

# June Meeting

**When:** 7:00 pm  
Monday, June 4, 2018

**Where:** Griffin School  
5001 Evans Avenue

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

## HPNA General Meeting Agenda for June 4

- Welcome New Members
- Spencer Cronk, Austin City Manager
- Steve Adler, Austin Mayor
- Announcements

## Exploring Hyde Park Austin Curiosities: Hyde Park's Historic Blue Bonnet Court

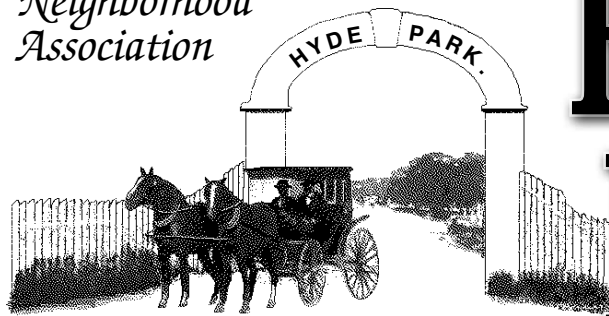
*Editor's Note: The following article, by writer Melissa Boice, was originally published on the website Towers. It is reprinted exactly as published, except that links in the original article are reproduced here as footnotes. We thank Melissa Boice and Austin.Towers.net for permission to reprint. For the original article, see <https://austin.towers.net/austin-curiousities-hyde-parks-historic-blue-bonnet-court/>.*

Blue Bonnet Court, an unassuming building at 4407 Guadalupe Street sandwiched between the Cottonwood Condos and Shanghai Kate's tattoo shop, is easy to miss unless you look twice. Still, over the last few years the little complex hidden in Hyde Park kept catching my eye, so I decided to get to the bottom of its secrets once and for all. Here's what I found.

As recreational travel gained popularity with the introduction of household vehicles for white, middle-class families in the 1930s, motor courts and camps<sup>1</sup> provided an elevated alternative to camping while on the road by offering private rooms for rent. Blue Bonnet Court — then known as Blue Bonnet Tourist Camp — is Austin's

Continued on page 7

The Hyde Park  
Neighborhood  
Association



# Pecan Press

June 2018 • National Register District Neighborhood • Vol. 44, No. 6

## Mark Your Calendars and Bring A Friend: HPNA June Meeting Features City Manager Cronk and Mayor Adler

At the next monthly meeting of the HPNA, Hyde Park residents will have the rare opportunity to hear from both Austin City Manager Spencer Cronk and Mayor Steve Adler.

"I'm so excited that these two city leaders will come to our June meeting; it's a great opportunity for all neighborhood residents to share thoughts and observations about Hyde Park and Austin while we hear directly from the Mayor and City Manager," noted Sarah Cook, HPNA co-Vice President. "I hope that all our neighbors, even those who have never been to a HPNA meeting before, will join us."

The meeting will begin with an introduction to City Manager Spencer Cronk, who came to Austin in February from his former role as Minneapolis City Coordinator. Since landing in Austin, one of Cronk's goals has been to find out what people want to retain as the city grows, what they want to change, and what gives them hope. At the meeting, we welcome the opportunity to have him ask these questions of our members and to hear reflections on his first months in office.

Next, Mayor Adler will take the podium for a follow-up conversation about CodeNEXT. As you might remember, Adler presented a year ago, at the June, 2017 meeting of the HPNA, when the city was early in the process of drafting its new land development code. Since then, neighborhood groups, including ours, have submitted comments on the multiple drafts to City Council. The Mayor has graciously agreed to meet with us again about the final draft of CodeNEXT before the upcoming vote at City Council.

We are tremendously fortunate to live in a city where residents have such open access to city leaders. Please take advantage of this opportunity and join us on Monday June 4, 7:00 pm at the Griffin School, 5001 Evans.

— Betsy Clubine  
Co-Vice President, HPNA





Our city is growing and rapidly changing right before our eyes. As the changes begin to take shape and evolve, we have to be willing and engaged to help shape that growth and change in productive ways that do not destroy the fabric of the very city that is attracting so many people due to its culture and lifestyle. So often, this column focuses on the land use, transportation, or zoning issues facing the city, but these are not the only aspects of our city that are changing. In many ways, these particular factors are also affecting the culture that makes Austin so attractive.

One area where these factors are changing the culture of Austin is the arts. Often we hear about Austin as the live music capital of the world, but due to changes in city rules and significant increases in prices, our collection of musical venues and talent is slowly beginning to dry up. Music is a part of the very soul of Austin. Music gives Austin its unique character and it transforms our humble city into an international destination. As a neighborhood and as a greater Austin community, we all must be willing to do our part to support and encourage that community.

Sometimes our support will

come in the form of attending events, concerts, and shows to support the greater Austin artist community. This simple way that we can support the artistic community has a direct impact on that community. I routinely attend performances of the Austin Opera, the Austin Symphony, the Texas Performing Arts Center for the Broadway in Austin series, and the Zach Theater as well as attending occasional performances of Chorus Austin, Austin Shakespeare, the Hyde Park Theater, and Austin Classical Guitar. Each of these groups puts on wonderful performances and I would highly encourage each and every one of you to attend at least one performance if you can. It is a small effort to help the greater Austin artistic community. If music is not your particular artistic endeavor, the Contemporary, the Blanton, and the Umlauf sculpture garden – as well as our own Elisabet Ney Museum – are also here, with amazing collections of works that you can easily visit.

While supporting the artistic community is important, sometimes what we need to support involves systemic changes that make the community more viable. We have to be willing to support policies that allow creatives and artists to live and thrive in our community. As our community continues to grow, we have to be willing and able to support innovative solutions that help retain affordability for these individuals. No support of artistic communities

will amount to much if we cannot also support and find places for the people who make these organizations possible in our midst. To make art, we need people! We cannot, as a community, allow our growth and development to destroy the community that we are.

Continued on page 18

## Pecan Press

The *Pecan Press* is published monthly by the Hyde Park Neighborhood Association in Austin, Texas. Advertising deadline: 15th of the month preceding publication. Editorial deadline: 10th of the month preceding publication.

### Editor

Lorre Weidlich lweidlich@grandecom.net

### Poetry Editor

Charlotte Herzele herzele@gmail.com

### Photo Editor

Lizzie Chen

### Puzzle Editor

Steve Bratteng

### Kid's Corner

(unfilled)

### Production Manager & Advertising Director

Robert M. Farr, 731-0617, rudeboy.robbo@gmail.com

### Payments for Ads

HPNA, P.O. Box 49427, Austin, TX 78765

### Distribution Coordinator

Rimas Remeza, 4105 Ave. F, 371-3158, rimasx@yahoo.com

### Area Coordinators

N of 45th/W of Duval

• Rosa Maria Lopez Reed ..... elsalvadorchrist@yahoo.com

N of 45th/E of Duval

• Jay Gerard & Carrie Laughlin ..... 371-1546

S of 45th/W of Speedway

• Betsy Clubine.....betsyclubine@gmail.com

S of 45th/E of Speedway

• Martha Campbell.....452-2815

## Austin Police Department Hyde Park Liaisons

Everett Beldin, #5323, Senior Police Officer.....

512-974-1219..... everett.beldin@austintexas.gov

Natalia Lee, Auto Theft Division.....

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



## Hyde Park Neighborhood Association

P. O. Box 49427 • Austin, TX 78765  
www.austinhypark.org

– HPNA Officers & Steering Committee –

### President

• Reid Long..... reid.long@gmail.com

### Co-Vice Presidents

• Betsy Clubine.....betsyclubine@gmail.com

• Sarah Cook.....cooksicle@gmail.com

Co-Secretary • Susan Marshall.....pro47f@att.com

Acting Co-Secretary • Bonnie Neel ..... bonnie.neel@georgetowntmtg.com

Co-Treasurers • PO Box 49427, Austin, TX 78765

• Susanna Walker.....suzwalkercpa@gmail.com

• Lorre Weidlich.....lweidlich@grandecom.net

### Additional Steering Committee Members:

• Sharon Brown • Lisa Harris • Kevin Heyburn • Dorothy Richter • Charlie Sawtelle • Phil Siebert • Karin Wilkins •

– HPNA Committees & Task Forces –

AISD • Anne Hebert, anne@annehebert.com

Alley Coordinator • Carol Burton, sky2wash@austin.rr.com

ASH (joint HPNA-CT committee) • John Williams, jawilli@grandecom.net

Austin Neighborhoods Council Rep. • Lorre Weidlich

Beautification • Robin Burch, robinburch@gmail.com (903) 780-5275

Church-Neighborhood Liaison • Kathy Lawrence, mail@kathylawrence.com

CodeNEXT (joint HPNA-CT committee) • (unfilled)

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 • (unfilled)

Graffiti Patrol • Lisa Harris, ljharris@yahoo.com 420-0652

Historic Preservation • Joan Burnham, jgiburnham@gmail.com

Homes Tour • Ellie Hanlon, ellie.hanlon@gmail.com

• Dave Bowen, Davidbowen@hotmail.com

Membership • Sharon Brown, donsharon4213@sbcglobal.net

• Karen Saadeh, kdmatthis@gmail.com

Neighborhood Planning • Karen McGraw, mcgrawka@earthlink.net

Neighborhood Outreach & Communications • Sharon Brown, donsharon4213@sbcglobal.net

Parks & Public Space • Mark Fishman, mlfishman@gmail.com

Social • 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

Zoning • Dorothy Richter, 3901 Ave. G 452-5117

# The Dionysium: Iconic Austin Intellectual Variety Show Held at Hyde Park Theatre

The Dionysium, a quarterly show of debates, lectures, and theatrical presentations, was founded in 2004 by Hyde Park resident L.B. Deyo, Buzz Moran, and Graham Reynolds.

On Wednesday, May 2, the Dionysium held a sold-out show, *Global Social Movements*, at Hyde Park Theatre. The two-hour Dionysium included several 10-minute lectures and a moderated debate with an audience interrogatory section and ended with cartoons selected and introduced by Lance "Fever" Myers. The evening was hosted by Buzz Moran and L.B. Deyo, with debate moderator Rowan Hagemann and live music by Adam Sultan, Utah Hamrick, and Jeremy Bruch.



Mity Myhr speaks at Dionysium, Photo by Ellie Hanlon

The evening began with a lecture by Austin Community College Professor Carleen Sanchez entitled "Why now?" Then, Hyde Park resident and St. Edwards professor Mity Myhr guided the crowd down memory lane with her talk, "Cultural Movements of the Past." Finally, Laramie Gorbett of The Texas Association Against Sexual Assault ([taasa.org](http://taasa.org)) presented "The Intersections of Equality and Anti-Violence Movements."

The main event of the evening was a debate, Resolved: That We Are Living on the Cusp of the First



L.B. Deyo, Dionysium President, Photo by Ellie Hanlon

Global Renaissance, pitting Dionysium debate champ Jonathon Patschke against Professor Richard Warms of Texas State. The audience voted and passed the resolution into the permanent record of the Dionysium.

L.B. Deyo, Dionysium President, reflected, "We were very excited to have such an enthusiastic turnout! We are grateful for the Hyde Park Theatre, residents of Hyde Park, and our loyal fans, who

showed up at a new location."

The next Dionysium will be on Wednesday, August 1 at 7 pm at the Alamo Village. For more information, visit [dionysium.com](http://dionysium.com).

— Ellie Hanlon

## 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.austinyhydepark.org](http://www.austinyhydepark.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](mailto:lweidlich@grandecom.net).  
*Opinion articles & letters to the editor must not exceed 500 words.*
- Send your poems to Charlotte Herzele at [herzele@gmail.com](mailto:herzele@gmail.com).  
*All poems, even if written under a pen name, must include a name and contact information for identification and verification purposes.*

## Hyde Park Neighborhood Association Membership Form

Name \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

Notify me by email of HPNA meetings & events \_\_\_\_\_

Dues per Person  Standard - \$5/yr.  Check  Senior - \$1/yr.  Cash

New Member Date \_\_\_\_\_

Renewing Member Amount \_\_\_\_\_

Mailing Address:  
 HPNA Membership  
 P.O. Box 49427  
 Austin, Texas 78765  
 Make checks payable to HPNA.



*The*

# HYDE PARK SPECIALIST

*and Resident*



## SAM ARCHER

Every house in Hyde Park has a story. I have lived and invested in Hyde Park for nearly 20 years. I love this neighborhood and that connection makes a difference. Whether you are buying or selling, I will help you with incomparable professional experience and personal commitment that goes beyond the transaction.

HELPING CLIENTS  
BUY AND SELL  
IN AUSTIN WITH  
INTEGRITY AND  
UNPARALLELED  
REPRESENTATION

512.633.4650

sam@archeraustin.com

Certified Negotiation Expert®



## HYDE PARK AREA: YEAR IN REVIEW

	2015	2016	2017
NUMBER OF HOMES SOLD	38	31	31
AVERAGE SALES PRICE	\$567,765	\$623,514	\$595,595
AVERAGE SQ FT	1,599	2,079	1,699
MAX PRICE SOLD	\$995,000	\$1,150,000	\$1,200,000
MEDIAN DAYS ON MARKET	10 DAYS	9 DAYS	14 DAYS

All statistics & square footage are from Austin MLS for Single Family Residence taken 01/06/2018 from the Austin MLS. For detailed market information about your home, contact Sam Archer, Broker.



**JUICEHOMES.COM**

# Around & About the Avenues

**Storm Fells Pecan.** The May 4 thunderstorm that struck Austin took its toll on Hyde Park. One of its beautiful old pecans, on Avenue C between 42nd and 43rd Streets, fell in the storm. Blake Hutson took a dramatic photograph of the event. In his words, “What a bummer that pretty pecan fell.”



Fallen branches from another distressed tree also blocked Caswell just south of 48th Street.



**Flag Day Celebration.** The 25th annual Flag Day Celebration will be held once again at the home of longtime Hyde Park residents Jim Ellinger and Karen Horan at the corner of Fairfield Lane and Eilers Avenue on Thursday, June 14 from 6 to 9 pm. Homemade, international, and unusual flags are particularly encouraged, though (almost) any kind of flag is welcome. Free bamboo flag poles. (We have plenty!) Candidates for political office are welcome to wrap themselves in a flag. There will be awards for the best flags in various categories as well as soft drinks and treats. A flag-friendly kids event.



**CultureMap Recognizes Shipe Park.** Shipe Park was one of six parks featured in Melissa Gaskill’s May 7 article, “6 hidden Austin pocket parks and secret greenbelts to discover,” on Austin CultureMap. She says of Shipe Park, “Named for Monroe Martin Shipe, an early promoter of the park’s Hyde Park neighborhood, this gem is one of the city’s oldest parks. Shipe features a swimming pool with a colorful mosaic mural, a wading pool, playground, basketball and tennis courts, and open grassy areas perfect for lazing away summer evenings. A log cabin-style shelter house built in 1929 to host recreational activities still stands, and warm weather reveals the genius of its breezeway design. The Elisabet Ney Museum is next door.” See the original article at <http://austin.culturemap.com/news/city-life/05-07-18-austin-hidden-gem-parks-green-spaces-jessica-hollis-park-mayfield-preserve/>.

**Traffic Issues at Hancock Recreation Center.** From June 11 through 14, Hancock Recreation Center will be hosting both a junior golf camp and a summer camp. Because of the doubled activity level, traffic will be greater than usual on 38th Street from 7:30 to 8:15 am and from 11:15 am to 12:00 pm. Summer camp drop off will be within the parking lot closer to the building, while the golf camp drop off will be in the parking lot by the putting green and down on 38th Street between Peck and Red River. If you plan to be in that area during those time periods, you might want to consider an alternate route. There will be marshals helping to direct traffic.

## Monthly Calendar

### June

- 3 — Cap Metro Bus Route Changes go into effect
- 4 — HPNA Meeting
- 7 — DRC Meeting
- 8 — Recycling Pickup
- 11 — Steering Committee Meeting
- 22 — Recycling Pickup
- 23 — Third Annual Artswap at the Ney Museum
- 28 — Reception for first installment of Meet Her Hands at the Ney Museum

Join us at our summer location  
back at the Baker Center  
3908 Avenue B, Austin, TX 78751



# MIDTOWN

— CHURCH —

A NON-DENOMINATIONAL CHURCH THAT IS  
A FAMILY LOVED AND SERVED BY GOD,  
COMPELLED TO LOVE AND SERVE EACH OTHER  
AND THE CITY OF AUSTIN WITH GOD.

CHILDCARE AND COFFEE AVAILABLE!

Worship with us  
Sundays @ 10:45am

WWW.MIDTOWNAUSTIN.ORG

# vino vino

*Serving Hyde Park for 12 Years*

*We've been working hard to be your home for 12 years more! Come in and enjoy:*

## **Happy Hour**

**Half off all liquor, beer, and snacks.  
\$2 off glasses of wine**

## **Food**

**New menu from Chef Ben Schwartz with delicious bites and share plates, as well as some Vino Vino classics.**

## **Wine Garden**

**Sip wine and enjoy bites on our secret, shaded patio**

Now booking private  
events in our  
redesigned  
dining  
space

For  
more  
information  
visit  
[www.vinotx.com](http://www.vinotx.com)  
or call  
512-465-9282

**4119 Guadalupe St. Austin, Tx 78751**



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



A current view of a rental unit at Blue Bonnet Court. Photo by Melissa Boice

oldest extant motor camp,<sup>2</sup> nestled in historic Hyde Park, Austin's "original suburb".<sup>3</sup>

In 1929, Elizabeth "Miss Bessie" Lucas and Joseph Lucas bought the plot of land for \$1,000 and hired the Brydson Lumber Company to construct the court in anticipation of upcoming traffic along Guadalupe Street, which was paved in 1930. Blue Bonnet Court<sup>4</sup> was largely sought after for its proximity to the Austin State Hospital psychiatric facility across the street, and was also conveniently located along Guadalupe Street, which at the time was the only route connecting the city to Dallas.



A closer look at the Blue Bonnet Court neon sign, the first installed in Austin. Photo by Melissa Boice

A colorful account<sup>5</sup> from Gaye Lucas, grandson of Joseph and "Miss Bessie", details the humble beginnings of the property. The chiseled rock facade of the court was apparently hauled from Marble Falls by the couple themselves. "The Queen Anne front and Mary Ann back," Gaye remembers. The couple and their son Bobby Joe, Gaye's father, even unknowingly hosted the Baby Face Nelson gang,<sup>6</sup> a notoriously fabled band of criminals and bank robbers of the Depression

that wanted to keep a low profile in a small town before a big hit.

The Lucases lived and operated the Blue Bonnet Tourist Camp<sup>7</sup> until they sold it in June 1937 to John and Marie Maige, who then changed the name to Blue Bonnet Court in the late 1930s. Under the management of the Maiges, the motor court became home to Austin's first neon sign.<sup>8</sup> Ownership changed hands one final time to Ruth Woollet in 1958, who owns the property to this day.



Blue Bonnet Court and its iconic neon sign, as seen from Guadalupe Street. Photo by Melissa Boice

But hey, it gets even better — there's actually a play written about it. Set in Blue Bonnet Court in 1944, playwright Zsa Zsa Gershwick's "multi-racial romantic dramedy" "Bluebonnet Court"<sup>9</sup> examines sexuality, the civil rights movement, and anti-Semitism in the wartime era.

A 1951 article in the *Austin American-Statesman* detailing the death of a man at Blue Bonnet Court. Image: Austin History Center.

## Man Is Found Shot to Death

A Houston man, Jesse Mart Cahill, 43, was found shot to death here Sunday night in a north side tourist court.

The body, with a bullet hole in the left side, was in a room at the Bluebonnet Courts, 4407 Guadalupe Street.

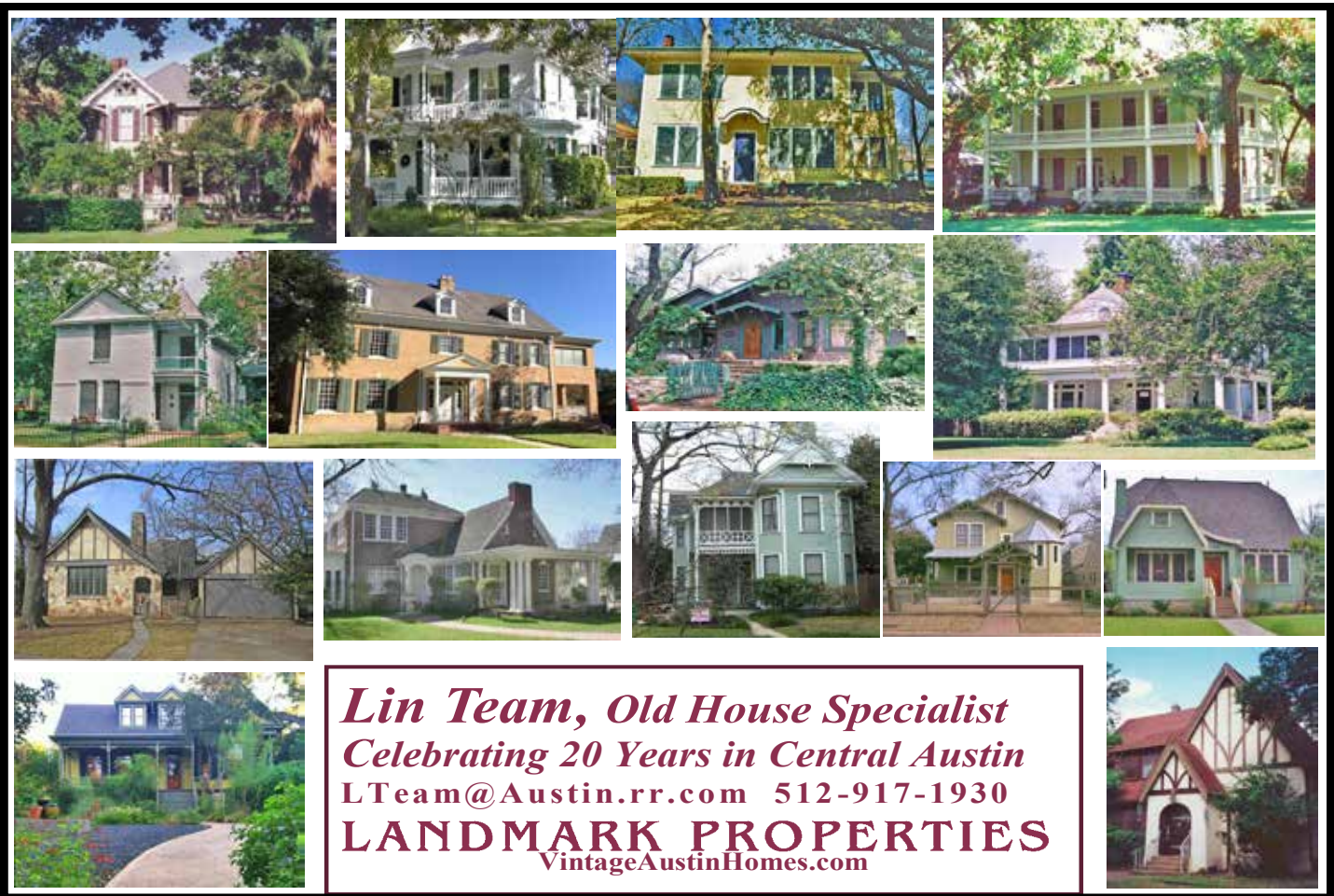
Police said a 22 caliber nine-shot revolver was found in the room.

They estimated that Cahill had been dead about 24 hours. He had checked into the court Friday.

The proprietor of the court, John Malze, found the body. He said he became suspicious and investigated because an air conditioning unit in Cahill's room was running although the weather was chilly. The body was found on the floor near a bed. The revolver, police said, was about four feet away.

Continued on page 19





*Lin Team, Old House Specialist*  
*Celebrating 20 Years in Central Austin*  
 LTeam@Austin.rr.com 512-917-1930  
**LANDMARK PROPERTIES**  
 VintageAustinHomes.com



4106 Avenue B, Austin, TX 78751

Hyde Park Bungalow 4 Beds | 3.5 Bath | 3,117 SqFt

Breathtaking 1912 Hyde Park Craftsman masterpiece in Hyde Park Historic district. Restored & updated by Wilkes Builders. Incredible built ins & architectural details throughout. Butler pantry, library, large front porch & private screened porch complete this grand home.



Jen Berbas  
 REALTOR®  
 512.762.1470  
 jenberbas@realtyaustin.com





# HPNA Minutes: May 7, 2018

President Reid Long called to order the monthly meeting of the Hyde Park Neighborhood Association at 7:05 pm on May 7, 2018 in the Griffin School at 5001 Evans Avenue, Austin, TX 78751.

The first item on the agenda was an introduction of the runoff candidates for Congressional District 10 and 25. While the candidates for District 10 were unable to attend, Shannon Perri spoke on behalf of her husband, Chris Perri, runoff candidate for the Democratic primary for Congressional District 25. Mrs. Perri cited her husband's varied experience, including service for the Criminal Defense Lawyers Association and the Texas Expungement Project, a free legal clinic at the University of Texas-Austin that aids citizens to clear their criminal records. The congressional primary runoff election takes place on May 22, 2018.

As the second agenda item, Sam Sargent, J.D., Deputy Chief of Staff, Capital Metro presented Cap Remap: The New System and Changes in Our Area, which can be viewed online at [www.capmetro.org/remap](http://www.capmetro.org/remap). Cap Remap is the largest service change in 33 years; the changes were approved by the Cap Metro Board of Directors in 2017 after two years of community input. Bus ridership peaked in 2009 with the gas price hike and has declined in the past few years. To reverse this trend, Austin and other cities, most notably Houston, identified increased frequency of buses as the crucial factor to improve ridership and the ridership experience. Cap Remap's goals are to build a network with expanded frequency, to simplify the map for ease of use, to grow ridership and productivity, and to match service to markets. Fourteen bus routes (up from the current 6) will have expanded frequency, with buses running every 15 minutes from 5 am to midnight, 7 days a week. Additional east-west service routes are to be established, including routes through Hyde Park. For additional information, contact Sam Sargent at [sam.sargent@capmetro.org](mailto:sam.sargent@capmetro.org).

Highlighted changes include the following: Route 5 will move from Speedway to Lamar, with the UT shuttle 656 remaining on Speedway running with 5 to 15 minute frequency on weekdays, 40 minute on weekends. Route 7 will expand to the Crestview Park and Ride station. Route 10 will now connect to the Mueller development, replacing the UT Shuttle 653. New Route 335 will connect Mueller to Westover with quicker stops and interconnections. New Route 322 will connect Chicon to Cherrywood. Route 37 will be a new east-west route for McCallum High School students. Route 1 will remain unchanged. Route 100 will be discontinued with service areas to be replaced by Route 20.

A HPNA resolution on the current draft of CodeNEXT was approved by the Steering Committee and opened to the membership for discussion and questions. The resolution was adopted by a vote of 18 for, 0 opposed, and 0 abstentions. The final resolution language is as follows:

*We, the membership of the Hyde Park Neighborhood Association, have paid close attention to each draft of the new City of Austin land development code, CodeNEXT. While we have written on another occasion with comments to express our support for Neighborhood Conservation Combining Districts (NCCDs) as a city tool and as a key aspect of our neighborhood, we want to provide our comments and concerns on the CodeNEXT draft as it currently stands, as final deliberations begin. Specifically, we have identified several areas where we believe that the draft has fallen short on its promise to deliver the vision contained within Imagine Austin.*

*First, the Code Development Process was poorly executed. The release schedule called for digesting large amounts of information in short windows of time in order to provide feedback to be considered in later drafts. Changes between the different draft versions were not tracked, weakening the ability of citizens to give informed consent, and city staff were not able to give consistent and complete answers to questions raised both at public forums and official committee meetings.*

*The resulting third version Code's Organization remains hopelessly complex without consistent indexing and cross-referencing that will make it easy for the end-user or for city staff. The land use code should be understandable by the average person and should include clearly stated height restrictions, setbacks, and compatibility as key elements. Sections should be based upon large themes and divided into coherent categories.*

*The third version also does not adequately provide for continued or increased Affordability. The density bonus programs and incentives included in the code to encourage affordability are insufficient. Instead, CodeNEXT seems to provide more affordable housing by increasing density, but this does not account for the complexity of market forces and numerous analyses that disprove that more new housing stock will depress prices.*

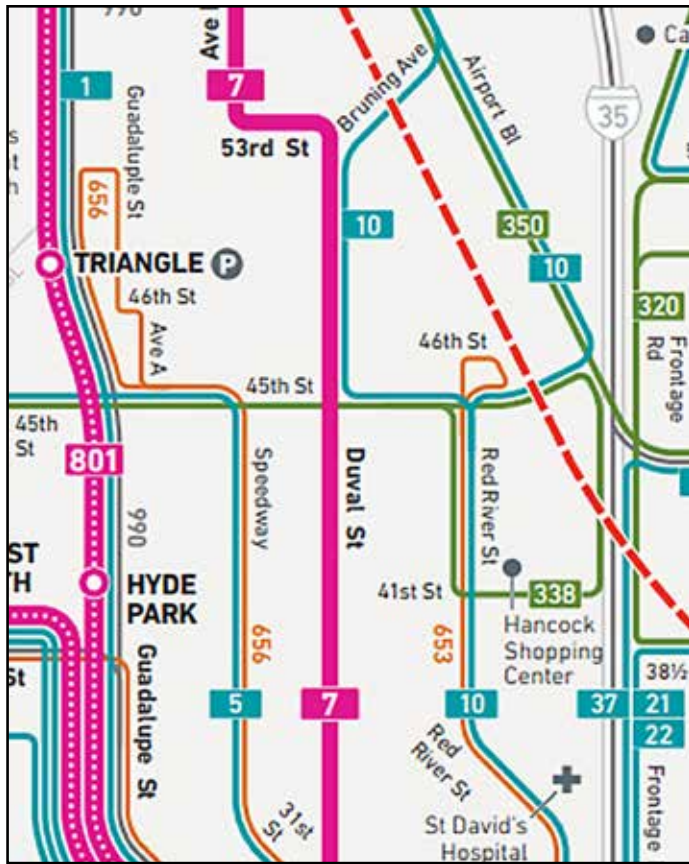
*CodeNEXT fails to account for the State of Infrastructure in older areas, and makes no attempt to improve inadequate infrastructure in areas targeted for increased density. Flooding is already a problem in many Austin neighborhoods, including Hyde Park, and no intensification of development should proceed without addressing this, and other infrastructure, issues.*

*Finally, as mentioned above, we believe that Neighborhood Conservation Combining Districts (NCCDs) are beneficial tools for neighborhoods to deploy in order to promote smart and guided growth. Both the Hyde Park and the North Hyde Park NCCDs, for example, supported additional appropriate development, including the continuance of missing middle housing; allowed increased*

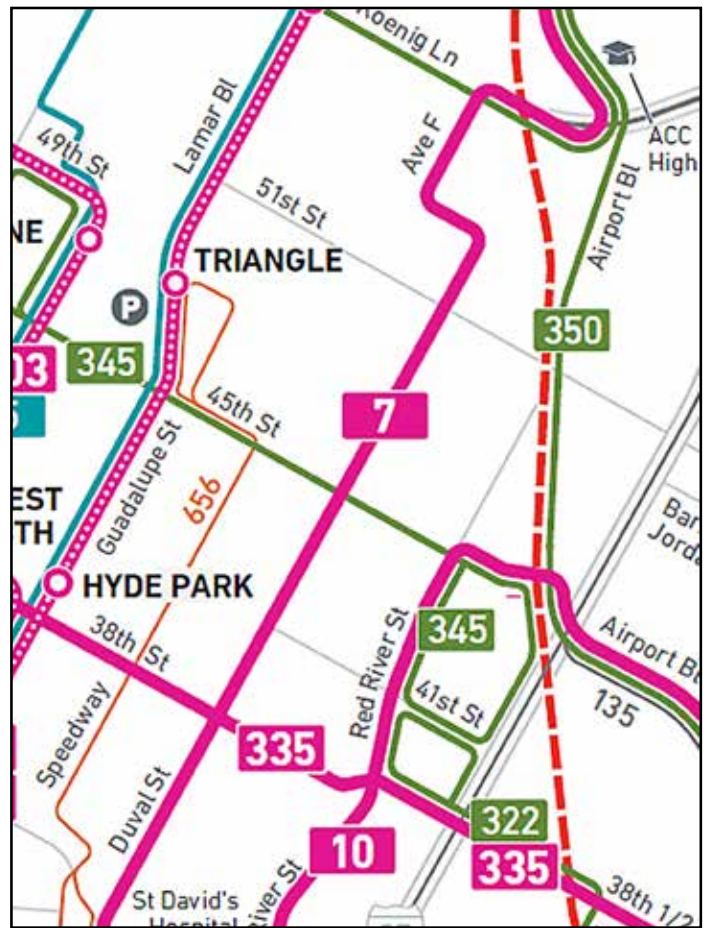
**Continued on page 12**

# Changes to Hyde Park Bus Routes

*Editor's Note: Sam Sargent, Deputy Chief of Staff at Cap Metro, spoke to the Hyde Park Neighborhood Association on May 7 about the Capital Metro changes going into effect on June 3. During the period June 3 through June 9, rides will be free. Following is a synopsis of the changes in routes that affect Hyde Park. If you have questions, email Sam.Sargent@capmetro.org.*

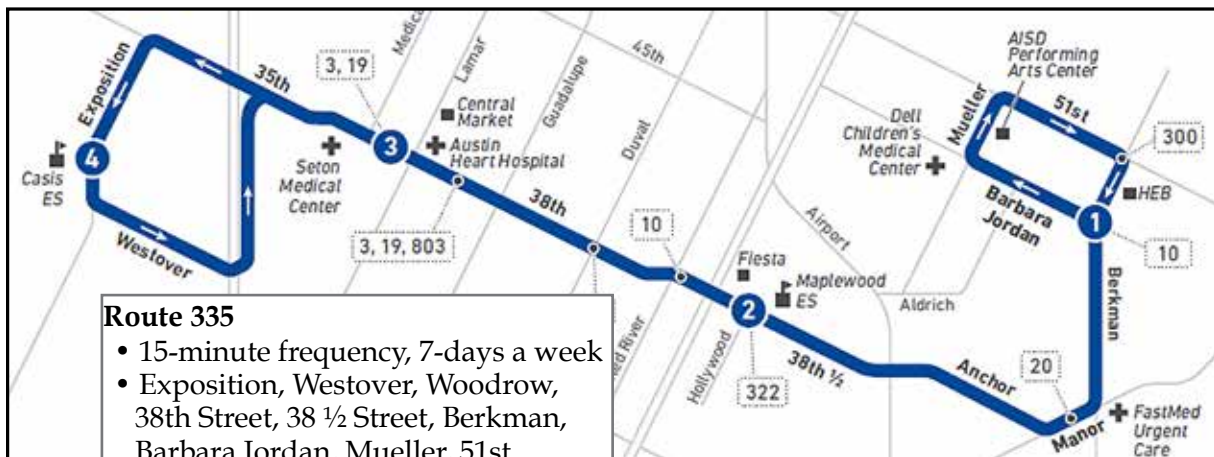


**Current Bus Routes in Hyde Park**



**Bus Routes in Hyde Park as of June 3**

- Route 5 has been rerouted; it no longer goes through Hyde Park.
- Route 338 has been eliminated.
- Route 801 and Route 1 continue to run down Guadalupe along the western boundary of Hyde Park.



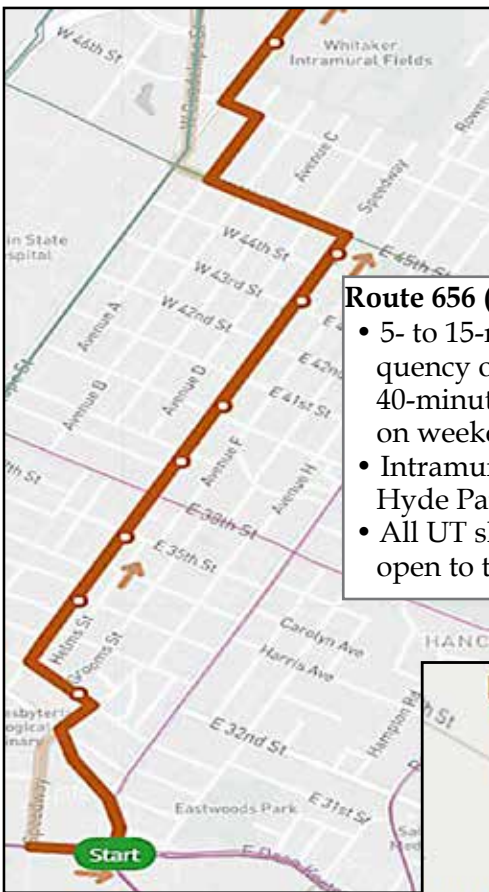
**Route 335**

- 15-minute frequency, 7-days a week
- Exposition, Westover, Woodrow, 38th Street, 38 1/2 Street, Berkman, Barbara Jordan, Mueller, 51st



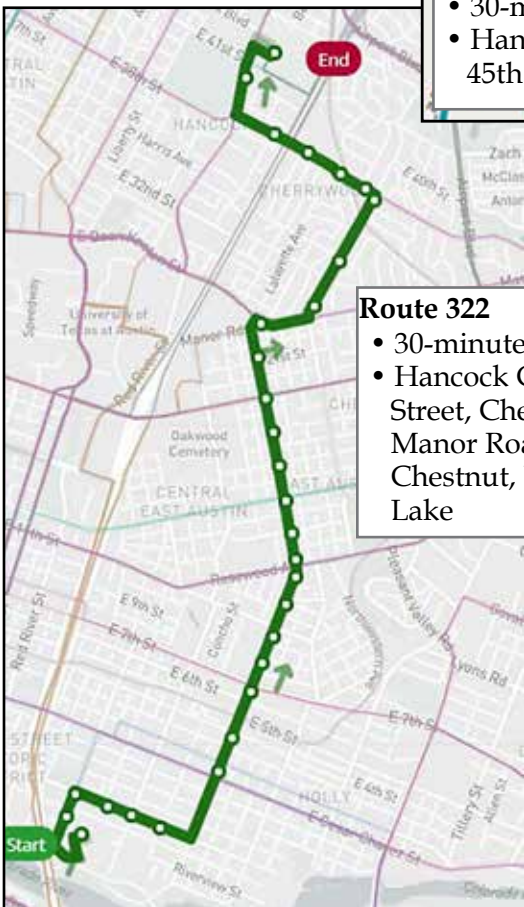
**Route 7**

- 15-minute frequency
- Crestview Station, ACC Highland, Duval, UT, Capitol Complex, Downtown, Riverside, Dove Springs, Bluff Springs



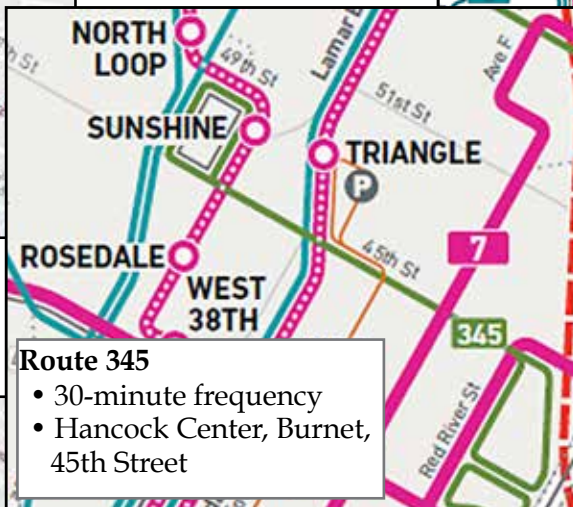
**Route 656 (UT Shuttle)**

- 5- to 15-minute frequency on weekdays; 40-minute frequency on weekends
- Intramural Fields, Hyde Park, UT
- All UT shuttles are open to the public.



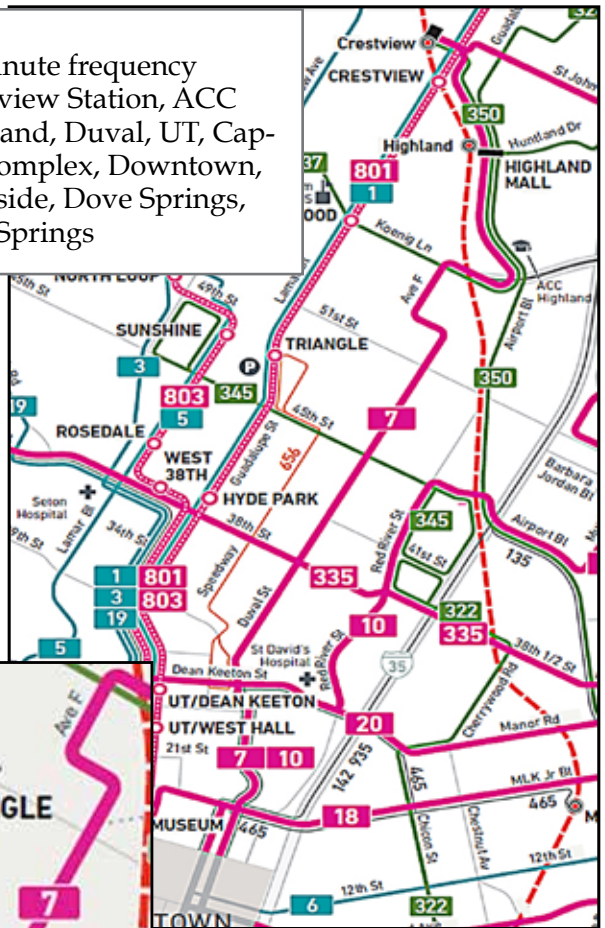
**Route 322**

- 30-minute frequency
- Hancock Center, 38th Street, Cherrywood, Manor Road, Chicon/Chestnut, Lady Bird Lake



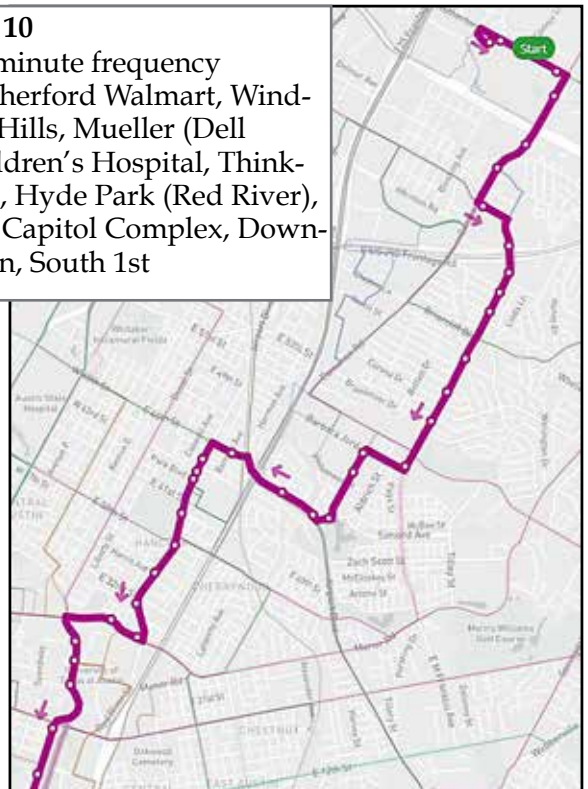
**Route 345**

- 30-minute frequency
- Hancock Center, Burnet, 45th Street



**Route 10**

- 15-minute frequency
- Rutherford Walmart, Windsor Hills, Mueller (Dell Children's Hospital), Thinkery, Hyde Park (Red River), UT, Capitol Complex, Downtown, South 1st





## May Meeting Minutes... ...cont'd from page 9

densification in appropriate areas; provided for the maintenance of commercial areas; and encouraged development of the Guadalupe activity corridor. Other neighborhoods in Austin should be afforded the ability of these tools, which can protect affordability and slow displacement.

The CodeNEXT process represents an exciting opportunity to help Austin develop into a city for the 21st century and beyond. Unfortunately, the current CodeNEXT draft, in the opinion of the Hyde Park Neighborhood Association, fails to adequately address the issues delineated above and falls short of its original purpose. We believe that until these issues are addressed, CodeNEXT should be rejected, as we all come together to build an Austin that respects the past and prepares for the future.

Announcements included returning member Courtney Brown requesting advice on addressing a disruptive rental property on the 4800 block of Avenue G and 38th Street and an update from Karen McGraw on the Planning Commission's May 3 vote on CodeNEXT comments. Mayor Steve Adler and City Manager Spencer Cronk will attend the June 4 HPNA meeting and the Steering Committee will meet on May 14, 2018. Reid Long adjourned the meeting at 8:14 pm.

— Bonnie Neel,  
Acting Co-Secretary





**Jim-Dandy, inc.**  
HOME IMPROVEMENT  
and MAINTENANCE

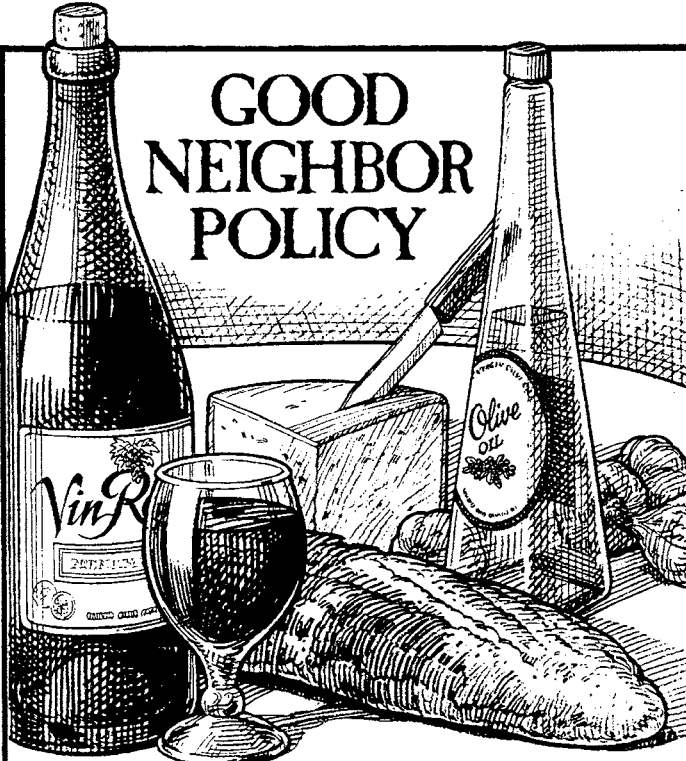
Find us on Facebook

**Jim Cardwell**      **512-422-9606**  
jim-dandy@earthlink.net      www.jim-dandyinc.com



*Pecan Press is online at*  
[www.austinhdepark.org](http://www.austinhdepark.org)

**GOOD  
NEIGHBOR  
POLICY**



**FRESHPLUS**  
GROCERY • MARKET • DELI  
HYDE PARK  
408 E. 43rd St. • 512/459-8922



CELEBRATING  
**60**  
YEARS

Paige's Kitchen Addition

We design and build around you  
so you feel right, at home.

CGSDB.COM | 512.444.1580





# Trivia! Prizes! HPNA 2018 Homes Tour June Quiz!

The Hyde Park Neighborhood Association's 2018 Homes Tour will be held on Sunday, November 11. The tour will feature homes south and north of 45th Street, along with special neighborhood gems along the route!



Test your knowledge of HPNA history! Prior homes tour booklets are available on the HPNA website (<http://www.austinhypark.org/homes-tour/history/>) and cover the wonderful history of the volunteer-driven HPNA Homes Tour! Use them to find answers to the questions below.

1. In what year was the Hyde Park Neighborhood Association (HPNA) founded?
2. What was the impetus for starting the HPNA?
3. In what year was the first neighborhood walking tour held?
4. In what year were homes open to visitors on the tour?

Submit your answers online (<https://tinyurl.com/HPNAJuneQuiz>) and win a prize!

Information about sponsorships, ranging from Friends of the Tour (\$50) to Tour Sponsor (\$2500), is available online in the Homes Tour section of the HPNA website or at <https://tinyurl.com/hpnasponsorships>.

We look forward to contacting the winners!

— Ellie Hanlon and David Bowen  
HPNA 2018 Homes Tour Co-Chairs

*Faster Internet...*

## UNBELIEVABLE PRICE



**GRANDE**  
COMMUNICATIONS®  
Here For You

### Power 50 Internet

- Up to **50 Mbps download**
- Up to **5 Mbps upload**
- Cable modem rental **included**
- Antivirus **included**
- Use all of your devices online at once

### Digital Basic TV

- **HD included**
- DVR service and receiver **included**
- Local broadcast channels
- Pay-Per-View Access

ALL FOR ONLY

**59<sup>99</sup>** per month  
for 12 months

**NO CONTRACT REQUIRED + 30-DAY RISK-FREE TRIAL**

**512-220-0054 • [mygrande.com/power](http://mygrande.com/power)**

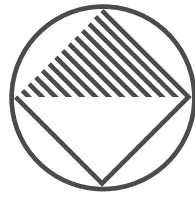


Offer expires 12-31-14. Services subject to availability, please contact Grande for details. Offers only apply to first-time residential customers. \$59.99 Promotional Offer price is for 12 months and includes Power 50 Mbps Internet service with one cable modem rental and Digital Basic TV service with one HD/DVR receiver rental and service. Prices increase by \$5 for months 13-24 and an additional \$5 for months 25-36. Prices revert to then current applicable retail rate in month 37. If you change or disconnect any or all of the services at any time during the 36-month promotional period, the bundle pricing will no longer apply and Grande's then standard monthly rates will apply to remaining service(s). Monthly offer rates subject to applicable surcharges, equipment taxes, franchise fees and other government imposed charges. Installation, taxes, fees, additional receivers, equipment, additional services or features not included. Bundle also available with a CableCARD however interactive features are not available. Actual Internet speeds may vary and are not guaranteed. A credit check and/or deposit may be required. Not valid with any other offer and may not be transferred or redeemed for cash. Other restrictions may apply. ©2014 Grande Communications Networks, LLC. All rights reserved.



3905 Duval Street • \$775,000  
3 beds • 2 baths + office • 1690 sq. ft.

OFF  
MLS



**SEED**  
PROPERTY GROUP



4602 Avenue H. • \$675,000  
4 beds • 2 baths • 1550 sq. ft.



4412 Barrow Avenue • \$660,000  
4 beds • 4 baths + Casita • 2048 sq. ft.

PENDING



3110 Lafayette Ave. • \$650,000  
3 beds • 2 baths + casita • 1640 sq. ft.



3400 Duval St. • \$6500/mo.  
4 beds • 5 baths • 3449 sq. ft.

FOR  
LEASE



**TAMMY YOUNG**  
Owner, Broker  
GRI, CRS, Platinum Top 50  
512-695-6940 c  
tammy@seedpropertygroup.com

4101 Guadalupe St. Suite 600  
in the Hyde Park Marketplace  
behind NeWorldDeli

I live here, I work here. Your neighborhood specialist.

# PreFix™ | Home Without Hassle

Spend more time enjoying your home and less time maintaining it.

- Fully-trained, dedicated home manager.
- Up to 50% annual savings on appliance and system repairs.
- Seasonal preventive maintenance included.



\$40/month & Free Initial Visit



Now available in Central Austin.

prefixinc.com | 512-831-4390



# Hyde Park Neighborhood Plan Contact Team Minutes: April 23, 2018

## Quarterly Meeting

### Trinity United Methodist Church, 4000 Speedway, Austin

**Present:** Lorre Weidlich, Reid Long, Kevin Heyburn, Karen Saadeh, Karen McGraw, Wanda Penn, Susan Moffat.

**1. Call to order.** Chair Lorre Weidlich called the meeting to order at 7:13 pm. A quorum was present.

**2. Minutes.** Minutes of January 22, 2018 quarterly meeting and the March 5, 2018 special called meeting were adopted by electronic vote prior to the April meeting and posted to the HPNPCT listserv.

**3. Bylaws Amendments.** As previously discussed, City of Austin Neighborhood Plan Contact Team and Education Coordinator Margaret Valenti has requested several amendments to the HPNPCT bylaws. Reid Long distributed copies of Ms. Valenti's proposed amendments; his document also included the amendments that had been considered at the January meeting. Members discussed proposed amendments. ACTION: In separate motions, members voted to augment two of the proposed amendments by adding the underlined language to Section 4A(4): "Business owners who have a physical address, upon which they pay payroll, personal, sales, or county taxes in Hyde Park" (Karen McGraw, motion; Kevin Heyburn, second; 7-0-0) and by adding the underlined language to Section 15A(4): "For the purposes of this section, an immediate family member is defined as a parent, sibling, child, spouse, or domestic partner (Karen Saadeh, motion; Wanda Penn, second; 7-0-0). Members then voted to approve all proposed amendments to the bylaws (Kevin Heyburn, motion; Wanda Penn, second; 7-0-0). A copy of the updated bylaws will be posted to the HPNPCT listserv.

**4. CodeNEXT Resolution.** Contact team members discussed and drafted a statement to be submitted to city decision makers regarding CodeNEXT Draft 3. ACTION: Members voted to approve the following statement (Kevin Heyburn, motion; Karen Saadeh, second; 7-0-0).

#### HYDE PARK NEIGHBORHOOD PLAN CONTACT TEAM

*We, the membership of the Hyde Park Neighborhood Plan Contact Team, have paid close attention to each draft of the new City of Austin land development code, CodeNEXT.*

*First, we believe that Neighborhood Conservation Combining Districts (NCCDs) are beneficial tools for neighborhoods to deploy in order to promote smart and guided growth. Both the Hyde Park and North Hyde Park NCCDs support additional appropriate development, including the continuance of missing middle housing; allow increased densification in appropriate areas; provide for the maintenance of commercial areas; and encourage development of the Guadalupe activity corridor. The Hyde Park NCCDs have created one of the most stable neighborhoods in Austin while providing for density and maintaining affordable housing options. Other neighborhoods in Austin should be afforded these tools, which can protect affordability and slow displacement.*

*In addition, Draft 3*

- Remains hopelessly complex;*
- Does not adequately provide for continued or increased affordability;*
- Fails to account for the state of infrastructure in older areas; and*
- Dismantles crucial citywide protections including McMansion, compatibility, the Big Box Ordinance, and the Educational Facilities Ordinance.*

*The CodeNEXT process represents an exciting opportunity to help Austin develop into a city for the 21st century and beyond. Unfortunately, Draft 3 fails to adequately address the issues delineated above and falls short of its original purpose. We believe that until these issues are addressed, CodeNEXT should not be approved.*

**5. Adjourn.** There being no further business, the HPNPCT adjourned its meeting at 8:14 pm.

– Susan Moffat,  
Contact Team Secretary

## What Did You Dream?

It all began with a walk in the 'hood,  
He said, "Grammaw, I dreamed I could fly! And  
What did YOU dream about?" I said, "My, oh my"  
I think that I dreamed that I fell from the sky,"  
"And I caught you at the bottom," he shouted with glee.  
"I was watching you fall from where I sat in my tree,"  
"And why were you in your tree?" Because I'm a bird,  
Grammaw, I told you I could fly. What else did YOU dream?"  
"I dreamt that I was as light as a feather and  
When I took steps I could leap way up high and  
I dreamed I could breathe under water 'til I tried,"  
"What happened when you tried?" "I got water up my nose  
And it made me sneeze," "Where would you go if you  
Really could swim under water. Wouldn't that be good?"

Then, we got on the big swings and I learned that that boy  
Could grow down real little and get big again and he could  
Make himself invisible for as long as he liked,  
So off we went on his glider and flew through the sky  
To the top of tall mountains, where we  
Jumped off of cliffs and we had no fear because  
He had a glider and I had a stride and we jumped way  
Away from the mountains and to the great sea where  
We landed on dolphins and he met an Orca - I met a whale  
We raced along as free as can be until, "Look out! It's the  
Trap of Doom." "My whale will block it, I shouted, out loud,"  
He jumped on the whale and we blocked the way  
To the Trap of Doom so we could escape,  
Then the sea caught on fire but we were OK because  
He had a glider and I had one, too. Goodbye to fire and  
"Hello to you."

— HERZELE  
03/22/18



**VOTED BEST NEIGHBORHOOD GROCERY** 

**LET US COOK FOR YOU EVERY THURSDAY 5-8PM**

Scratch-made hot entrée with a rotating selection of fresh, deli-made sides for just \$5. Enjoy in-store & patio seating at both stores, or take it to go!

**\$5 DINNER**

**OUR Locations**

3101 GUADALUPE 512-478-2667  
4001 S. LAMAR 512-814-2888

OPEN DAILY: 7:30 AM - 11PM

**WHEATSVILLE FOOD CO-OP**

    instacart [WWW.WHEATSVILLE.COM](http://WWW.WHEATSVILLE.COM)





# News from the Ney

With summer temperatures looming before us, the Elisabet Ney Museum is preparing for a new season of art exhibits and special events. The first happening – the third annual Artswap – is going to take place from 9:30 am to 1:30 pm on Saturday, June 23. This event, presented in collaboration with Big Medium, offers participants the chance to trade artwork with other artists and collectors. There will be dozens of booths featuring a variety of art and wares. If visitors find an item of interest, they can barter using art, artist tools, supplies, or services – just as long as nothing is swapped for cash. It’s a great opportunity to exchange creative ideas and enhance your own art collection!

Beginning in June, the Ney will once again collaborate with #BossbabesATX to present the Meet Her Hands series. These summer salons will shine a spotlight on three self-identifying women artists working in Austin. Each artist is going to present a solo exhibition of recent works in the museum’s gallery. There will also be an outdoor opening reception, which is going to include a provocative Q-&-A with the artist. The first installment, which will take place on Thursday, June 28 from 6:30 to 8:30 pm, is going to feature multi-media artist Alie Jackson. This exhibit will be on view to the public until July 12. The following artists in this series will include screenwriter and filmmaker Deborah Valcin and photographer Cindy Popp.

*If your car could talk...*


*It would choose the Muffin Shop*

512-453-5287  
6615 Shirley Ave.  
www.muffinmuffler.com



**HYDE PARK GYM**

NO CONTRACTS, NO INITIATION FEES  
SINCE 1982  
HYDEPARKGYM.COM

**trinity**  
united methodist church

**Open hearts.  
Open minds.  
Open doors.  
No exceptions.**

4001 Speedway | 459.5835 | tumc.org | info@tumc.org



**HAPPYHYBRID**  
auto repair

POWERED BY




**WWW.HAPPYHYBRIDAUTO.COM**



LUCIEN, STIRLING & GRAY  
ADVISORY GROUP

*"Smart Decisions About Serious Money"*

*Serving Hyde Park for 24 Years*

**Did you know that we are available to speak to your professional group, office, or organization?**



**Some of our most popular topics include:**

*"College, Credit Cards, & Cutting the Cord—The thinking parents guide to managing your kids through college"*

*"Teaching Your Kids / Grandkids About Money"*

*"Leaving a Lasting Legacy"*

Contact us at 512-458-2517 if you are interested in scheduling one of our talented speakers for an upcoming event!

[www.lsggroup.com](http://www.lsggroup.com)

*A Registered Investment Advisor Providing Fiduciary Level Planning, Advice & Asset Management Services*

## President's Letter... ...cont'd from page 2

Sometimes, supporting artistic growth and development is hard and it might not even include supporting art that we understand or enjoy. Art is always a product of the time and culture in which it is created. Often, the true impact of art is not understood until after the events that helped shape and form it. During my undergraduate years, I spent five weeks studying art history in Vienna, Austria. Vienna is the home to the succession movement, a group of artists who, feed up with the elites, formed their own collective and held their own salon to showcase their work. The building that they built, both to support their collective and as an architectural manifesto, bears the inscription, "Der Zeit ihre Kunst. Der Kunst ihre Freiheit." which roughly translates as "To every age its art, to every art its freedom." The sentiment summed up in that small quote should be an inspiration to all of us. Even if we do not agree with the art being produced by our community, we should do all that we can to help grow and support the artistic community here in Austin. Art expresses our own soul and is a reflection of the people that we are and that we want to be. If we lose our artistic community, who will tell our story, who will express the emotions and joys of our experiences, who will chronicle our suffering and hardships, and who will teach us to grow and to be better versions of ourselves?

– Reid Long,  
HPNA President



### Hyde Park Neighbors –

Biggs Plumbing, a commercial contractor for over 40 years, is now providing residential service.

Consider us for your:

- Kitchen and bath remodeling
- New tankless water heaters
- Service calls

We live in the neighborhood and understand the challenges of older plumbing. Let us help you with your next project.

512-837-5955

[service@biggsplumbing.com](mailto:service@biggsplumbing.com)

<http://www.biggsplumbing.com>



TX Masters License M36811

*A vibrant and engaged high school community*



**GRIFFIN SCHOOL**

Cultivating individual potential  
and intellectual curiosity

[www.griffinschool.org](http://www.griffinschool.org)



## Exploring Hyde park... ...cont'd from page 7

The play premiered in 2006 at the Hudson Theatre in Los Angeles and has garnered over nine awards and nominations including the GLAAD Award for Outstanding Los Angeles Theatre in 2007, two NAACP Theatre Awards for Theatrical Excellence in 2007, and among three nominations each from LA Weekly and the Los Angeles Stage Alliance.

When Blue Bonnet Court wasn't hosting a infamous gang or inspiring a nationally-acclaimed play, it was busy being admitted to the National Register of Historic Places.<sup>10</sup> On August 16, 1990, it joined the roster of other iconic Hyde Park institutions including homes in the Shadow Lawn Historic District.<sup>11</sup>

Blue Bonnet Court has since left behind its former life, with its units now serving as short-term rental efficiency apartments – and they could admittedly use some TLC, judging by the site's outside appearance. Though its future remains uncertain, this hidden gem will hopefully continue to embody the "charming vestiges of roadside architecture"<sup>12</sup> in Austin for years to come.

### Footnotes:

<sup>1</sup> "Tourist Camps, Tourist Courts, and Early Motels," Encyclopedia of Arkansas History & Culture, by Jill Curran (<http://www.encyclopediaofarkansas.net/encyclopedia/entry-detail.aspx?entryID=2700>).

<sup>2</sup> *Rehabilitation Models for the Treatment of Historic Motels and Motor Courts*, by Jessica Lauren Anderson (<https://repositories.lib.utexas.edu/bitstream/handle/2152/22033/ANDERSON-THESIS-2013.pdf?sequence=1>)

<sup>3</sup> "Hyde Park: Austin's Original Suburb," *Austin American-Statesman*, 2012 (<https://www.statesman.com/lifestyles/food--cooking/hyde-park-austin-original-suburb/7dXZgyNPud4Y7qM0h0kxHL/>)

<sup>4</sup> "The Blue Bonnet Court - Austin's Oldest Surviving Motor Court," *MOTOR Austin*, 2016 (<http://www.motoraustin.com/buzz/topic.aspx?topic-id=2170>)

<sup>5</sup> "Blue Bonnet Court," *Roadside Peek* (<http://www.roadsidepeek.com/roadusa/southwest/texas/texasmotel/texasothermotel/bluebonnet/index.htm>)

<sup>6</sup> "Baby Face Nelson Biography," *Biography.com*, 2016 (<https://www.biography.com/people/baby-face-nelson-9542636>)

<sup>7</sup> Anderson

<sup>8</sup> File: Bluebonnet court sign.jpg, *Wikipedia Media* ([https://en.wikipedia.org/wiki/Blue\\_Bonnet\\_Court#/media/File:Bluebonnet\\_court\\_sign.jpg](https://en.wikipedia.org/wiki/Blue_Bonnet_Court#/media/File:Bluebonnet_court_sign.jpg))

<sup>9</sup> "Bluebonnet Court by Josh Irving Gershick," *New Play Exchange*, 2016 (<https://newplayexchange.org/plays/86775/bluebonnet-court>)

<sup>10</sup> NPS Form 10-900, US Department of the Interior or National Park Service (<https://atlas.thc.state.tx.us/NR/pdfs/90001188/90001188.pdf>)

<sup>11</sup> "Shadow Lawn Historic District (Austin, Texas)," *Wikipedia*, 2018 ([https://en.wikipedia.org/wiki/Shadow\\_Lawn\\_Historic\\_District\\_\(Austin,\\_Texas\)](https://en.wikipedia.org/wiki/Shadow_Lawn_Historic_District_(Austin,_Texas)))

<sup>12</sup> Anderson



A photo of Blue Bonnet Court included with the property's application for entry in the National Register of Historic Places, presumably taken around the same time of the application in 1990. Image: National Register of Historic Places

**WE SERVE  
A RISEN  
SAVIOR!**

Find out more about him at the  
*Church of Christ  
in Hyde Park*  
**43rd & Avenue B**

Help us serve the neighborhood better  
by filling out this short survey.  
[www.HydeParkCOC.org/survey](http://www.HydeParkCOC.org/survey)

# HYDE PARK & NORTH UNIVERSITY HOMES GALLERY



## 4211 AVENUE F

Spacious 1923 Victorian house plus garage apartment on oversized lot, 75' x 125'. House has 4 BR, 3 BA, 2 LIV, screened porch. Apartment is 1 BR, 1 BA. Bonus workshop.

Listed at \$1,150,000



## 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



## 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



## 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



## 2311 SHOAL CREEK BLVD.

Former home of Gov. Ann Richards. 1949 Mid-century modern architecture near Caswell Tennis Courts. 3,000 SF 3 BR, 2 BA, open floor plan, beautiful yard, .384 acre lot.

Listed at \$989,000



## 4809 AVENUE H

Two adorable homes on one lot. Main house is 3 BR, 2 BA, with new kitchen & baths. One-story guest house has 1 BR, 1 BA. Ideal for rental or extended family.

Listed at \$649,000



## 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



## 4202 AVENUE C

Cute 1920s Hyde Park bungalow featuring 2 BR, 1 BA plus separate 1 BR, 1 BA garage apartment. Both have hardwood floors and many recent updates.

Listed at \$529,500

Hyde Park & North University homes continue to be in high demand and are selling quickly! Call your neighborhood expert today for a complimentary market analysis and customized marketing plan for your property.

## Suzanne Pringle

Broker, REALTOR®

512.217.1047

suzanne.pringle@sothebysrealty.com

 Kuper

 Sotheby's  
INTERNATIONAL REALTY

