

November Meeting

When: 7:00 pm
Monday, November 4, 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 November

- Presentation: Evan Thompson of Preservation Texas, Austin State Hospital Redevelopment Plans
- Ridgetop School: Discussion and Vote on HPNA Resolution
- LDC: Updates & Possible Action
- Announcements

Historic Hyde Park Homes Tour: Innovators and Renovators

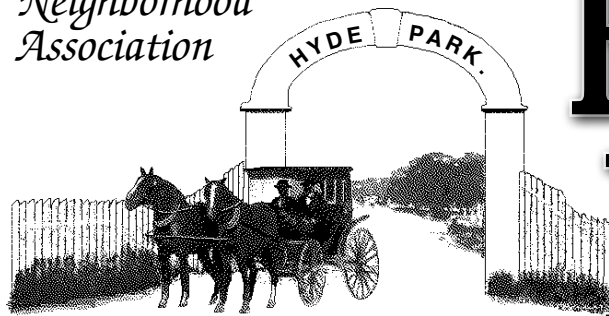
The 42nd Annual Historic Hyde Park Homes Tour, Innovators & Renovators, is Sunday, November 10, 2019, from 11:00 am to 5:00 pm.

The tour showcases seven houses in a variety of sizes and architectural styles, all built between 1900 and 1935, including bungalow, American Transitional, Colonial Revival, and cottage style homes. The homes are within easy walking distance, so plan to spend several hours strolling or biking the tour route.

The tour kicks off at 11:00 am at the Elisabet Ney Museum, where bargain hunters who bought advance tickets on the HPNA website for \$20 per person will be able to pick up a wristband and tour booklet. Day-of-tour tickets will be available for \$25 (cash, check, or credit card). The tour booklet includes a map and descriptions of the featured homes as well as points of interest along the way.

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*The Hyde Park
Neighborhood
Association*



Pecan Press

November 2019 • National Register District Neighborhood • Vol. 45, No. 11

Central Austin Neighborhoods Meeting with Mayor Adler

Despite heavy rain only minutes before the start of the meeting, it was standing room only at the Trinity Church community room on Tuesday, October 15 at 7 pm as five neighborhood associations – Ridgetop, North Loop, Hyde Park, Heritage, and Hancock – welcomed Mayor Steve Adler to a land development code (LDC) question and answer session. Accompanied by LDC Revision Team staff Brent Lloyd and Greg Dutton, Mayor Adler spent a full two hours responding to questions posed by members of the audience, which numbered almost 300.

Questions clustered around a number of themes: Duval Street's designation as a Transit Corridor, with accompanying Transition Zoning; whether the proposed draft increases affordable units (rentable to households at or below 80% MFI) as directed by council; concerns about parking reductions; concerns about increased pressure to demolish existing structures, including historic landmarks and contributing structures in the historic districts; the elimination of parking requirements; infrastructure capacity; and the dismissal of previous neighborhood plans, with the time, effort, and expense that accompanied them. The tone was tense at times. Mayor Adler was clear that City Council wants to move forward with changes to the code, while attendees expressed frustration with the code's premises. The Mayor repeatedly urged attendees to think critically about what's being posted on neighborhood listserves, cautioning that what's posted on those listservs might not be true. He also said that other neighborhoods he has visited are not urging caution with the land development code but instead want the city to move with more speed. Neighbors were vocal in their disagreement on a number of items, including Duval's designation as a corridor with the associated upzoning and how property taxes might increase under the new code. Below are the comments from three of the many individuals who stood in line to speak at the meeting.

Toti Larson, a North Loop resident, made the following statement about Duval Street and its transition zone:

"There is so much more opportunity to increase housing density in Austin that doesn't have to be at the expense of the existing housing stock.

Continued on page 8

From the Desk of the Co-Presidents

Dear Neighbors:

We're keeping this a short letter because, like many of you, we've been too busy keeping up with events to have much time to write about them.

We are glad to see so many neighbors participating in conversations around the Land Development Code. Please remain involved, keep sharing your thoughts, and keep asking questions. We might have a membership vote on an alternate zoning map for Hyde Park at the November meeting; if we do

schedule a vote, we'll send you information beforehand using the HPNA member email group. Additionally, in the midst of this contentious issue, we'd like to urge all of us to be kind to one another: disagreeing doesn't have to be disagreeable. This is true in person, over email, and online.

As always, please email us with any feedback, questions, or comments. See you on the 4th!

— Best,
Betsy & Sarah
HPNA Co-Presidents



Hyde Park Neighborhood Association

P. O. Box 49427 • Austin, TX 78765
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News from the Ney

November will be a cool month at the Ney for lots of reasons!

One, of course, is the annual Fall Harvest Family Day. This new tradition focuses on fall-friendly family fun for all the folks, featuring lots of alliteration(!) plus planting resources, bouncy castles, autumnal activities for kids and adults, outdoor games, live music, food, and more. It's just a casual, fun way to spend an afternoon. Blankets and picnics are encouraged. This will be on Saturday, November 23, from 1 to 4 pm.

On Saturday, November 2, come for the monthly Landscape Learning Day. The landscape will be heading into winter dormancy, but there are still many things to learn from and do on site, and the museum's landscape specialists will be there to help you learn more about native plants, their unique beauty, and their needs.

And of course, museum staff is very excited to host the HPNA Historic Homes Tour, on Sunday, November 10! Like last year, this will be a fun opportunity to see your neighborhood in an intimate way and to kick off the event at one of its gems.

Remember, in December there is the museum's holiday event, and then there's much more to come in 2020.

As always, all events as well as admission to the Ney are free to the public. Sursum!

Pecan Press

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Ridgetop Resolution

Editor's Note: At the October meeting of the Hyde Park Neighborhood Association, Tim Ritten spoke about the AISD 2019 proposed school changes, specifically the plan to close Ridgetop Elementary School at 51st and Caswell Streets (see the HPNA minutes in this issue). At its November meeting, the membership will discuss and vote on the following related resolution.

WHEREAS, Ridgetop Elementary School is an Austin Independent School District (AISD) campus located within the boundaries of the Hyde Park Neighborhood Plan area and serves a vital role for many students and families in our community; and

WHEREAS, Ridgetop provides a rigorous, enriched education, including an acclaimed dual language program, and enjoys strong parental and community involvement; and

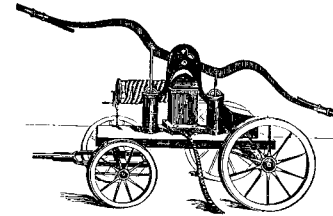
WHEREAS, Ridgetop has met all state accountability standards and also meets or exceeds many of the School Changes 2019 Guiding Principles set by AISD Trustees - yet AISD staff recently placed this high performing campus on a list for closure and consolidation; and

WHEREAS, Research shows that school closures have resulted in diminished support for public education generally, that economies of scale realized in closing smaller campuses were often overstated, that some districts actually lost money through school closures, and that many student outcome measures were optimized in schools with 300 to 500 students, such as Ridgetop; and

WHEREAS, The Hyde Park Neighborhood Plan, approved by the City of Austin, states as an Action Item: "Maintain Ridgetop and Robert E. Lee [renamed Russell Lee in 2016] schools for public educational and community uses" and further includes objectives to preserve the network of civic life, specifically including schools, and to enhance the child friendliness of the neighborhood; and

WHEREAS, The 2014 final report of the School and Family Work Group, appointed by Joint Subcommittees of the AISD Trustees, Austin City Council, and Travis County Commissioner's Court, states: "An ample body of research clearly demonstrates the vital role that families and schools play in the life of a city, affecting such key areas as job growth, the environment, civic engagement and the local economy... retaining families and strong public schools in every neighborhood is critical to Austin's continued economic growth, sustainability and overall vibrancy," now, therefore be it

RESOLVED, That the Hyde Park Neighborhood Plan Contact Team strongly supports the continuance of Ridgetop Elementary as an active campus community serving the children and families of Austin, and respectfully requests the AISD Board of Trustees and staff to remove this successful and beloved campus from consideration for closure or consolidation.



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.austinhypark.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.

Hyde Park Neighborhood Association Membership Form

Name _____ Phone _____

Address _____

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 Senior - \$1/yr. 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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African-American and Women's History to be Demolished at Austin State Hospital

Editor's Note: To sign a petition in support of the preservation of the structures described in this article, go to <https://www.change.org/p/texas-state-legislature-and-health-and-human-services-commission-save-the-historic-buildings-at-the-austin-state-hospital>.

On Thursday, October 3, 2019, officials from the Texas Department of Health and Human Services and Dell Medical School celebrated a long-overdue groundbreaking for a new facility dedicated to 21st-century brain health at ASH. This is an important investment of which Texans should be proud, as the current patient facilities at ASH are embarrassingly out of date and reflect poorly on the high quality of service to which the dedicated medical and mental health professionals at ASH thanklessly devote themselves in order to care for some of central Texas' poorest and most mentally ill patients. For too long, mental health has been treated as a law enforcement issue, and this badly needed new facility will help reorient our understanding and treatment of mental health issues in a positive way.

The site selected for this new facility will result in the demolition of the 1936 African-American Women's Dorm, the 1952 African-American Dining Hall, the 1917 Laundry and Dormitory, the 1930 Mattress Factory, and the 1937 Ice Plant, all of which have been recognized by the Texas Historical Commission as eligible for inclusion in a National Register Historic District on the historic ASH campus. The state N.A.A.C.P. passed a resolution at their state convention earlier this month opposing these demolitions.

Preservation Texas has conducted extensive research on the history of buildings at ASH and shared this research with planning stakeholders. We conducted a well-attended tour of the historic campus over a year ago, when this project was still in the planning phase, and representatives of the planning team participated. Additionally, the Texas Historical Commission has urged that the historic resources of ASH be saved, but apart from requiring an archaeological survey to document what is left of the earlier African-American historic resources at ASH, there is little that the Commission can do to stop this senseless and wasteful destruction.

The oldest such continuously operating institution west of the Mississippi River, ASH was founded in 1857 as the Texas State Lunatic Asylum. The facility opened in 1861 in a grand limestone building, constructed by enslaved laborers, that still stands at the center of the campus. The Asylum's plan and purpose was progressive for its era and the site was carefully selected to be near (but not in) the heart of Austin, with enough acreage to be self-sufficient. In the years to come, ASH generated its own power, roasted its own coffee beans, made its own clothes and mattresses, and grew its own food. For a time it even grew

tobacco. Its beautifully landscaped grounds were celebrated statewide.

Patients, white and black, usually stayed at ASH for decades, often until they died. Many of them were poor and forgotten by their families, and some patients were initially buried in a cemetery in front of the main building. Later, the burials were moved to another site on the campus (no one knows exactly where) until a larger cemetery was laid out on 51st Street as the final resting place of many of ASH's patients, mostly in unmarked graves. They included John Neely Bryan (1810-1877), the founder of Dallas. All of the patient records survive at ASH, awaiting proper cataloging, archival storage, and digitization.

The earliest black patients were housed in the basement of the Main Building. In the 1870s, black men were moved to the hot, third floor of a new building shared with white male patients. Black women stayed in the basement. By 1885, the Superintendent wrote to the Legislature that the mixing of black and white men in a shared building was "extremely distasteful to me, and, in my judgment, to a great majority of the people of Texas... [and I] recommend that separate accommodations be provided for the insane of the colored race at as early a date as is practicable."

In 1888, with no funding having been provided for new quarters, the Superintendent reported on the condition of the black women in the basement: "We have no place to keep these [colored female] patients except in the basement of the old building. This place has none of the conveniences of other parts of the building. It is almost impossible to keep them from freezing in winter or burning up in summer. It is not a suitable place to keep any human being." A state legislative

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Monthly Calendar November

- 2 — Landscape Learning Day at the Ney Museum
- 4 — HPNA Meeting
- 7 — DRC Meeting
- 8 — Recycling Pickup
- 10 — Historic Hyde Park Homes Tour: Innovators & Renovators
- 11 — Steering Committee Meeting
- 22 — Recycling Pickup
- 22 — Fall Harvest Family Day at the Ney Museum
- 28 — Happy Thanksgiving!

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Hyde Park Homes Tour...

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Hutchins House, photo by Travis Baker/Twist Tours

The tour ends at 5:00 pm, with the last tickets sold at 4:00 pm.

All of the houses on this year's tour have undergone renovations, recently or over time, to preserve their historical integrity while adding changes designed to meet the needs of contemporary homeowners. Some of them retain their original footprint, while others have been expanded--through the thoughtful addition of a second story, back porch, dormers, or, in the case of one home, a newly excavated basement!

The first two homes are located in north Hyde Park and have a shared history: they were once located next to each other on the 500th block of West 18th Street. Built during the early part of the Twentieth Century, the Newcomb and Dohme-Smith Houses were moved to their present Hyde Park locations on the 4600 block of Avenue C in 1979. Since then, both houses have undergone extensive renovations with an eye towards preservation and the use of reclaimed materials.

Next, the tour brings you back to south Hyde Park and the Local Historic District, where you will see three small houses that have undergone big transformations. First, the Calcasieu Cottage on Avenue D dug deep (literally) to build a living space beneath the footprint of the existing house. One of two duplicate adjacent houses built by the Calcasieu Lumber company circa 1935, the home has a beautiful, timeless design and is being completed just in time for the tour. Second, the Schenken-Oatman House was restored to keep the original feel of the house while

updating it to make it more useful. Third, the pristine Oertli House on Avenue C was renovated for a growing family, while retaining original details and an overall Craftsman-influenced style - thus maintaining and enhancing the neighborhood's treasured Avenue C cottage architecture.

Finally, the tour takes you to two houses on different ends of Avenue F - the Callan-Bircher House, circa 1921, and the Hutchins House, circa 1910. The Callan-Bircher House was built during Hyde Park's first "bungalow building boom," when 103 bungalows were constructed in one year. The house was transformed by the homeowners over a period

of twelve years and includes a second-story addition and a 528-square foot garage apartment. Finally, there is the Hutchins House, an elegant Colonial Revival home built around 1910 - perhaps most notable for its porches, which span the front and the back of the house. The homeowners followed a "less is more" philosophy while undoing regrettable changes to the interior and the result is the spacious, clean floor plan we see today.

We encourage you to come enjoy these lovingly restored historic places! Proceeds go towards preservation, community-building, and beautification efforts of the Hyde Park Neighborhood Association.



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Meeting with Mayor Alder...

...cont'd from page 1

The upzoning of Duval and Avenue H from SF-3 to RM-1 will allow for 6 to 10 units to be built per lot, increases impervious cover to 60% of the lot, has no requirements for off-street parking, has no requirement for large, medium, or small trees in the front yard, and pushes the front offset from 25' to 10' from the street. All of these changes will have negative impacts on urban flooding, parking, runoff into Waller Creek; and will decrease our urban tree canopy.

Many of the homes on Duval have already been restored or expanded to include accessory dwelling units, which has helped develop our neighborhood into one with a variety of housing options that fit with the neighborhood. For example, there are 66 SF-3 properties on Duval between 51st and 56th; nearly half of these already have ADUs that were built recently under current land codes and quite a few homes have been restored under current land code. Those are unlikely to be rebuilt – about 40 in this category. Agreeing with Mayor Adler that not all residents would want to convert their SF-3 properties to 6-to-10 unit apartment complexes leaves the reality that this upzoning of Duval and Avenue H isn't going to make a big dent in the missing middle housing, and the city would be pushing this at the risk of the unknowns as to what the developers will build, what loop holes will be taken advantage of, and what the market will actually demand now and in the future.

For the homes on Duval that do go on the market, there will be increased financial incentives to tear down the existing home and build 6-to-10 unit complexes. Price of land goes up and the value of existing structures goes down. Fixed income citizens are unlikely to have the capitol (or desire) to raze their home and

secure a loan to develop these types of units. This pushes the existing housing stock to developers and away from private citizens.

I would pump the brakes on this kind of land code change. Don't try to synthetically convert Duval into a corridor that it is not."



Attentive Audience



Taping the Proceedings



Expressing Concerns



A Question for the Mayor



Full House



Lined Up to Ask Questions

Photos by Dave Matthis and Kevin Heyburn

Jen Berbas, who lives on Avenue H in Hyde Park, offered this statement to the Mayor:

"I am pro affordable housing. I give significant volunteer time to an organization that advocates for and serves older adults, as they are a vulnerable segment of the population that suffers from housing insecurity due to our affordability crisis. I am also pro density, having grown up in Chicago and lived there as an adult. Austin is not Chicago. I also have an investment and economics background and I believe the current

Continued on following page

code provides an oversimplified solution to a more complex supply-and-demand problem.

I have evaluated several properties from the perspective of redevelopment opportunities and I'm afraid that the proposed code in some instances incentivizes removing affordable housing stock in favor of newer, larger, more expensive housing. I analyzed a stretch of Enfield Road west of MoPac, a four-lane road with a bus. The allowable density is only 24 units per acre. There are many affordable units, built from 1940 to the 1970s on that road, with rents between \$1,300 and \$1,800 per month for units 700 to 1100 square feet, perfect for parents that would like their children to attend Casis. Due to the low density, a quarter acre lot can only take six units max, which would result in 1,400 square foot units in the \$680,000 to \$750,000 range given the current market pricing in the area. This would incentivize an investor to tear down this affordable housing and replace it with larger, far more expensive options. This seems to be moving in the wrong direction.

It doesn't seem like the affordability we are seeking. I would like to know if market economists are looking at this data. Additionally, it seems that the zoning may not have been applied correctly to the map, leaving many opportunities unlocked while taxing other areas too intensely."

George Purcell, from North University, provided his thoughts extemporaneously and submitted this statement after the meeting:

"Mayor Adler, a complex government document like the proposed LDC can interact in ways that lead to unexpected outcomes. There is such an interaction in the current draft that could have a substantially negative effect on residential housing and affordability. The new transition zone RM1 will allow short-term rentals (STRs) under current Type 3 regulations for multi-family zones. While the code contains caps on the number of Type 3 STRs in a building, another provision of the code establishes that all parcels may have at least one STR property. What this will effectively mean is that, as currently written, on the day the new LDC goes into effect, thousands of single-family homes currently being used as residences could be turned into miniature hotels. The effect of this on neighborhoods and our current housing stock could be catastrophic, given the substantially increased rents that an STR property can generate."

Thanks to all who came out, including District 9 City Council member Kathie Tovo. Special thanks to Hancock for sharing their meeting time, Trinity Church for use of the community hall, and the neighbors who stayed late to put the room back together. We also want to extend our sincere gratitude to the Mayor and his staff for spending such a considerable amount of time answering our questions.

To view a video of the meeting, visit the HPNA website at www.austinhypark.org.

— Sarah Cook

Jen Berbas



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Lettuce Recycle!

by Dena Houston



The Plastic Bag Conundrum

Plastic bags cause some of the biggest problems in the recycling world. Many plastic bags are marked “recyclable;” that makes people think they can be placed in any recycling cart. In fact, plastic bags can *only* go into a special plastic bag collection bin. These collection bins are found at most grocery stores (see photo).

Plastic bags cannot go into the blue curbside collection cart. Plastic bags get caught in the machinery at the recycling facility and their removal is costly.

Plastic bags *cannot* go into the green curbside compost collection cart; they do not compost. Only compostable bags can go into the green carts.

Most plastic bags can go into the plastic and film collection bins at the grocery stores. Following is a list of what can go into these bins:

- Clean and dry zip lock bags
- Plastic cereal box liners
- Air pillows for shipping (deflate)
- Bubble wrap
- Shopping bags
- Bread bags
- Produce bags (remove labels)
- Newspaper bags
- Dry cleaning bags
- Product wrap on cases of water bottles, paper towels, etc.
- Plastic shipping envelopes (remove labels)

There are some plastics that cannot go into these bins because they are treated with special polymers. These polymers help keep food fresh or allow the plastic to hold more weight. This treatment prevents the plastic from being recycled. The following plastics cannot go into grocery store collection bins and must go into the trash cart:

- Frozen food plastic bags
- Plastic bags for soil, fertilizer, and compost
- Prewashed salad mix bags
- Candy bar wrappers
- Chip bags
- Six-pack rings

The website for plastic bag collection is <https://www.plasticfilmrecycling.org>.

Cellophane and Food-Contaminated Plastic Conundrum

At this time, there is no way to recycle cellophane – UGH! So many things come packaged in cellophane or what seems like cellophane – pasta is one good example.

How do you tell the difference between cellophane and recyclable plastic? Cellophane makes a crinkling noise and is usually transparent. It must go into the trash cart.

Plastic that has food product on it cannot be recycled. For example, hot dog plastic wrappers, bags with shredded or packaged cheese, and plastic that comes wrapped around hams or turkeys must all be placed in the trash carts.



Question from a Reader

If I don't know if something can be put into the blue or green collection bins, should I throw it in anyway and let it be sorted by the city?

This is a great question and the answer is **NO!** If you are unsure about whether or not something can go into either of these bins, put the items into your trash cart. It is very costly to everyone when the wrong things go into our recycling and composting bins.

**Please remember, when it comes to recycling:
WHEN IN DOUBT - THROW IT OUT!**

A very informative City of Austin recycling website is <http://www.austintexas.gov/what-do-i-do>.

Stay tuned for future tips that will include creative ways to recycle or reuse. If you have any questions or recycling ideas, please send them to recycling@hpwba-na.org.

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(Effective September, 2015)

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History to be Demolished at ASH...

...cont'd from page 5

delegation led by a black legislator, Rep. Houston A. P. Bassett of Grimes County, reached the same conclusion. But nothing was done, and when no more black women could be fit into the basement, they were housed above an 1885 laundry building that burned in 1890.

By 1900, the Superintendent's report noted that no appropriation had been made for many years to accommodate growing numbers of black patients. Funding was finally provided and in 1901 new buildings were constructed to house them; additions were made to those buildings in 1910. The location of these buildings, long since demolished, will be underneath the proposed new ASH facility but remain today as important archaeological sites in front of the old Dining Hall. Later, as legislative funding became sporadically available, additional facilities were constructed, including the 1936 Black Women's Dormitory designed by Austin architects Page and Southerland. Because all of the other buildings associated with women on the ASH campus have been demolished (several women's buildings were located on the site of the current Central Market parking lot), the demolition of the 1936 Black Women's Dormitory will erase the historic and architectural evidence of women from ASH forever. (There has been some discussion of relocating the 1936 African-American Women's Dorm in lieu of demolition.)

In 1952, a new African-American dining hall was opened for black patients. The significance of the structure was reflected by the invitation extended to "all Negro citizens" to attend its official opening, which was intended to "honor Negro civic leaders who have assisted the hospital's limited staff [to] carry on recreation and occupational therapy for patients." When this building is demolished to make way for the new ASH facility, the last surviving building built for African-Americans at ASH will be lost.

In addition to erasing the history of women and African-Americans from the ASH campus, construction of the new facility will require the demolition of the 1917 Laundry and Dormitory, built during World War I. When it was completed, the Laundry was celebrated as a nationally significant example of the ideal modern industrial laundry building. It was also an important place of work for women in Austin during the early Twentieth Century, and sites such as these have been recognized elsewhere as significant evidence of women's history.

Other construction casualties will include the 1930 Mattress Factory, where a small number of patients made and cleaned mattresses and pillows for the thousands of other patients who once lived at ASH. The 1937 Ice Plant, designed by Austin architect Hugo F. Kuehne, will also be demolished. The

loss of the Laundry, Mattress Factory, and Ice Plant, and the anticipated future loss of the 1899 Power Plant, will completely erase the industrial history of the ASH campus and the entire western half of its potential historic district. Demolition of these buildings will also eliminate the opportunity to take advantage of 45% state and federal tax credits for historic preservation that could have been used to convert them into new and compatible uses. There are many examples of successful campus revitalization efforts elsewhere in the country.

It is regrettable that, of all the places on the ASH campus that could have been chosen for the new facility, a location was selected that required the demolition of the only historic buildings that remain to acknowledge the complex and often terrible story of African-American and women's mental health care at ASH.

— *Evan R. Thompson,*
Executive Director,
Preservation Texas
October 17, 2019

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HPNA Meeting Minutes: October 7, 2019

Co-President Betsy Clubine called to order the monthly meeting of the Hyde Park Neighborhood Association at 7:09 pm on October 7, 2019 in the Griffin School at 5001 Evans Avenue.

Nominations Committee member Kevin Heyburn began the meeting by submitting a slate of candidates to serve full two-year terms on the HPNA Steering Committee beginning in October 2019. A motion was made and seconded to vote on acceptance of the entire slate of candidates, and the vote passed with 44 in favor, 0 against, and 0 abstentions.

Next, co-President Sarah Cook invited Tim Ritten to speak about the AISD 2019 proposed school changes, specifically the plan to close Ridgetop Elementary School, located near 51st and Caswell Streets, and consolidate its student population with Reilly Elementary School, located on Denson Drive. Mr. Ritten said the proposed plan does not provide a complete rationale or plan for successfully merging the two schools nor for the use of the Ridgetop property after consolidation. He said Reilly's current building capacity is 318, while the proposed combined student body will top 624; he noted that AISD said that a new bond will be passed to address that building shortfall. Additionally, Mr. Ritten said that Ridgetop and Reilly are both well-functioning and desired schools with two

disparate but successful dual language programs and it remains unclear how the district would merge those programs.

The AISD School Board will be voting on these closures in November and Mr. Ritten urges any concerned individual to contact AISD trustees and to participate in AISD public meetings. Mr. Ritten requested HPNA submit a resolution asking the district to slow down the rushed closure process as well as posting the AISD trustee contact information on NextDoor and the Hyde Park Yahoo Group. Ms. Cook agreed to share the information and a motion was made and passed to allow the Steering Committee to address any resolution matters. Additional information on the school closings can be found at <https://www.austinisd.org/schoolchanges>.

The second agenda item focused on the city's release of the land development code (LDC) draft and maps. Ms. Clubine said that, considering the 500 pages of the zoning chapter of the LDC, two important items to read and absorb are the Staff Report and the Property Viewer, adding that, while the printed maps are a bit difficult to read, the online property viewer is much clearer and can be found at <http://www.austintexas.gov/department/land-development-code-draft-map>. She discussed the three levels of zoning proposed for Hyde Park: Main Street zoning (MS2A, MS2B, MS3), Missing Middle Housing zoning (RM1, R4), and F25 zoning (NCCD), with historic district zoning existing as an overlay over the three.

Ms. Cook reported that HPNA leadership received 115 responses to a survey concerning LDC issues. Four responses were fully in support of the new LDC direction, but the majority expressed concern around six broad issues: Duval Street as any official corridor; infrastructure needs, including drainage and sidewalks; parking; compressed opportunity for public input; interest in small-scale issues like an individual homeowner's ADU development; and the role that institutional investors will play as the city is redeveloped, rather than individual property owners or current city residents. Ms. Cook said, based, in part, on this feedback, HPNA leadership had created a resolution that addresses these concerns and outlined their thoughts on each topic, calling on audience members to provide feedback. A copy of the presentation can be viewed at <http://www.austinhydepark.org/resources/land-development-code/>. Ms. Clubine and Ms. Cook both said that October is the time to have as many concerned members participate and show up at the public meeting as possible, adding that November



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Continued on following page

is when the LDC draft code will crystallize and December is the time to present HPNA's counter proposals. Ms. Cook said leadership was thinking about public relations and media options. Responding to a question about whether this is just a workaround of CodeNEXT, Ms. Cook said it's important to remember that CodeNEXT was not defeated, it was suspended with the idea that it would return, and that return is manifest in the new LDC draft.

Ms. Cook presented a resolution drafted to address the eight topics deemed most important to HPNA members, adding that would empower HPNA leadership with some leeway in advocating for these issues going forward. The resolution was adopted by a vote of 65 in favor, 0 against, and 1 abstention. The text of the adopted resolution is as follows:

HPNA membership hereby authorizes HPNA leadership, including officers and Steering Committee members, to communicate officially on HPNA's behalf regarding the draft Land Development Code and associated maps for Hyde Park, including but not limited to concerns around the following topics:

- *Affordability*
- *Location and Concentration of Development*
- *Environmental and Infrastructure Concerns*
- *Impervious Cover Limits*
- *Parking Requirements*
- *Occupancy Limits*
- *Treatment of Duval Street*
- *The Hyde Park Local Historic District*

Ms. Cook highlighted important dates in the LDC process for HPNA membership participation and that the draft will go for its first vote by City Council in December.

Ms. Clubine and Ms. Cook urged HPNA members and all interested individuals to show up at the meetings, adding the injunction to recruit neighbors and build coalitions with those who might not come to the meetings but want to be involved.

Announcements included a reminder that the Fire Station Festival will take place on October 20, beginning at Shipe Park at 3:15 pm. The Historic Hyde Park Homes Tour is scheduled for November 10, 2019. Ms. Cook adjourned the meeting at 8:39 pm.

— Submitted by
Bonnie Neel



Acorn Fire!

The sound of acorns falling,
Actually, pelting the tin roof
Can easily be mistaken
For someone knocking on the door,
Or the mailman, inserting mail into the box,
Or, in a bad case scenario,
A tree branch about to fall;
Come tumbling down, off the tree,
Out of the sky,
I feel I must shield myself but,
That is silly and there is nothing to see,
Only hear.

— HERZELE
09/17/2019

Shipe Park Update

The Shipe Pool project rounded the final turn towards the finish line in early October. After a buzzing effort to finish the interior of the pool enclosure, efforts shifted to the exterior. Crews focused on the concrete paths and sidewalks, sprinkler system, landscaping, grass replacement, electrical hookups, and critical inspections. The punch list items continued despite a few heavy downpours, because crews had a lot of work to do inside the pump house.

As we enter the final stages, it's easy to become impatient for the removal of the obnoxious fencing. Until the contractor is completely done with the site, his insurance requires the fencing to remain in place. Additionally, the new sod and hydro mulch required several weeks of protection to get established before being accessible to the public. Once the inspections are cleared and the city regains control of the property, the fence can be removed and the property fully mowed and cleaned. The trees will get some attention and the beautiful mosaic mural will also be inspected and cleaned up.

Everyone, including the Parks Department and the contractor, is eagerly awaiting the return of the park for the community to enjoy.

Our next update will include information on the Log Cabin renovation, which will resume before the new year.

Thanks again for your patience.

— Friends of Shipe Park

Exploring Hyde Park

The Evolution of a Livable Urban Neighborhood

This article is final installment of a six-part series covering the evolution of Hyde Park from its initial platting to the walkable, complete community it is today. The complete series will be collected on the Hyde Park Neighborhood Association website at <http://www.austinhdepark.org>.

Shaping a City: Evolution and Legal Tools

As cities shrink or grow, they evolve to accommodate fluctuations in population, demographics, wealth, transportation modes, and the fashions and preferences of the day. Various legal tools might help nudge development in a desired direction or might stymie it. The most prevalent of these tools are city zoning and private deed restrictions.

In Austin, this evolution is now playing out on Burnet Road and Lamar Boulevard. Most of the tracts facing these corridors were initially zoned for pad sites with one-story commercial buildings surrounded by large paved parking lots. In recent years, zoning changes (often added with residents' consent as outcomes of city-sponsored neighborhood plans or by recent City Council upzoning actions) have allowed some of these tracts to evolve into larger multi-story mixed-use or residential structures.

Yet despite increased talk of creating walkable communities, large strip centers are still springing up in many areas of Austin. As Austin continues to grow, these sites might eventually be redeveloped with multi-story structures and a mix of uses, including housing. But for now, the Austin market - increasingly dominated by national chains - continues to build more one-story, single-use projects, particularly in outlying Council districts. The current code rewrite could help create more complete communities by rezoning these tracts to allow multi-story buildings with a mix of uses, including residential. But as we've seen with Hyde Park's current under-used zoning on Guadalupe and on large tracts of apartments, zoning alone cannot force the market to build to a community's desires.

Single-family areas of Austin present a different set of challenges (in this context, "single-family" includes areas like Hyde Park where two units are already allowed on some tracts). Generally speaking, single-family areas are made up of single lots owned by families or individuals as their homesteads. Most of these neighborhoods are developed over a several year period by an original developer and additional subsequent builders. Buildings will typically reflect the same era, design, and construction, and public features might result in pleasant walkable streets or other amenities that collectively provide a unique set of development patterns.

Many newer subdivisions in Austin include deed restrictions that might limit the number of dwellings per lot, restrict the ability to resubdivide lots,

mandate certain materials on at least the fronts of homes, and impose other requirements. These deed restrictions might or might not expire, but their primary purpose is to maintain the general character of the area to the benefit of all owners. Once deed restrictions expire and lots are recut, the neighborhood might devolve into a free-for-all with new disparate projects interjected between homes. This might affect property values (either up or down) and might encourage even long-time owners to move away from their chosen communities.

The City of Austin does not enforce deed restrictions, but neighborhoods can sue to enforce them. In fact, one current Council Member has repeatedly noted that the code rewrite will not affect many areas of his suburban district, which are protected by deed restrictions. A sample deed restriction in that district limits construction to one single-family home per lot, no taller than two stories, and requires that all homes must be at least 1400 square feet with a minimum 25' setback - far stricter than Hyde Park's current zoning requirements.

Unlike many newer neighborhoods, Hyde Park does not have deed restrictions that limit development (its infamous racially restricted deeds - common throughout Austin and the south through the 1940s - have long since been held unconstitutional). Instead, development here is governed by the city's Land Development Code and two city-approved Neighborhood Conservation Combining Districts (NCCD), which are designed to retain neighborhood characteristics using localized zoning while allowing ample opportunity for increased growth and density. The Hyde Park Local Historic District adds requirements to those contributing structures between 38th and 45th Streets.

Unfortunately, a majority of the current City Council voted to support directives in the ongoing city code rewrite that effectively gut many major provisions of Hyde Park's NCCDs. Proposed transition area zoning would dramatically upzone roughly one-third of the neighborhood currently zoned for single-family and duplex use and remove all NCCD regulations. New R4 and RM1 zoning categories would substantially increase by-right entitlements, allowing 4 to 6 units per lot, increasing impervious cover to between 50% and 60%, increasing allowed heights to 35 to 40' and doubling the floor area ratio (FAR) to .8 in RM1 - all without any affordability requirement whatsoever.

Continued on following page

For all of Hyde Park, including areas outside transition zones, the new draft would increase occupancy limits from four unrelated adults per site to six unrelated adults per unit. In practice, this means that a current duplex with four unrelated adults could be replaced by a quadplex housing 24 unrelated adults. While Hyde Park residents do not object to additional people in the neighborhood, people bring with them automobiles, traffic, more trash, and a need for more open space – all elements to be considered when increasing densities with more units, more occupants per units, and greater building bulk. Finally, the draft would eliminate all on-site parking requirements for any use within a ¼ mile of a designated Imagine Austin corridor or center or a Transit Priority Network, an area that would cover virtually all of Hyde Park.

The proposal to eliminate on-site parking promises to be particularly problematic for Hyde Park and other older neighborhoods, most of which have narrow streets where two cars cannot pass if vehicles are parked on both sides of the street. While some lots in these areas have a narrow one lane driveway to access parking in the rear part of the lot, some have no on-site parking of any kind. The ability of the proposed transition areas to accommodate large increases in on-street parking raises legitimate concerns about access for emergency vehicles, trash collection, deliveries, work crews and other basic services.

A quick look at the numbers illustrates the practical problems with this proposal.

Transition areas are proposed to be zoned R4 (four units) and RM1 (six units). R4 has a minimum lot width of 34'; RM1 has a minimum lot width of 50'. Meanwhile, the current vehicle ownership rate for Austin is 1.65 per household. This means even getting down to just one car per unit would represent a substantial reduction from our current reality.

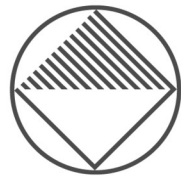
A single parallel parking spot is required to be 22' long. Assuming only one car per unit for a quadplex, it would take 88' of street frontage to park these four vehicles - 54' more than the minimum street frontage per lot in R4 zoning. Assuming one car per unit for a six-plex would take 132' of street frontage - 82' more than the minimum lot width in RM1 zoning.

In addition, each quadplex will require 12 city refuse carts and each six-plex will need 18 (3 per unit, one each for recycling, compost, and trash) - all of which must also be placed either on a street or along a functioning alley. Each cart is approximately 2' wide and Austin Resource Recovery requires 5' spacing between carts. This will take an additional 84' of street frontage to set out carts for a quadplex or 106' for a six-plex. Even if Austin Resource Recovery is willing to give residents a pass on the spacing between carts, it would still take at least 112' of street frontage to

Continued on page 16



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Exploring Hyde Park... ...cont'd from page 15

accommodate 12 refuse carts and four parked cars per quadplex, or 142' for a six-plex. Prohibiting on-street parking on trash days is not a viable option because the draft eliminates all on-site parking requirements within a ¼ mile, leaving nowhere in the immediate vicinity for residents to move their cars. With lot widths of 35' to 50', the numbers simply don't work for basic needs of every day life.

While the city is basing the idea that parking will not be required because of the potential of better transit services and light rail service, we know that even many folks who walk or ride to work still own cars.

City staff has also announced that NCCDs will no longer be offered as a zoning tool for other neighborhoods under the new code, despite an impassioned plea by the Development Not Displacement coalition to create 20 NCCDs in East Austin to help stem rapid gentrification in these historic African-American and Latinx communities. According to city staff, NCCDs are too complex to administer, though, in fact, they are far less complex than multiple other overlays, including PUDs, TODs, and the Downtown Plan, all of which the city has chosen to retain intact. The complexity claim might have made sense years ago, but the technology now exists to greatly simplify the review process.

As Austin continues to grow, it is important to craft changes to our Land Development Code to allow for appropriate increases in density without disrupting the elements that make Austin – and its many residential neighborhoods – such a livable place. The goal of the Imagine Austin Comprehensive Plan was to create complete walkable communities like Hyde Park throughout Austin. Unfortunately, the draft code released on October 4 not only fails to achieve that goal but also seems poised to decimate the functional communities we have.

The Austin City Council will hold its first vote on the new draft code in early December. While reasonable minds might differ about the contents of the draft, the window to make your thoughts known to city decision makers is short.

For better or worse, the current draft will have significant impacts for the Hyde Park neighborhood. You can easily send an email to all City Council members at this link: <https://www.austintexas.gov/email/all-council-members>. We strongly encourage you to make your voice heard now.

– By Karen McGraw, AIA
with Susan Moffat

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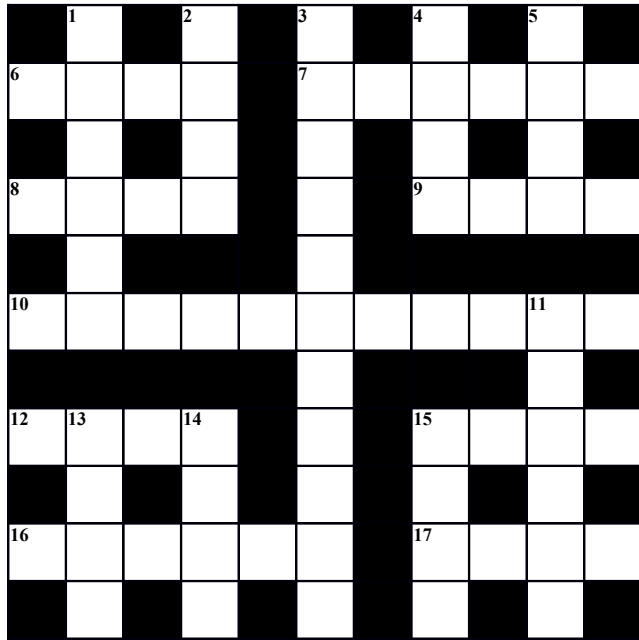
What was once only culinary space now has to be a conversation space, homework space, and every space in between. Let us find you a lasting solution, so you feel right, at home.



Crossword Puzzle

by der Brat

November 2019



ACROSS

6. What Pavarotti can no longer do.
7. Nearly.
8. Third people?
9. You might do this to yourself with a sash.
10. One tells how hot it's got.
12. The plan to bury someone here?
15. Eponymous tennis stadium in Queens.
16. Where it's cold and no trees grow.
17. Whiter shade for Procol Harum.

DOWN

1. This Henry named Defender of the Faith.
2. Pretty opposite.
3. Contradictory finding "a lax picador" sort? (anagram)
4. About all one could see in Beijing before the Olympics.
5. It might be this friendly if the operator finds it easy.
11. Just breathe out!
13. High volume.
14. No ice, please.
15. High points in Europe.

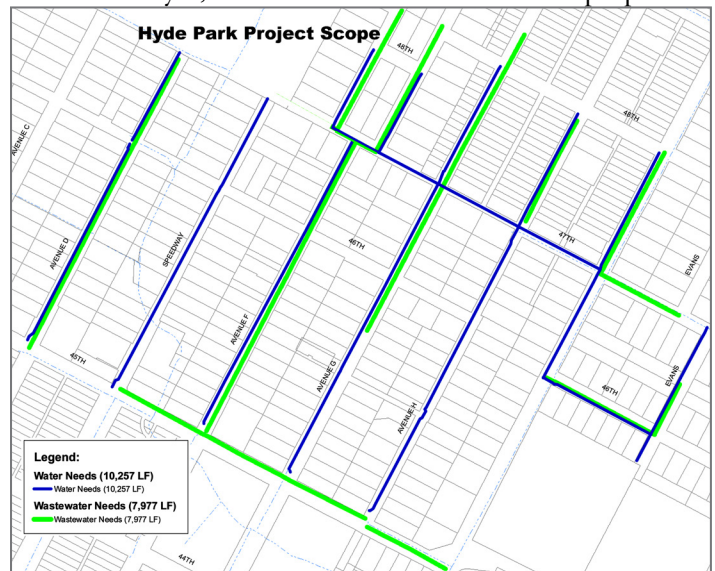
Answers on page 19

Around & About the Avenues

Loss of Long-Time Hyde Park Resident. We mourn the loss of long-time Hyde Parker Madolin Marburger of 4010 Avenue F. Madolin was born on July 25, 1923. She, her husband Joe, and their 11 children moved to Hyde Park on October 1, 1963. Their move was followed by the birth of another child. In Hyde Park, Madolin was known as the "matriarch of the neighborhood." She often shared cooking with her neighbors and her door was always open to them. She delivered the *Pecan Press* until she turned 90. She greeted trick-or-treaters on her front porch, often in costume, until she turned 95. She loved music, hosting hootenannies in her living room, singing in her church choir, and caroling at Christmas. She experienced a fall in September and died on September 24 at the age of 96.



Waterline Improvements Planned in Hyde Park North of 45th Street. Austin Water is planning improvements to water and wastewater lines in Hyde Park. The project, known as the Hyde Park Water & Wastewater Renewal Project, is in the design phase and will replace more than 10,000 feet of water line and nearly 8,000 feet of wastewater lines. The purpose



of the project is to replace aging pipelines. Water line breaks are well documented in this area. The renewal project will improve reliability for customers and will decrease the need for frequent repairs to pipelines. The city will hold a public meeting before construction starts. For information, contact Tony Lopez, Project Manager, Public Works, 512-974-6581, tony.lopez@austintexas.gov.



Continued on page 18

Around & About the Avenues

...cont'd from page 17

Globe Dedication. On September 28, the Globe at Fairfield Lane and Eilers Avenue was dedicated in an inspiring ceremony with a shared meal; comments from the artist, Kevin



Releasing the Doves

Paczosa; poetry by Thom the World Poet (redubbed for the ceremony “Thom the Global Poet”); a release of doves; and an audience rendition of John Prine’s song, “Your Flag Decal Won’t Get You into Heaven Anymore” led by Phil Duncan. The globe was dedicated to those whose journeys to the US had been interrupted.



Culturemap Recognizes Hyde Park Food Establishments. Culturemap Austin has published several articles during the past several months about Hyde Park food establishments. On September 30, Brandon Watson reported that Vaquero Taquero closed its Hyde Park food truck on September 22. It will reopen in a brick-and-mortar location on 31st Street. (<http://austin.culturemap.com/news/restaurants-bars/09-30-19-vaquero-taquero-closes-hyde-park-food-truck-changes-at-brick-mortar/>) An article on July 8 by the same author, “Where to eat in Austin right now: The best restaurants of 2019 so far,” recognizes Uncle Nicky’s: “For the many people who spent their formative years studying, chatting, or canoodling at Hyde Park’s Dolce Vita, its October 2018 shutter was a tragedy. Thankfully, when Uncle Nicky’s took over the building in January, it managed to pull off an improbable feat, introducing a new concept without usurping the hallowed space.” (austin.culturemap.com/news/restaurants-bars/07-09-19-where-to-eat-austin-best-restaurants-2019-so-far-comedor-uroko-dipdipdip/#slide=0) Finally, Watson’s article on October 18, “East Austin coffee shop has designs for new location on struggling Hyde Park strip,” states

that Figure 8 Coffee Purveyors is “brewing up a second location at 4301 Guadalupe St. in spring 2020.” It will take over the space formerly occupied by the Black Lagoon Gallery. (<http://austin.culturemap.com/news/restaurants-bars/10-18-19-figure-8-coffee-opening-new-cafe-hyde-park-menu-date-address/>)



Vote Kickoff Ceremony at the Ney. On September 24,



Grant Challenge Poster

lovers of the Elisabet Ney Museum gathered at the Ney to celebrate its selection as one of the 20 finalists in a competition for up to \$200,000 in grant money. Jack Nokes, of the Friends of the Ney, opened the ceremony. Mayor Steve Adler was present to speak, as were representatives of Preservation Austin. By the time you read this, the finalist will have been selected.



Jack Nokes Flanked by Mayor Alder



Preservation Austin Recognizes Hyde Park Development. Preservation Austin’s 2019 Merit Award winners include an Infill and Addition Award to David Rudick of Emergence Texas Realty for his redevelopment of 4004 Avenue C. The project added several living units to the property. For a picture of the structure, see <https://www.preservationaustin.org/programs/preservation-awards/2019-preservation-merit-award-recipients>. Curbed Austin also described the awards in “Austin’s best historic places, 2019 edition, Preservation Austin embraces variety,” by Cindy Widner (October 16, 2019). The article states, “‘Preservation’ now takes different forms in Austin and includes civic projects, buildings, and

Continued on following page

advocacy” and describes the Avenue C project as “the density-adding Avenue C Redevelopment in Hyde Park.” See <https://austin.curbed.com/2019/10/16/20917483/austin-best-historic-places-preservation-awards-2019>.

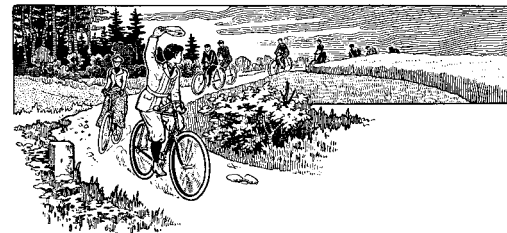


Moonlight Tower Origin Examined by KVUE. An article by Jeff Bell on October 10 (updated October 16), 2019, on the KVUE website looks at the history of the Austin’s moonlight towers and mentions in particular the Hyde Park tower: “The first tower went up in Austin’s Hyde Park in 1894, almost a full year before the rest of the towers. Austin’s population was around 18,400. Austin History Center archivist Rusty Heckaman said at that point, Hyde Park was the city’s first suburb. ‘It was designed and constructed by a gentleman named Col. [Monroe] Shipe, and he was this Barnum-type character who was really flamboyant and self-promoting and

did all kinds of things to drive interest and development in his real estate, Hyde Park,’ said Heckaman. Heckaman said Col. Shipe put out the first electric streetcar line in Austin, running from downtown to Hyde Park. ‘He had the first moon tower constructed there [Hyde Park] and he produced the power from his own powerhouse as opposed to waiting for the completion of the [Austin Dam] and the powerhouse there,’ he said. That tower is still standing at the corner of 41st Street and Speedway.” (<https://www.kvue.com/article/news/history/austin-moonlight-towers-origins-history/269-88b34d2f-0d99-4c7d-851e-ae9258b880f2>)



VisitAustin Recognizes Antonelli’s. In its October 4 article, “Where to Shop Local in Austin,” VisitAustin included Antonelli’s Cheese Shop on its list of 26 significant locally owned businesses: “The cut-to-order Antonelli’s Cheese Shop was named one of the top cheese shops in the nation by *Travel + Leisure*, and offers tastings of its artisanal cheeses.” (<https://www.austintexas.org/austin-insider-blog/post/shop-local/>)



Crossword Answers

ACROSS: 6) sing; 7) almost; 8) they; 9) gird; 10) thermometer; 12) plot; 15) Ashe; 16) tundra; 17) pale
 DOWN: 1) eighth; 2) ugly; 3) paradoxical; 4) smog; 5) user; 11) exhale; 13) loud; 14) neat; 15) alps



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4310 AVENUE G

Ideal investment property in heart of Hyde Park. Vintage triplex on oversized lot just a half block from Shipe Park. 3/2, 2/2, 1/1 with total rental income of \$5,550/mo.

Listed at \$975,000



JUST LISTED

509 EAST 38-1/2 TH ST.

Located on quiet shady street near Hancock Golf Course. This 1939 cottage is ready for restoration and/or addition. 2 BR, 1 BA, 2 LIV, formal dining, detached garage.

Listed at \$525,000



LEASED

403 WEST 37TH ST.

Classic 1930s bungalow on popular Christmas lights street. 2 BR, 1 BA, updated kitchen, formal dining plus breakfast nook. Beautiful long leaf pine floors throughout.

Listed at \$2,400/mo.



PENDING

3500 RED RIVER ST.

Traditional style townhome features 3,500sf with 4 BR, 3 BA, 2 LIV, 2-Car Garage. Fenced yard with deck. Ready for updating and priced to sell under \$200/sf.

Listed at \$669,000



SOLD

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



SOLD

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



LEASED

3306-C HARRIS PARK AVE.

Available for Fall 2019 semester. Detached and private 1 BR, 1 BA garage apartment. Updated with new appliances, refinished floors, washer, dryer, CACH.

Listed at 1,295/mo.



SOLD

608 EAST 48TH ST.

Modern Craftsman Hyde Park home recently updated with open kitchen, spacious great room and master suite addition. 3 BR, 3 BA, 2 LIV, front and back covered porches.

Listed at \$749,000

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

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