

When: 7:00 pm Monday, August, 2020

Note: HPNA meetings usually take place on the first Monday of each month, but due to the COVID-19 pandemic, the August meeting will be a virtual rather than an onsite meeting.

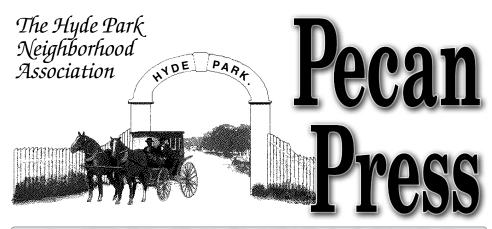
HPNA General Meeting Agenda for August

- The Healthy Streets Initiative and its Implementation along Avenue G: a virtual open forum co-hosted by Austin Transportation Department leaders and the Hyde Park Neighborhood Association.
- Information for accessing the meeting will be posted on the HPNA website, *austinhydepark.org*.
- ✤ Everyone is welcome!

Happenings at Shipe Park

While the rest of Hyde Park and the City of Austin has been experiencing a period of low activity due to the pandemic, Shipe Park has seen an upsurge of activity. The City of Austin had certain improvements to the park already scheduled and decided to take advantage of its closing to make those improvements. Hyde Parkers can look forward to

- the following changes: 1) Replacement of all the gravel and old blue foam ADA mat-
- ting with engineered wood fiber mulch and a new matting material for ADA access.
- 2) Reinstallation of new baby bucket swings.
- 3) Installation of a new big swing set in the former wading pool area, with new concrete borders and landing material.
- 4) Installation of a short piece of fence to match existing fence material where the elevation change happens on the south side of the new swing area (behind the foliage).



August 2020 • National Register District Neighborhood • Vol. 46, No. 08

Exploring Hyde Park A Brief History of Shipe Park

Shipe Park was dedicated in 1928. While today it is known as Shipe Park, for Hyde Park's founder, Col. Monroe Shipe, it was known originally as the Hyde Park Playground and was one of several neighborhood parks built in outlying residential areas of Austin in the early 1930s. The park was later purchased by the City of Austin with bond election funds: \$6500 for the land and \$3000 for a "shelter house and fence."

In 1930, construction started on the wading pool, a handball court, and the shelter house, known as the "log cabin." Architect Hugo Kuehne, founder of the UT Department of Architecture, designed the shelter house, with its breezeway intended for public use. Its rustic look defined the appearance of parks in Austin and across the nation at that time.

Neighborhood lore states that a small dam of rocks near the bridge over Waller Creek was built to create a swimming hole for children. Obviously, Hyde Park needed something bigger than a wading pool! The full-size pool that resulted was filled daily with spring water from the nearby springs along Waller Creek.

Over the years, the park changed: playscapes were installed and replaced with newer ones; the handball court was replaced with a basketball court; and tennis courts, swing sets, and sidewalks were added. The drain-and-fill pump was replaced in 1985 and a pump house was built to house the new pool chlorination system.

Between 1997 and 2000, Hyde Park Neighborhood Association leaders Ann Graham, Susan Moffat, and Suzee Brooks organized such park projects as a bridge over Waller Creek and the installation of the archway on the south border of the park, constructed of petrified wood secured by Hyde Park resident Stan Kozinski from the recently demolished Petrified Wood Motel, a former neighborhood site. Around 2006, another group of neighbors led by Jill Nokes secured mitigation money from Austin Energy for the electrical towers it had constructed along Guadalupe Street and used that money to install a sprinkler system and plant trees.

In 2008, Mark Fishman, Jill and Jack Nokes, Adam Wilson, and Alison Young founded the Friends of Shipe Park. They initiated the annual It's My Park! Day cleanup in March and the Pool Opening Party and Movie Night in June. Their projects have included the mural on the pump house wall, designed by Pascal Simon and Holli Brown and

Continued on page 9

Continued on page 9

From the Desk of the Co-Presidents

Hello, and welcome to August!

The past four months have been defined by COVID, and it looks like August will be no exception. As we are working through what the new normal will look like for schools, businesses, and outdoor recreation, city officials are implementing interim plans for the health and safety of Austin residents.

In mid-July, Austin Transportation Department selected Avenue G as a Healthy Street. By the time you read this letter, we expect that program to have started. Please use opportunities to get involved as a block captain and offer your thoughts at a virtual neighborhood forum, on Monday, August 3. When available, a link to the forum will be posted on the HPNA website at *www.austinhydepark.org*.

Hyde Park Neighborhood Association

P. O. Box 49427 • Austin, TX 78765 www.austinhydepark.org - HPNA Officers & Steering Committee -**Co-Presidents** · Betsy Clubine..betsyclubine@gmail.com · Sarah Cook...cooksicle@gmail.com **Co-Vice Presidents** Paul Smith Paula Rhodes Co-Secretary • Susan Marshallpro47f@att.net Acting Co-Secretary Bonnie NeelBonnie.Neel@straighttalkmortgage.com Co-Treasurers • PO Box 49427, Austin, TX 78765 Susanna Walker.....suzwalkercpa@gmail.com Lorre Weidlich...... lweidlich@grandecom.net Additional Steering Committee Members: Joan Burnham Margo Carrico Sumit Guha Kathy Jackson Ben Reid • Phil Seibert - HPNA Committees & Task Forces -ASH (joint HPNA-CT committee) • John Williams, iawilli@grandecom.net Austin Neighborhoods Council Rep. • Lorre Weidlich, lweidlich@grandecom.net Church-Neighborhood Liaison • Kevin Heyburn, kmheyburn@gmail.com Crime & Safety • Carol Welder, cjwelder@msn.com • Kristen Remeza, kremeza@yahoo.com Development Review • David Conner, daypaycon@yahoo.com Finance • David Conner, daypaycon@yahoo.com Flooding • Kevin Heyburn, kmheyburn@gmail.com Graffiti Patrol • Lisa Harris, ljharrisus@yahoo.com Historic Preservation • Joan Burnham, jgiburnham@gmail.com Homes Tour • Kip Dollar, kipdollar@aol.com · Chad Crow, chad@secondlabelwine.com Membership • Sharon Brown, donsharon4213@sbcglobal.net • Karen Saadeh, kdmatthis@gmail.com Neighborhood Planning • Karen McGraw, mcgrawka@earthlink.net Nominating • John Williams, jawilli@grandecom.net Parks & Public Space • Mark Fishman, mlfishman@gmail.com Social Events Coordinator • Sarah Cook, cooksicle@gmail.com Social Media Coordinator • Ellie Hanlon, ellie.hanlon@gmail.com Tree Preservation • John Walewski, jwalewski@civil.tamu.edu Website • Graham Kunze, grahamkunze@gmail.com

This is like no back-to-school period we've ever known. Students will start the school year as they finished it last year — online. As Betsy's daughters commented, they will certainly have a story to tell when their grandchildren are asked to interview a relative about important historic events of their childhood.

Even as our world is very different, the HPNA Steering Committee has identified several important themes to pick up this fall – volunteer opportunities at neighborhood non-profits, land use policy and the land development code, and all-mode mobility in Hyde Park. Please let us know if you are interested in joining us to think through these issues and shape our positions. Residents are

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Austin Police Department Hyde Park Liaison

512-974-1346.....natalia.lee@austintexas.gov

also sending us ideas for future discussion, such as a recent request to re-examine the name of Shipe Park in light of the history of Hyde Park as a whites-only suburb as founded by Monroe Shipe. We welcome your thoughts about how to improve Hyde Park and the opportunity to discuss them at future online or face-to-face meetings.

In closing, we would like to thank the businesses who advertise in the *Pecan Press* for their patience and ongoing support during this difficult time.

Best Wishes,

 Betsy Clubine and Sarah Cook Co-Presidents, Hyde Park Neighborhood Association



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Street News

Speed Limit Changes

n June 11, the City of Austin announced reduced speed limits in neighborhoods and on some urban core streets. In the words of the City's press release, "These speed management changes are designed to improve safety and enhance the livability of Austin streets for all road users, including people riding bikes and walking, and those who are mobility impaired. In addition, the changes create a more uniform approach to speed limits and enforcement." The changes were unanimously approved by Austin City Council.

The plan has three parts:

- Neighborhood Streets Streets of approximately 36 feet or less in width and with primarily front-facing residential land uses will be posted at 25 mph. Some neighborhood streets wider than 36 feet will also be reduced to lower speed limits.
- Urban Core Arterials Most arterial streets within the city urban core (bounded by US 183, SH 71, and Loop 1) will be posted at 35 mph or less.
- Downtown Streets Most streets within the area bounded by North Lamar Boulevard, Martin Luther King, Jr. Boulevard, I-35, and Lady Bird Lake will be posted at 25 mph. Guadalupe Street, Lavaca Street, MLK Jr. Boulevard, 15th Street, Cesar Chavez Street, and Lamar Boulevard will be posted at 30 mph.

These changes will be phased in and in some cases will be accompanied by such changes as restriping to narrower lane widths or assignment of portions of the street for alternative uses such as biking or parking. Continued on page 9

Hyde Park Gains a **Healthy Street**

In part two of the City of Austin's Healthy Streets Ini-Ltiative, Avenue G, from 38th Street to 56th Street, will join parts of Bouldin Avenue, Comal Street, Riverside Drive, and Pleasant Valley Road as a Healthy Street. Avenue F was initially considered for this distinction, but Avenue G was ultimately chosen because the City determined that it had a better alignment: the selection of Avenue G reduces conflicts with business driveways and features more visible crossing points at major intersections. Feedback from residents on the six candidate street segments was overwhelmingly positive.

The Healthy Street Initiative resulted from a directive from City Council to Austin Transportation to create places to promote physical and mental health. The City of Austin describes the Healthy Street Initiative this way: "This will open street space for walking, running, biking, and other activities that promote physical and mental health, while maintaining local motor vehicle access for residents, deliveries and emergency vehicles." Healthy Streets are created by soft closures to through traffic, while maintaining local access for residents, deliveries, and emergency vehicles. Healthy Streets are expected to remain in place as long as social distancing is recommended as a mechanism for coping with the

COVID-19 pandemic. To read about the

Healthy Street Initiative, go to http://

www.austintexas.gov/HealthyStreets.

Continued on page 9

 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 PavPal. To pay online on to zwaw autibluderark era and click on the 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 PavPal. To pay online on the way online of the work of the three and merification and merification and merification and merification and merification and merification. 	Membership Information			Submission Information	
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Pecan Press – August 2020 – Page 3



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Hyde Park Area: Year in Review	2017	2018	2019 (YTD)
Number of Homes Sold	27	25	18
Avg. Sales Price	\$602,463	\$700,920	\$793,949
Avg. Square Feet	1,714 SF	1,817 SF	2,022 SF
Max Price Sold	\$1,200,000	\$1,185,000	\$1,220,000
Median Days on Market	14 Days	14 Days	25 Days

For more detailed market information about your home contact Sam Archer, Broker Associate. Helping clients buy and sell in Austin with integrity and unparalleled representation.

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All YTD data is pulled from Austin MLS for single family residences.

IN MEMORIAM Sharon Majors

Sharon Elizabeth Simmons Majors, 76, passed away on June 27, 2020 in Austin, Texas after a long struggle with Primary Progressive Aphasia. Sharon was born on January 28, 1944 in Beaumont, Texas but spent the bigger part of her childhood in Huntsville, Texas. She attended the University of Texas at Austin, where she met her beloved husband of more than 50 years, Joe Majors. Sharon and Joe spent time in Minneapolis, Minnesota and San Jose, California before returning to Texas in 1970. They settled down in Austin's Hyde Park neighborhood, where they resided for more than 40 years. She had a love of teaching, allowing her to work as a calculus tutor while she was at the University of Texas, and later on had a long, successful career as a real estate agent in Austin.

Sharon enjoyed reading, traveling, journalism, music, dancing, swimming laps, and exercising at her favorite gym. She loved traveling to places like Mexico, Canada, France, and London. She enjoyed hosting foreign exchange students from all over the world at her home. Many people would describe her as a social butterfly. Sharon served as a longtime board member of the Hyde Park Neighborhood Association, was an active member of her congregation at the University United Methodist Church, and volunteered in numerous PTAs and band parent groups.

Sharon leaves behind her husband Joe, her daughter, Cynthia Majors Lyon, son-in-law Dave Lyon, and granddaughter Julia Lyon of Austin; and her daughter Katherine Majors Proctor, son-in-law Jaimal Proctor, and grandchildren Cooper Proctor, Winslow Proctor, and Gwen Proctor, of Glenwood Springs, Colorado.

A life so well lived deserves to be properly remembered, so a virtual Zoom memorial service is being planned for the near future. If you want to participate in this service please email Cynthia Lyon at *ear.majorslyon@gmail.com*.

> – Cynthia Majors Lyon & Katherine Proctor





Hyde Parkers Remember Sharon

Back when the Hyde Park Baptist Church was fighting our neighborhood plan, Sharon was one of the Shadow Lawn folks fighting to keep the Shadow Lawn deed restrictions intact to allow only residential use, including the 3800 block of Speedway, where HPBC had removed homes.

– Karen McGraw

When I first came to Austin in 1989, Sharon was one of the go-to people for Hyde Park history and was very supportive of the National Register effort that was just then going to the State Board of Review. Though she was a real estate agent, she was also a friend of preservation and I would like people to know that about her. People like Steve Franke, Dorothy Richter, Debra Prokop, and Sharon did a lot to preserve and really fight for Hyde Park back in the day when the neighborhood was in real danger of being lost to the bulldozers. They loved Hyde Park and gave it their all for a time, then passed the torch to others. As time marched on, some of their accomplishments for the neighborhood may have been forgotten but those of us who enjoy living in the "real" Austin owe them a debt of gratitude for their pioneering efforts - sometimes against great odds and predator developers - on our behalf.

Terri Myers

She was a great person.

Kevin Heyburn

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Page 6 – August 2020 – Pecan Press



News from the Ney

Well, as some of you might have noticed, the Ney was open only for a few weeks in June but re-closed soon after. At this time, it's not known when the museum will reopen, but it will certainly do so soon. The Museum's website or Facebook page are good places for further information.

Open or closed, physically at least, on August 6, 2020 the Ney will open the very special and highly anticipated SUFFRAGE NOW: A 19th Amendment Centennial Exhibition, as an online exhibition! In SUFFRAGE NOW, contemporary photos by women photographers that reflect on the Centennial of the ratification of the 19th amendment were chosen from a nationwide pool of submissions and will be made available on the museum's City of Austin webpage, at *www.elisabetneymuseum.org*.

Juried by a very fine group of curators, artists, editors, and more, the photos could have been taken at any time in the submitting photographer's career and could be in any style or process. Some of the images also feature video from the photographers themselves, explaining their pieces. Though the Centennial anniversary will actually be on August 18, 2020, suffrage was not universally available to all American women until the Voting Rights Act of 1965, which celebrates its 55th anniversary on August 6, 2020, hence the date of the show. As she passed away in 1907, Ney herself never had the right to vote, though she campaigned for it at the Legislature and inspired many young future leaders.

On Tuesday, August 18, at 2 pm, there will be a Zoom-based program featuring a moderator and three of the jurors discussing the Centennial, the works chosen, and the process they went through to pick them. Every month, there will be a Zoom-based program spotlighting photographers in the show. Information on attending the Zoom-based programs will be available on the museum's Facebook page and website. The show will remain up at least through Inauguration Day, January 20, 2020.

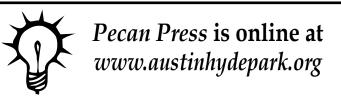
Keep your eyes peeled for more exciting updates on this very unique presentation.

- Sursum!

Monthly Calendar August

- 3 Virtual HPNA & ATD Meeting: Healthy Streets Initiative
- 6 Opening of SUFFRAGE NOW: A 19th Amendment Centennial Exhibition, online at the Ney Museum
- 6 DRC Meeting
- 10 Steering Committee Meeting *
- 14 Recycling Pickup
- 28 Recycling Pickup

*Conducted over Zoom. Contact Paul Smith (*pjgrsmith@gmail.com*) for information.





ACROSS

- 1. Topper.
- 4. Need it for queso?
- 6. It must be love It.
- 7. Pasta.
- 8. The thing in law.

DOWN

- 1. A. Simpson.
- 2. Make up for.
- 3. Sounds like rotating birds at the beach.
- 4. What a hip-hop artist may do.
- 5. School where Russell replaced Robt. E.

Solutions on page 9



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REAL ESTATE BY THE NUMBERS

Austin Board of Realtors, MLS data shown is for Austin area addresses June, 2020



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Thoughts on George Floyd

I'm not the religious type but, right now I am praying, listening to the homages to George Floyd, I pray that those eight minutes And forty-six seconds might change the world, The world is acknowledging this big guy who Tried to get out of the grip, out from under the knee Called for his mamma, in the grips of death, He could not have known, in his very short life, That being murdered by the "gestapo" Would have everlasting consequences. Let all the family members have their Fifteen minutes of fame, that's not what they want All they want is for us to know that George Perry Floyd was a real person With a real family, who has never known A "great" America. Maybe...

> — Herzele 06/09/2020

Speed Limits... ...cont'd from page 3

The following changes will be happening in Hyde Park:

- Duval Street will be reduced from 35 mph to 30 mph.
- 51st Street will be reduced from 30 mph to 25 mph up to Clarkson Avenue.
- West Guadalupe (next to the Triangle) will be reduced from 40 mph to 35 mph.
- Red River north of 45th Street will now all be 25 mph (previously, a few parts were 30 mph).
- 48th Street, between Caswell and Red River, will be reduced from 30 mph to 25 mph.
- 46th Street, between Guadalupe and Avenue H, will be reduced from 30 mph to 25 mph.

For an interactive map that shows the changes throughout the city, go to *https://austin.maps.arcgis. com/apps/Compare/index.html?appid=510ea1343a0d-46ceb316dd5a08133042.*

Exploring Hyde Park... ...cont'd from page 1

created by community members during workshops held at Griffin School.

As Hyde Park residents are aware, during the past year the park has undergone another upgrade. Through the efforts of former Council Member Laura Morrison, Austin City Council voted \$3,100,000 to reconstruct Shipe Pool. A \$50,000 grant from the Austin Parks Foundation went toward renovation of the log cabin. Additional improvements were funded by donations, included a donation from the Hyde Park Neighborhood Association raised by its 2018 Historic Hyde Park Homes Tour. When the park reopens, after the danger of the COVID-19 pandemic has passed, Hyde Parkers will have a much changed and improved park to enjoy.

HP Gains a Healthy Street... ...cont'd from page 3

On Monday, August 3 at 7 pm, HPNA will be co-hosting a virtual open forum with Austin Transportation Department leaders about the Healthy Streets Initiative and its implementation along Avenue G. Information about how to join the virtual event will be posted on various neighborhood listservs. As always, you do not have to be an HPNA member to attend.

Happenings at Shipe Park... ...cont'd from page 1

- 5) Installation of a concrete ADA pad on the northwest corner of the swing area for a new ADA picnic table.
- 6) Installation of several new benches.

In the words of Alison Young, "I'm very excited because we just got word a couple weeks ago that they had bumped us up in the schedule. Once this is done, we can have a breather, enjoy the park, and figure out what to do about the basketball court."



Mini Puzzle Answers

Across: 1. Hat; 4. Rotel; 6. Amore; 7. Penne; 8. Res Down: 1. Homer; 2. Atone; 3. Terns; 4. Rap; 5. Lee

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Lettuce Recycle!



by Dena Houston

The Recycled Orchestra

Cateura is one of the poorest villages in Paraguay. It is located at the edge of Paraguay's largest landfill, into which three million pounds of trash are dumped daily. This village suffers from severe poverty, lack of education among the young, high drug use, and a dangerously polluted water supply. When it rains in Cateura, the streets become a sea of trash.



Most of the people in the village make their living as trash pickers, earning five cents a pound for cardboard and ten cents a pound for plastic. In 2006, an environmental engineer named Favio Chavez went to Cateura to teach the trash pickers about recycling safety. He was also a musician and decided to teach music lessons to the children. He taught them outside, next to the landfill, in the heat and in the pouring rain. At first, he had two violins and three guitars for the ten children who signed up. The kids had to share

Page 10 – August 2020 – Pecan Press



the instruments. They could not take them home to practice because the instruments were so valuable (more valuable than the houses in which the kids lived) that they would surely be stolen.

Chavez asked one of the trash pickers, Cola Gomez, to help build some more instruments. Cola picked through the trash and found an old drum with a hole in it. He found X-ray film to cover the hole so the kids could play it. He made a violin for Ada Rios using a bent fork, metal sheets from a flattened paint can, and other recycled items. The story of Ada Rios is captured in a wonderful children's book, Ada's Violin.

Cola started experimenting with other materials to build instruments - water pipes became flutes, packing crates became guitars. He made a cello from an oil drum, a spoon, and the heel of a shoe. Tito



Romero put together trumpets, flutes, and trombones. He made a saxophone from a drainpipe, melted copper, spoon handles, cans, and bottle caps.

Soon, the orchestra performed concerts in Cateura and then in the capital of Asuncion. The audiences loved the orchestra, and the Recycled Orchestra (also called Landfill Harmonics) started to get invited to different countries. You can hear them perform at https://www.youtube.com/watch?v=MkTQQ0m8Ys8 and watch a short documentary about them at https://www. *youtube.com/watch?v=yYbORpgSmjg*. Playing in the orchestra has changed the lives of many of the children of the village. Money from the concerts has helped the families build new and safer homes.

What started as a music class for ten students has grown into a traveling orchestra and music school with 200 students and 25 instructors. Quoting Favio, "The world sends us garbage. We send back music." References

- "From Trash to Triumph: The Recycled Orchestra" (September 14, 2016, NPR's All Things Considered)
- "From Trash to Tunes" (Muse Magazine, September, 2019)

PLEASE REMEMBER -WHEN IN DOUBT, THROW IT OUT! Remember the City of Austin recycling website: http://www.austintexas.gov/what-do-i-do. Stay tuned for future tips for creative ways to recycle or reuse. If you have any questions or recycling ideas, please send them to recycling@hpwbana.org.



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RETIREMENT CENTER Management

Around & About the Avenues

Hyde Parker in the Texas Monthly. Passers-by have seen the sign outside the Waring house on Avenue H: "If the curtain's open, give us a wave, eh?" One person who saw the sign was



Ciara O'Rourke, who responded with her own sign: "Hi I'm from Texas Monthly." Her interview with Sam Waring led to an article in the *Texas Monthly* series, "Notes on a Pandemic." The

article about Sam, "How I Became 'The Guy Who Waves," describes his encounters with the people who pass his house and respond to his sign. Read the article at *https://www.texasmonthly.com/article/how-i-became-the-guy-who-waves/*.

et the fight

Helping Hand Home Marches for BLM. Undeterred by the rain and observing the precautions required by the COVID-19 pandemic, the children and staff of Helping

Hand Home for Children conducted a Black Lives Matter march on June 26. Starting at 9:30, from their home at 38th Street and Avenue B they



headed east on 38th Street to Duval, north on Duval to 43rd Street, west on 43rd Street to Avenue B, and south on Avenue B back to their home—a square through Hyde Park. Neigh-

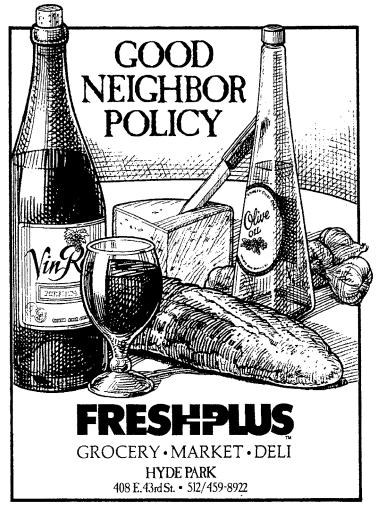


bors at houses and motorists in cars cheered them on. In the words of Jasmin Reardon, Volunteer and Enrichment Manager at Helping Hand Home, "As we all know, it is a very important time to give voice, show up, and speak out for members of our community that are being harmed.... We gathered together as (the children's) caregivers and made a plan that would meet their need to speak up for Black lives as well as keep them safe from COVID-19." The HPNA contributed to the event with cookies for the children from Quack's Bakery.

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Photos by Sammi Gamboa, Helping Hand Home for Children.



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Family Photo

The framed photograph Black and white Faded to grav Still sits on my Father's dresser Pictures myself and two younger brothers All smiles ten nine five His prides and joys Together on the sofa In our house Rvan Road **Danvers Massachusetts** Evokes sentimental family memories from long ago A moment set in time fractured with the many years gone by life changes - loss - bad decisions - and secrets Yet we remain Faithfullv Family.

— Lisa Fox 6/2020



Page 14 – August 2020 – Pecan Press

HYDE PARK & NORTH UNIVERSITY HOMES GALLERY



3501 WOODROW ST.

Stately 1933 brick American Four Square home with 4BR, 2BA, 2LIV plus quest house. Park-like yard with pool on half-acre lot. Fun fact: Childhood home of QB Drew Brees! Listed at \$1,890,000



3512 RED RIVER ST.

Custom built in 2001 and updated in 2019. Over 3,000 SF with 3 BR, 3 BA, 2 LIV, 2 DIN, study or optional 4th BR. Hardwoods, soaring ceilings. Decks, fenced yard, garage. Listed at \$1,195,000



600-A EAST 49TH STREET

Just completed-modern restoration of Hyde Park bungalow. Open floor plan with 3 BR, 2 BA, spacious living/dining/kitchen. Built-ins, refinished hardwoods, covered porch. Listed at \$669,000



4404 AVENUE D

Charming and colorful 1948 stucco bungalow in the Hyde Park Historic District. 3 BR, 2.5 BA, 2 LIV, updated kitchen, master suite addition with private screened porch. Listed at \$795,000



4010 AVENUE H

First time on the market in 50 years! Adorable 1939 cottage with 3 BR, 2 BA on oversized lot (65'x125'). Ready for renovation. Original garage/workshop. Listed at \$750,000



515 EAST 49 TH ST.

Custom Craftsman home built in 2000 with 5 BR, 3.5 BA, 3 LIV plus separate 1 BR, 1BA garage apartment. Swimming pool, decks, oversized garage with workshop. Listed at \$1,395,000



3306 HARRIS PARK AVE.

Upstairs unit of 1930s brick duplex with 2 BR, 1 BA. Updated with new appliances, refinished floors, screened porch. Looks out on treetops. Walking distance to U.T. Listed at 2,100/mo.



704 LANDON LANE

Unique and whimsical 1936 Spanish Revival stucco cottage with separate guest guarters. Main house has 2 BR, 1 BA with updated kitchen. Incredible perennial gardens. Listed at \$799,000

Hyde Park & North University homes continue to be in high demand! Call your neighborhood expert today for a complimentary market analysis and customized marketing plan for your property. Check out new listings for sale on Instagram @hydeparkrealtor .

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