 70% of Hyde Park residents.

A pivotal point in Hyde Park's history came in the early 1970s when the city announced plans to close the neighborhood fire station at 43rd and Speedway. Under the leadership of the indomitable Dorothy Richter, neighbors rallied to save the firehouse, holding a children's march with banners and bicycles and inviting the local press and TV stations to cover the event. Dorothy's media-savvy tactics quickly paid off. After a rousing City Council meeting in which Dorothy testified wearing a borrowed firefighter's hat, the city agreed to keep the firehouse open, a victory residents still celebrate with the annual Fire Station Festival and Parade. Today, Fire Station #9 continues to provide vital protection for one of the city's densest residential areas, an especially critical service given the many older wooden structures and large complexes built before modern safety codes.

The fire station episode taught neighbors the value of organizing, which would soon lead to the birth of the Hyde Park Neighborhood Association. In the fall of 1974, the historic Oliphant House at Avenue C and 39th Street was threatened with demolition. Janice Linder, a graduate student who rented an

Continued on page 13

Monthly Calendar August

- 1 — Different Worlds show opens at the Ney
- 2 — Recycling Pickup
- 3 — Saturday Morning Drawing Salons at the Ney
- 5 — HPNA Meeting
- 8 — DRC Meeting
- 12 — Steering Committee Meeting
- 16 — Recycling Pickup
- 30 — Recycling Pickup

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HPNA General Meeting Minutes – July 1, 2019

Co-President Sarah Cook called to order the monthly meeting of the Hyde Park Neighborhood Association at 7:04 pm on July 1, 2019 at the Griffin School located at 5001 Evans Avenue. She introduced the first speaker, Travis County Commissioner Brigid Shea.

Commissioner Shea has a long history of environmental activism, including leadership of the Save Our Springs movement. She served on the Austin City Council from 1993 to 1996 and was elected to the Travis County Commission's Court in 2014. She began her talk with transportation issues and explained that for some years the county has been working on a transportation blueprint that includes road projects and biking networks. It has also acquired land along creeks in the eastern part of the county and has accomplished nearly contiguous green riparian corridors. For blueprint information or to post feedback, go to www.traviscountytexas.gov/blueprint. To sign up for email updates on the blueprint, contact tctranplan@traviscountytexas.gov. She is also a member of CAMPO (Capital Area Metropolitan Planning Organization), a six-county group that focuses on regional transportation planning. CAMPO has been working on park-and-ride lots, regional commuter rail, and state road improvements. The state has focused almost entirely on toll roads and CAMPO is one group in opposition. When an audience member asked what was wrong with toll roads, Commissioner Shea responded that it was an equity issue, because these roads were mostly located on the county's less affluent eastern side. Another recent issue was a proposed redesign of I-35 through central Austin. The Commission opposed a plan to concentrate ten years' worth of federal funding for the area on this one project.

One issue of great concern to Commissioner Shea is the future impact of the revenue cap passed by the state legislature this session. Because the smallest jurisdictions are excluded from the revenue cap, the urban areas of the state are disproportionately affected by the new law. Commissioner Shea believes this is a partisan strategy. Moreover, the legislature did not address the appraised value of property. Texas is one of the few states that does not disclose property sales prices, which makes it difficult and costly for jurisdictions to conduct accurate appraisals. According to Commissioner Shea, much of our tax revenue is lost because of commercial properties, which are more likely to challenge appraisals and more likely to win. As a result, the tax burden has been shifting to residential property owners. Travis County is frugal, stated the commissioner, but will still have to cut programs to meet the cap. City services will be even more seriously affected be-

cause the city is responsible for more services than is the county.

A related issue facing Travis County is climate change. The results of remapping the flood plain show that what was once a 500-year flood plain is now a 100-year flood plain. This means that what was originally a \$3 million project of flood abatement has increased to \$13 million. With the revenue cap, funding this project will be difficult. Commissioner Shea also observed that we are not adequately prepared for the effects of an increasingly deadly climate on fire and flooding risks. For example, we have built subdivisions with only one way in and one way out. The county needs to develop evacuation plans. She cited a drill completed with residents of Comanche Trail in the western part of the county as an example of necessary safety measures that should be more widely adopted. The county is also working to improve the notification system for fire, flood, and weather emergencies. She noted the lessons of the recent northern California wildfires, where notification systems required voluntary sign-ups and where some residents were signing up their business phones to the notification system, which caused critical delays in evacuation response times.

Commissioner Shea invited audience questions. In response to an inquiry on measures to protect our elections, she told the group that this is the work of the Travis County Clerk, Dana de Beauvoir. She assured the group that the county has purchased a new hack-proof voting system with internal tabulation software, a paper trail, and no internet connections and it will be ready for the 2020 primary election. Asked about Austin's housing crunch, Commissioner Shea stated that the county has made an aggressive commitment to

Continued on page 12



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Friday, November 1, 2019
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#5 Bus Article: A Response

Editor's Note: Last month's issue of the Pecan Press included an article about the #5 bus, which was rerouted about a year ago when Capital Metro dramatically changed its bus routing and schedules. The following response is from Todd Hemingson of Capital Metro.

While there's no doubt that service on Speedway would be convenient for Hyde Park residents, there are a few reasons why we made the change and don't anticipate reversing course. First, the distance between Guadalupe and Duval is right at a half mile, meaning that the whole area has access to frequent bus service within a 5 to 7 minute walk (with the #801, #7, and #335 along with several other routes). When we did Cap Remap outreach, the public clearly stated a preference for frequency as a key service attribute (even when posed as a tradeoff involving a longer walk to access) and this was also identified as a best practice nationally. In simple terms, if we were to restore service on Speedway, it'd be at the expense of frequency because we'd have to reallocate service from either Guadalupe or Lavaca.

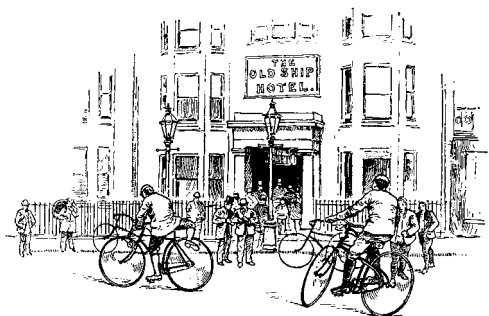
Second, we wouldn't realign the #5 because it now serves a different role as the only transit service on North Lamar south of 38th. So we did expect a ridership drop on that route, but again it serves an important role in its current location.

Finally, while you are correct that the #5 in isolation has seen a decrease in ridership, overall we've seen ridership growth that is among the best in the entire country over the first year, which was a primary goal of the whole Cap Remap effort.

I doubt the above fully satisfies your inquiry, but that is where the situation stands as of now. If there were to be new development and increased housing or other transit-supportive activities occurring along Speedway, then that is what would most likely trigger a re-think on the potential for increased service there.

Pat Galloway, writer of the original article, responds:

Of course he doesn't care that the walk you need to Guadalupe is not just several blocks, because the 801 only stops at 38th and I'm at 45th. And I am sure he was counting on people riding to the new library, but they haven't. And he's kicking himself for not having changed the name of the bus. But what do you expect? I will bet he has never driven down Speedway and seen all the apartment buildings there: Speedway already supports plenty of density, all the way to the campus.



HPNA Annual Notification to TDCJ. In September 2019, HPNA will submit a letter to the Texas Department of Criminal Justice's Victim Services and Criminal Justice Divisions regarding TDCJ case # 02111551. This letter requests that Pearl Moen, convicted of stabbing Ms. Pritchard in Hyde Park on November 14, 2015, serve out the duration of her sentence and not be considered for parole. A copy of the letter and the motion to send it to TDCJ annually are available in the December 2018 *Pecan Press*, which can be accessed online at <http://www.austinhypark.org/pecan-press/pecan-press-archives/>. If you have any questions about the case, please contact hydeparkna@gmail.com.



Hyde Park Resident Declares Candidacy for Travis County Office. Hyde Parker Erin Martinson, of Avenue F, has thrown her hat in the ring for the Democratic primary for Travis County District Attorney. Erin has a history of working for victims' rights: she served as managing attorney for Advocates of Victims of Crime at the Texas Legal Services Center. Her candidacy results from her frustration with the "lack of prosecutorial leadership around sexual assault cases" (<https://www.austinchronicle.com/daily/news/2019-07-10/erin-martinsons-entry-heats-up-d-a-primary-race/>). To read more about Erin's work in support of victims' rights, see <https://www.austinchronicle.com/news/2019-07-12/texas-legal-services-centers-assertion-of-rights-work-gives-a-voice-to-victims/>.



Basketball Court Injuries. Have you been injured or know of someone who was injured due to the cracks in the basketball court at Shipe Park? If so, please let the City of Austin know by calling 311. This is a longstanding safety hazard, and the best way to get the City to respond is to report incidences of injuries.



Compost Recycling Comes to Hyde Park. During the week of September 23, Hyde Park will experience curbside composting collection for the first time. This is your opportunity to recycle food scraps, yard trimmings, and food-soiled paper. These items will be turned into nutrient-rich compost. You will receive a new green recycling cart and a detailed guide during September. To learn more about the program, attend the open house at Trinity Church, 4001 Speedway, on Saturday, September 28, 10 am until noon. For instructional videos and details about the open house, access austintexas.gov/austincomposts.



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News from the Ney

This August, the Ney will see the return of Saturday Morning Drawing Salons, from 10 am to noon, starting August 3. As in previous years, the museum will provide everything you need to make your own masterpieces based on Elisabet's masterpieces! Drawing supplies, paper, drawing boards, some peace and quiet and AC, and people who can give some guidance will all be available free. No reservations or skill levels to worry about. Just show up. If you bring kids, stay and help them learn!

We'll also have *Different Worlds*, a show of photographs by Austinite Leslie Kell. Her unique style of digital photcollage mesmerizes visitors with its eternity of layers upon layers, and her playful approach to the space itself will expand the walls visually into prisms. *Different Worlds* features work made exclusively for the Ney, so be sure and catch it! The opening is on Thursday, August 1 at 6:30. The show lasts through September 1 and is part of FotoATX, a city-wide photography event.

Coming up, *Mujeriego*, an exhibition of portrait photos by Austin's Michael Anthony Garcia, will open on September 12. There will also be a launch of POCa Madre Magazine (keep your eyes peeled!) and the annual *Portraiture in the Park: Who Are You Anyway?* will take over on Sunday, September 22.

As always, Sursum!



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Geography Riddles

- What country isn't fake?
- What country do you call when you need to move a building?
- Which country is always in a hurry?
- Which city always keeps emergency supplies?

Answers on page 15

Summer Recipe: Italian Ice Pops

Ingredients:

- 1 (12-ounce) bag or 1 1/2 cups frozen raspberries, defrosted
- 1/4 cup chopped fresh mint leaves
- 1 1/2 tablespoons lemon juice (from 1 lemon)
- 3 or 4 tablespoons simple syrup, recipe follows
- 14 wooden popsicle sticks

Simple Syrup:

- 1/4 cup water
- 1/2 cup sugar

Directions:

1. In a saucepan, combine water and sugar over medium heat. Bring to a boil, reduce heat, and simmer for 5 minutes, until the sugar has dissolved. Take pan off heat and cool the syrup. Any extra cooled syrup can be saved in an airtight container.

2. In a blender, combine the raspberries and the mint. Puree until combined. Add the lemon juice and 3 tablespoons of the simple syrup. Blend to combine. Taste the mixture and add the remaining 1 tablespoon simple syrup if you like. Spoon the mixture into an ice cube tray and freeze for approximately 30 minutes, or until partially frozen. Insert the wooden sticks and return trays to the freezer for another 3 to 5 hours.

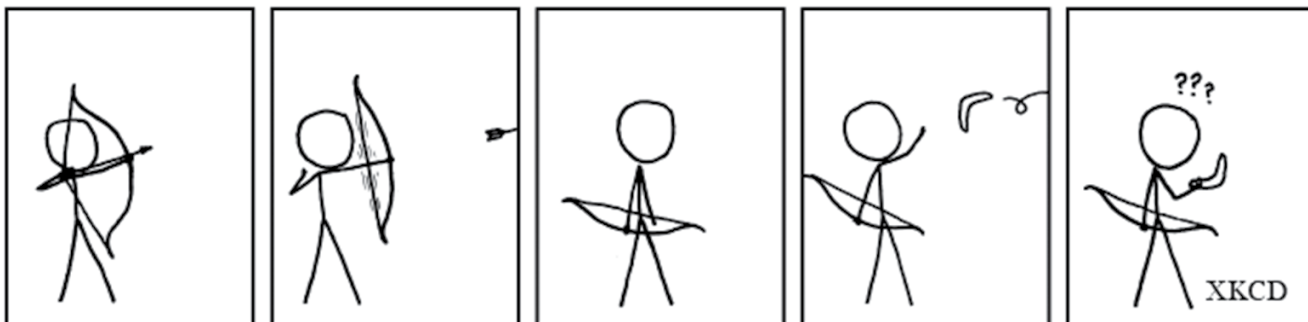
Hyde Park Haiku

Read the haiku, guess the Hyde Park object or location, then check the GPS coordinates to see if you're right!

Meet me for a round
Driver, putter, pitching wedge
Yes, it's in the hole!

30°17'55.5"N 97°43'31.6"W

Comic



Austin August highlight

7/12/19 - 8/17/19 - Zilker Summer Musical at Zilker Hillside Theatre

Pack a picnic and enjoy the free, annual musical at the Zilker Hillside Theatre. The outdoor amphitheater will host performances of *The Little Mermaid*, taking fans "under the sea" Thursdays through Sundays, beginning around 8:15 pm.

Quote-Able Puzzle 1

By Der Brat

Determine the person responsible for each quote. Unscramble the letters in shaded boxes to provide the quotation at the bottom. [Solid black boxes show word breaks.]

The Way that can be told is not the eternal Way.

□ □ □ ■ □ - □ □ □ □

Have no friends not equal to yourself.

□ □ □ □ □ □ □ □ □ □

O tempore! O mores! Marcus Tullius _?_

□ □ □ □ □ □ □ □

In hoc signo vinces. Emperor _?

□ □ □ □ □ □ □ □ □ □ □ □

Ontogeny recapitulates Phylogeny [paraphrased]
Ernst _?

■ □ □ □ □ □ □ □

Eureka!

□ □ □ □ □ □ □ □ □ □ □ □

Only free men can negotiate. Prisoners cannot enter into contracts. Nelson _?

□ □ □ □ □ □ □ □ □ □

Translation of Descartes' most famous saying:

□ ■ □ □ □ □ □ □

□ □ □ □ □ □ □ □ □ □ □ □

Answers on page 15

July Meeting Minutes... ...cont'd from page 7


affordable housing. This includes a strategic finance corporation that can partner with developers on projects that build affordable housing, using tax credits as an incentive. One such project is a mixed-use development project on Airport Boulevard that is expected to open in 2021. Another potential tool is up-zoning in order to increase neighborhood density.

Co-President Cook gave an update on the city's planned land development code. She reviewed HPNA's advocacy for the preservation of NCCDs that respect development patterns of older neighborhoods across the state. HPNA has invited city council members to walk the neighborhood to see its positive results. We are also collaborating with other neighborhood associations. Our goal is to develop a coordinated response to the city's development plan. Much of the city's efforts to increase density concentrate on central Austin and transit corridors. For example, Duval Street has been declared a transit priority network. We hope to offer alternative plans for density that would achieve similar results, such as developing underutilized parking lots. HPNA plans to map the neighborhood to identify the stock of affordable housing and assess current housing density; co-President Cook pointed out that single-family zoning in Hyde Park typically supports more than one housing unit. As development pressures increase, we are concerned that existing affordable housing will be demolished and replaced by more expensive units. Co-President Betsy Clubine requested that volunteers willing to help map Hyde Park contact her. It is expected that first drafts of the city's land development code will be published by the end of the summer.

Several announcements followed. Sarah Cook solicited volunteers for the fall Fire Station Festival. She underscored the benefits of volunteering and asked interested residents to contact her. Representatives of the Windsor Park Neighborhood Association discussed its newly created climate change committee, presented a model resolution on the subject, and urged HPNA to craft its own climate-change resolution for presentation to various governing bodies. They welcome feedback; the committee chair is Martin Luecke (mwluhecke@hotmail.com). Neighbor Stan Kozinsky is seeking a volunteer to help repair a damaged wall in Shipe Park. Volunteers can contact Sarah Cook.

The meeting adjourned at 8:08 pm.

– Submitted by Susan Marshall
HPNA Co-Secretary
and Betsy Clubine



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Exploring Hyde Park... ...cont'd from page 5

apartment on Speedway, came to Dorothy Richter and asked for her help to fight the demolition. Dorothy gave Janice a list of neighbors who might want to be involved and suggested she contact Merle Franke, a pastor who had recently moved to Hyde Park, to see if he would be interested in heading up some kind of neighborhood organization. In Dorothy's words, "We needed a respectable type person." Hence the Hyde Park Neighborhood Association was born with Merle Franke as its first president.

As the city continued to promote more spot zoning of large complexes, neighbors were restoring the area's original homes, working for a more complete sidewalk grid, and caring for Shipe Park. Around this time, residents established the annual Hyde Park Historic Homes Tour, which served to foster community and allowed neighbors to share their work and ideas about restoring older homes. Janice Linder, the graduate student who had led the successful effort to keep the historic Oliphant House, organized the first tour with Fran Norman, a boarder at the Rutledge House on Guadalupe. As is true today, the initial Homes Tour was a labor of love, put on by neighborhood volunteers with a deep appreciation for our shared community.

In the early 1980s, some individual neighbors on Speedway and Duval wanted to remove the multi-family zoning on their properties to reflect their commitment to home restoration on these streets, and the neighborhood association supported this effort. By 1985, investors were still taking advantage of the 1931 multi-family zoning by moving out homes on Speedway and building large intrusive structures with massive concrete parking lots. The city, seeing this happen in various central Austin neighborhoods, established an interim ordinance that required City Council approval to build a commercial or multi-family project next door to a home. One such project proposed for Duval would have put 16 units with balconies and barbecue pits five feet from a historic home. It received approval for six units, which Council considered an appropriate compromise, but the investor subsequently sold the property without developing any units. Unfortunately, the site's two original houses had already been demolished, but the new owner built a new home there and soon became president of the Hyde Park Neighborhood Association!

Stay tuned for next month's installment: the city debuts new planning tools, neighbors grapple with a growing church, Hyde Park becomes a National Register District, and more.

— Karen McGraw, AIA
with Susan Moffat

BACK TO SCHOOL CHECKLIST

- PENCIL
- PAPER
- OIL CHANGE
- BRAKE CHECK
- ALIGNMENT

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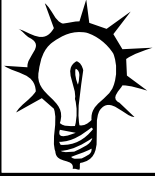
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Answers to Quote-Able Puzzle

LAO-TZU / CONFUCIUS / CICERO / CONSTANTINE / HAECKEL / ARCHIMEDES / MANDELA

I THINK THEREFORE I AM



*Pecan Press is online at
www.austinhdepark.org*

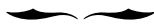
Answers to Kids Corner Geography Riddles
Israel, Ukraine, Russia, Stockholm

CodeNEXT Continues!cont'd from page 1

has called for density to increase: the prevailing two-unit per lot zoning within Hyde Park will be replaced with zoning that allows for at least four units per lot, with even more units near the corridors. In addition, Council recommended that parking requirements be eliminated within ¼ mile of corridors.

The Council directed staff to recommend the new code and to remap the entire city for action by Council in October, 2019. At this time, the only known opportunities for public feedback on the code and maps will be public comments after city staff completes a draft and posts it for public hearings at the Planning Commission and Council.

Please attend the HPNA monthly meeting to discuss the LDC policy directives and the ways that Hyde Park can support additional density without the wide-spread transformation of our neighborhood.



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Shipe Pool Update as of July 17, 2019

The months of June and early July have continued to bring the project to fruition. The limestone finish on the bathhouse structures has been completed, along with 90% of the glazed tile for the interior of all the structures.

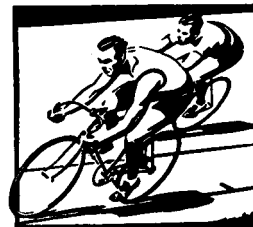
At this time the majority of the pool amenities have been completed. The pool decks have been installed and the pool shade structure is almost complete. The mechanical or pump room components continue to be assembled and completed. The bathhouse structures have been prepped to receive the roof and gutter.

The remainder of July and early August will see the completion of the remaining amenities. This includes the "Ney" deck, including the shade structure between one of the family rooms and the remainder of the bathhouse. Also scheduled for completion is the mechanical or pump room and the prepping of the pools to receive the Diamond Brite plaster finish. All of the facility feature walls, including seat walls, will be completed, and all of the roofing on the structures will be installed, including the gutter system. The last remaining items to be installed are the landscaping, facility fencing, and Diamond Brite plaster. The pool plaster must be installed in a dust-free environment to produce the quality and finish required for the facility.

Several delays have affected the completion of the project, primarily associated with the late delivery of building materials – the glazed tile and specialty metal screening. G. Hyatt, the contractor, has communicated to the City of Austin that substantial completion will occur in early August, 2019. Substantial completion will allow the Aquatic Division to prepare the use of the new pool facility (life guard training and other safety procedures) and will allow for required inspections. At this time PARD is anticipating the pool opening to occur in mid-August; the target date is August 19, 2019. In addition, PARD, through the Aquatic Division, has arranged extended use of the facility through Sunday, September 29, with the following hours for both lap and activity pools:

Weekdays: 4:00 - 8:00 pm

Weekends: 12:00 - 7:00 pm



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JUST LISTED

506 WEST 33RD ST.

Hemphill Park Townhome. Spacious 2-story brick traditional with 2 BR, 2.5 BA, 3 LIV, private courtyard, 2-car attached garage. Within walking distance to Central Market & UT.

Listed at \$685,000



PENDING

600 EAST 49TH ST.

Great opportunity for builder to complete Hyde Park project already in progress. Front house with 3 BR, 2 BA, back building with large workshop & 1 BR, 1 BA apartment.

Listed at \$699,000



FOR LEASE

3820 DUVAL ST.

Available now. Classic Hyde Park garage apartment for lease with 1 BR, 1 BA, hardwoods, new paint. Monthly rent includes water, gas & electricity.

Listed at \$1,200/mo



FOR LEASE

107 EAST 48-1/2 ST.

Available June 1st in Hyde Park. 3 BR, 2 BA on corner lot with fenced backyard, 2-car carport, utility room & bike storage room. Landlord maintains yard.

Listed at \$2,100/mo



SOLD

4301 AVENUE D

One of Hyde Park's original grand residences. 1914 Craftsman style home on over-sized corner lot in heart of historic district. 4 BR, 3 BA, 3 LIV. Wrap-around porches.

Listed at \$1,185,000



SOLD

4302 AVENUE G

Charming 1920s multi-family investment property located in prime location near Shipe Park. Three separate units, on-site parking, many recent updates.

Listed at \$750,000



SOLD

4009 AVENUE D

Classic 1925 Hyde Park bungalow in heart of historic district. 2 BR, 1 BA, updated kitchen and hall bath, utility porch. Wood floors throughout. One-car garage.

Listed at \$529,000



SOLD

4506 AVENUE C

1910 Folk Victorian with many recent updates— foundation, roof, plumbing, wiring. 2 BR, 1 BA plus detached 1 BR/ 1BA casita/guest house.

Listed at \$459,000

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