

September Meeting

When: 7:00 pm
Monday, September 17, 2018

Where: Griffin School
5001 Evans Avenue

Note: HPNA meetings usually take place on the first Monday of each month. The September meeting will be two weeks later than usual due to Labor Day (September 3) and Rosh Hashanah (September 10).

HPNA General Meeting Agenda for September 17

- Welcome
- Presentation of HPNA Candidates
- Preview of Helping Hand Home Site Improvements
- Overview of Upcoming Austin City Bond Election
- Announcements

An Update on Shipe Pool and Log Cabin

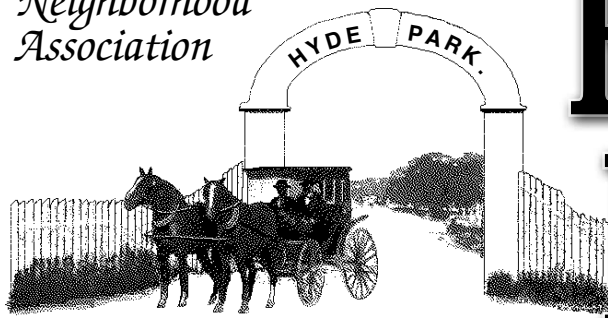
On July 23, as scheduled, the City of Austin released its second bid solicitation for Shipe Pool. PARD received three bids before the conclusion of the bidding period and opening of the bids on August 16. In the meantime, on August 14, Planning Commission approved on consent the conditional use permit for the site plan.

Certification and contract negotiations with the lowest bidder are expected to take a few weeks to complete. When the many city departments involved in the project provide their final approvals, the city will hire a contractor and determine a schedule. Council approval of the construction contract is expected in late September.



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The Hyde Park Neighborhood Association



Pecan Press

September 2018 • National Register District Neighborhood • Vol. 44, No. 9

Houses for Living, Houses for Worship

On Sunday, November 11, 2018, seven homeowners and two houses of worship - the historic Hyde Park Presbyterian Church and the Tibetan temple, Palri Pema Od



Hyde Park Presbyterian Church, photo by Ellie Hanlon

Ling - will welcome visitors coming to honor historic renovations, modern updates, and classic hospitality! This year, the Hyde Park Homes Tour celebrates the variety of classic

and unique homes and houses of worship that make up our beloved neighborhood. The Ney Museum will serve as tour headquarters, enabling visitors to have the opportunity to view the artwork of Elizabeth Ney and to enjoy the grounds.

The annual walking tour serves as a fund- and FUNraiser for the Hyde Park Neighborhood Association, as it draws visitors from across the city and from neighboring towns. Residents who have moved away come back to reconnect with friends and neighbors. Former residents of homes on the tour often return to share memories of growing up in Hyde Park when streetcars ran up the Avenues and the moonlight tower was the only guiding light during dark nights.

Of the seven homes on the tour this year, three are south of 45th and four are north of 45th. They showcase the growth of Hyde Park, from its southern end to its northern expanse. The houses vary in size and age,

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By the time you read this letter, my time as the President of the Hyde Park Neighborhood Association will have come to an end. I am concluding my term a few months early to focus on the next phase of my life. While this phase will involve my spending the majority of the next three years out of town, I will still be available through email and during my (hopefully) frequent returns to Austin. I would like to use this month's letter – the final letter from me – to say some thank yous and to provide just a little bit of advice.

First, simply, thank you to the many people who have committed countless hours of time, vast amounts of energy, and superhuman levels of passion to making this neighborhood the wonderful community that it is. There have been so many people before my involvement who have been instrumental in the process and I know that there will be many more to follow me who will do many more remarkable things than were done during my tenure. As I leave the leadership of HPNA, I know that both Sarah and Betsy will do an amazing job leading this organization and will take the group

to new heights by engaging more people in the future of the neighborhood.

As I leave, if you would indulge me, I would like to leave two pieces of advice for these next few years. The first is a reminder that we cannot let the perfect be the enemy of the good. Too many times we see an opportunity or have a new proposal before us and all we can see is our own hopes, goals, and dreams. When a proposal comes before us, we must remember that we should evaluate the proposal for what it is and not what we think it should be. Similarly, when a proposal is before the neighborhood, we should see what comes before us and not fear. If our idea of "perfect" is "no change," we cannot simply reject change based upon that notion – not if the proposal would represent a net positive for the neighborhood. Each change must be evaluated on its own merits and for its own benefits, and without our preconceptions.

Finally, we must always strive to work together as neighbors without letting our differences divide us. Too often, we allow our differing opinions and visions for Austin and our neighborhood to cause us to question the motives of others or project upon them the belief that they do not care about the neighborhood or the community that has been built here. Few people in this neighborhood do not care about its welfare, its sense

of community, and the wellbeing of its residents, but rather we are guided by differing opinions about the best course to pursue. These opinions are not inherently bad. This is not to say that those visions

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Pecan Press

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Exploring Hyde Park

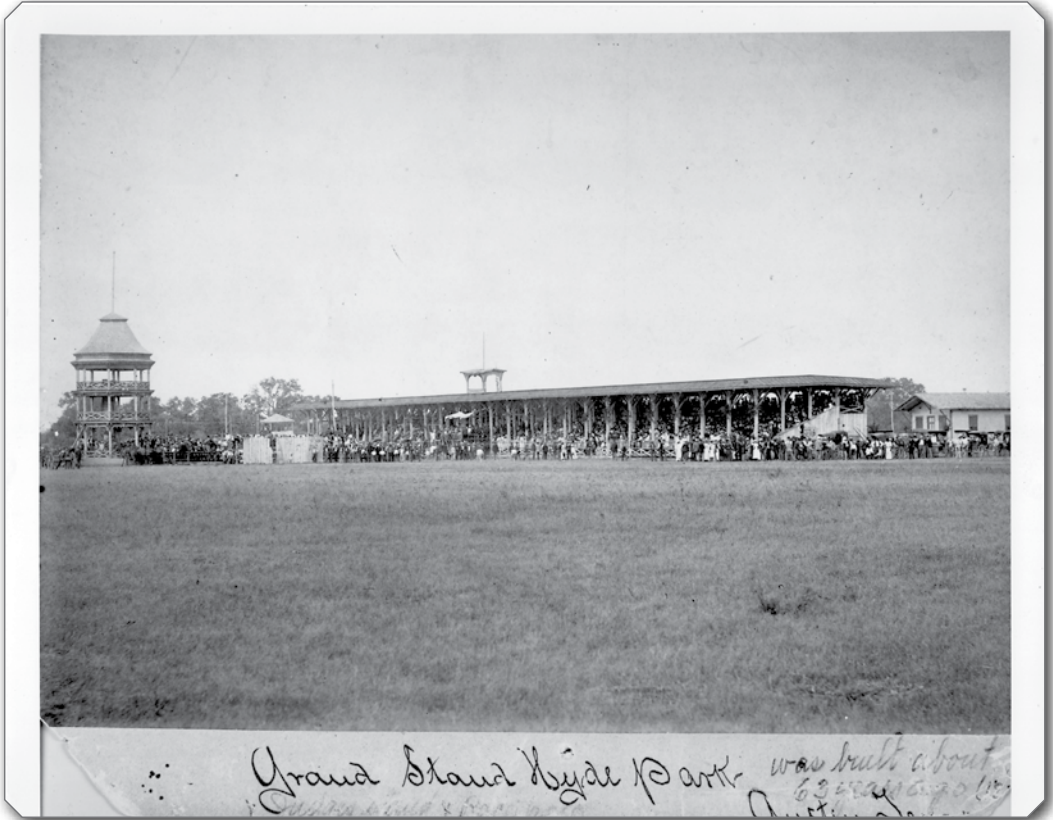
The Curve in the Road

One of the features for which the original Hyde Park addition is known is its grid of streets – the Avenues running north and south, the numbered streets running east and west. Simple, predictable, straightforward – but wait, what’s that curve between Avenue F and Duval? That’s 39th Street? What happened to the grid?

The straight lines that make up Hyde Park’s grid of streets and avenues change, for 39th Street between Avenue F and Duval, into a curve that slopes south and returns north again. The almost-symmetrical incline of the curve suggests its function: it was part of a racecourse.

The flat terrain of what was to become Hyde Park made it an ideal site for racing, and the curved three-block stretch of 39th Street was part of the Capital Jockey Club racecourse, described by racing enthusiasts as “the finest in the South.”

In 1875, the racetrack was joined by the state fairgrounds. The Capital State Fair Association constructed a 3,500 seat grandstand, a large exhibition hall, stables, cisterns, and wells. The annual fair promoted Texas products



Texas State Fair Grandstand, courtesy of Austin History Center

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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.austinydepark.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 _____

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 _____

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HYDE PARK AREA: YEAR IN REVIEW

	2016	2017	2018
NUMBER OF HOMES SOLD	15	16	13
AVERAGE SALES PRICE	\$556,033	\$638,525	\$716,308
AVERAGE SQ FT	2,093	1,689	1,921
MAX PRICE SOLD	\$1,150,000	\$1,200,000	\$1,160,000
MEDIAN DAYS ON MARKET	27 DAYS	8 DAYS	14 DAYS

All statistics & square footage are from Austin MLS for Single Family Residence taken 07/10/2018 from the Austin MLS. For detailed market information about your home, contact Sam Archer, Broker.



JUICEHOMES.COM

Around & About the Avenues

New Publications from Hyde Park Poet. Charlotte Herzele, Poetry Editor of the *Pecan Press*, has a new book of her work available. *What the World?* follows her two previous works, *Labyrinth* and *Some Rhyme, No Reason*. The title refers to the way her daughter, at age 3 1/2, would express confusion about events. Her daughter no doubt meant “What in the world?” but, in Charlotte’s words, “People usually hear about 1 out of every 4 words...In any case, it has become a family expression and, to me, says it all.” Charlotte’s books are available at *lulu.com*.



Griffin School Selected as the 2018 Design Awards People’s Choice Winner by AIA. The Griffin School, designed by Murray Legge Architecture, is the recipient of the first-ever Design Awards People’s Choice Award. In an online poll that was open to the public, this project received the most votes over the course of the six-week campaign. To view a video about the project, go to https://www.youtube.com/watch?v=4y_cKPACABQ. Congratulations, Griffin School!



Flood Plain Revisions and Your Hyde Park Home. Atlas 14, a National Weather Service study of historical rainfall, uses historical rainfall data to understand flood risk. Its recent study extends through 2017. Before this study, the official definition of a 100-year storm was that, in any given year, there was a 1 percent chance of 10.2 inches of rain falling in 24 hours in Austin. With the new Atlas 14 study, that definition has changed: a 100-year storm will be closer to 13 inches of rain in some parts of Austin. This means more people and property are at risk: the number of buildings in the 100-year floodplain could increase by as much as 75%, from 3,700 to 6,500, and the amount of land in the 100-year floodplain will increase by about 20%. This means that regulations that limit new development in the floodplain will affect more property owners. Flooding is nothing new to Hyde Park, so if you are concerned about this issue, go to *ATXfloodpro.com* to determine the whether there is increased flood risk for your house.



National Night Out in Hyde Park. Once again, the HOA at Towne Park Trail will be hosting National Night Out for their neighbors in Hyde Park. Join them on Tuesday, October 2, from 7 to 9pm on the grassy lawn off Avenue H between 39th Street and 40th Street. Everyone is invited to attend. Bring your favorite snack along with a chair to enjoy an evening socializing with friends from around the neighborhood. If you have any questions, contact Ashley Aarons at ashleynaarons@gmail.com or 979.324.3091.



Monthly Calendar September

- 3 — Happy Labor Day
- 6 — Steering Committee Meeting
- 13 — DRC Meeting
- 13 — Opening Reception for Feminine Grandeur at the Ney
- 14 — Recycling Pickup
- 16 — Portraiture in the Park: Who are You Anyways?!
at the Ney
- 17 — HPNA Meeting
- 28 — Recycling Pickup

Hyde Park Poets —

No Strings Attached

What have I to do but dream
Of lying down with you
Amid tall flowers, in a meadow,
On a beach, or in a quiet room,
Somewhere,

Something so rare,
Something so fine,
Yet, nothing more
Than a moment in time,

Maybe it was more for you,
In the moment, and more for me
In time

You, with your life,
And I with mine,
Listen to the same songs
And love them for different reasons,
You for the feelings, and I
For what the feelings grew to be,

And what we have had
And what I have,
Is a past without history,
And a passion,
With no strings attached.

— Herzele
08/08/94

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Houses for Living, Houses for Worship... ...cont'd from page 1



Palri Pema Od Ling, photo by Lizzie Chen

with unique features: Asian artwork, a basement, a well, and restorations galore. One home is a new construction built as a matching duplex to a 1939 stone cottage, and another is the family home of the founders of Austin's iconic Mrs. Johnson's Bakery. Come explore houses that might have aroused your interest from the outside and discover their hidden histories and features.

The tour serves as the main fundraiser for the Hyde Park Neighborhood Association and relies heavily on underwriting. Monies raised go toward neighborhood preservation efforts, beautification projects, and more! This year, a portion of the proceeds will go toward improvements in Shipe Park in anticipation of the new pool opening in 2019.



2018 HISTORIC HYDE PARK HOMES TOUR TO DO LIST

Completed

- Enlist Kind Owners' Houses (never before on Tour)
- Enlist Studios Home History Researchers
- Enlist Multi-Dimensional House Captains

To Do!!!

- Enlist Generous Sponsors (Refer to AustinHydePark.org>Homes Tour)
- Enlist 100+ Knowledge Sharing, Smiling Docents
- Enlist Flexible Volunteers for Marketing, Banners, Misc.
- Enlist 500+ Interested Homes Tourists

Sponsorships are a wonderful way to show your support for the neighborhood and to reach the eyes and ears of tour goers and residents from all over the central Texas region. Opportunities range from \$250 to \$2500, with publicity in the tour booklet, on the website, and on promotional materials. This year, there is also a Friend of the Tour level at \$50, specially designed for all those busy neighbors who would like to be more involved in the tour and fundraising efforts. Detailed information about the different levels of tour sponsorship can be found on the website and on the online registration form at <https://goo.gl/forms/N2H3hzym-PLgWAG0Y2>.

The homes tour is planned and conducted by volunteers, and they need your help. On the day of the tour, volunteer docents greet and guide visitors through homes while providing information about each house's history, design, and architectural details. In return for a two-hour docent shift, volunteers receive a free ticket to the tour. Check the homes tour website to learn more and sign up to be a docent! A house captain will be in touch in early October with more details.

If you are interested in volunteering in a more behind-the-scenes way, volunteers are needed in the weeks before the tour to prepare materials, deliver signs, and more! Check the website and Facebook page in the coming weeks to learn more and to sign up!

— Ellie Hanlon

Tour Information

When: Sunday, November 11, 2018, from 11am to 5pm

Tickets: Purchase advance tickets online for \$20 per person. Day-of-tour tickets will be available for \$25. Wristbands and tour booklets are available for pick up the day of the tour from 11am to 4pm.

Check the website and Facebook pages for more information:

<http://www.austinhdepark.org/homes-tour/>
<https://www.facebook.com/austinhdepark/>

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News from the Ney

September is here again, y'all, and with it comes the beginning of a new season of programming at the Ney museum!

A special new exhibition entitled *Feminine Grandeur*, by Austin artist Whitney Turetzky, will open on Thursday, September 13. A mixed-media artist, Turetzky takes antique, usually anonymous, photographs and alters them using historic iconography, photo transfers, bold acrylic paint, embroidery thread, digital modification, and vintage collaged ephemera to layer a visual story of feminine grandeur in which women are glorified and magnified into spiritual superstars, or, as she puts it, "badass haloed goddesses." But far from flashy, gaudy comic art, the result is a moving depiction of normal women, most nameless, celebrated in a rich, textured, contemporary but empathetic way. In short, she says of her work, "I am a visual artist telling stories of feminine grandeur."

Turetzky's show opens on Thursday, September 13, with a reception from 7 to 9pm. There will be an artist's talk on Saturday, September 15 at 2pm. It will close Sunday, November 25.

This show also goes hand-in-hand with the museum's engaging annual event, *Portraiture in the Park: Who Are You Anyways?! Always fun*, this event helps children, families, adults — everyone — have a better sense of what a portrait is and what it does. It also introduces the idea that there are many, many ways to produce portraits, using crayons, paint, clay, words, rocks, pieces of metal, trash, even data! The Elisabet Ney Museum celebrates Elisabet's work, and one of her most famed skills was that of portraitist. She was renowned for her ability to capture likeness as well as spirit, even in her stoic and thoroughly crafted marble busts. One of her most famous pieces is her own self-portrait.

Why do children draw themselves the way they do? What decisions do they make? What features do they embellish? Do they use props in their images? What sort of props? All of these are questions that are answered simply by offering many options and seeing what happens. And in the process, artists get to know themselves, their families, and their friends better. That's the basic premise of *Portraiture in the Park: Who Are You Anyways?! Always fun*.

Portraiture in the Park: Who Are You Anyways?! Always fun will be held on Sunday, September 16, from noon to 4pm. Part of Austin Museum Day, the event is free and will bring all sorts of artists and activities together to help folks playfully find themselves in art! As usual, there will be food trucks, music, and other activities as well.

Mark your calendars for a Fall Landscape Tour and work day on Saturday, October 6 and the Fifth First Annual POLKAPOCALYPSE! on Sunday, October 28!

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A Tiny Puzzle for September 2018

by Der Brat

1	2	3	4	5
6				
7			8	
9		10		
11				

Across

- Where to find Longhorns.
- High and thin in tone.
- Primitive. (comb. form)
- About 1% of the atmosphere. (abbr.)
- Town by Biscayne Bay.
- To think in Brazil.

Down

- 45.
- Strange.
- Found in arc lamps. (abbr.)
- _____ Extract, Austin, TX.
- War-torn area in ME.
- One.

Solution on page 15



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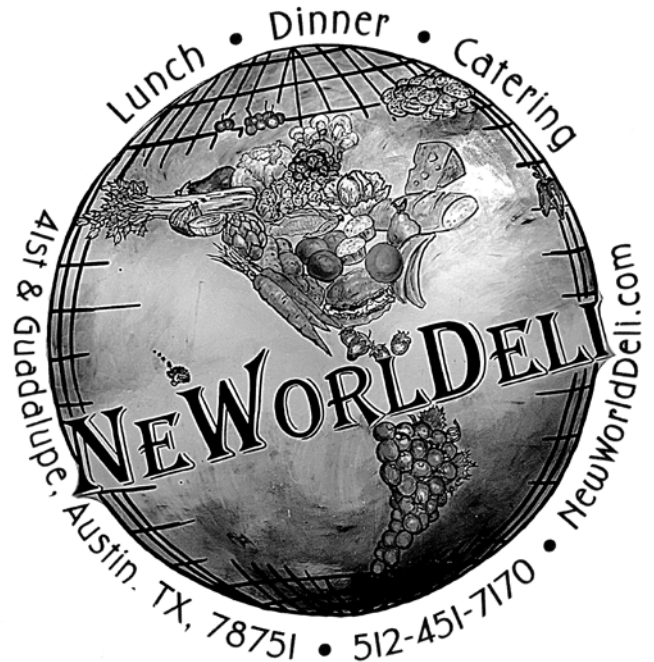
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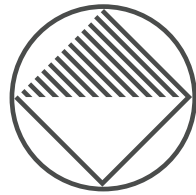
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Hyde Park Contact Team Minutes: July 23, 2018

Trinity United Methodist Church, 4001 Speedway, Austin TX 78751

Present: Contact Team members Lorre Weidlich, Karen McGraw, Reid Long, Wanda Penn, Susan Moffat, Mity Myhr, Joe Bedell, Barbara Gibson; guest presenters Vanessa Davila, Jewels Cain.

1. Call to order. Chair Lorre Weidlich called the regularly scheduled meeting of the Hyde Park Neighborhood Plan Contact Team (HPNPCT) to order at 7pm. A quorum was present.

2. Helping Hand Home Presentation. Vanessa Davila, Director of Strategic Initiatives, Research, and Grants at the Helping Hand Home for Children, and Jewels Cain, a project manager with Armbrust & Brown, presented information about a proposed expansion of the Helping Hand Home on property the Home owns on Avenue B between 38th and 38 1/2 Streets. The proposed plan would require a zoning change to allow congregate living and additional modifications of the Hyde Park Neighborhood Conservation Combining District (NCCD).

According to Ms. Davila, the Home was founded in 1893 and has been located in Hyde Park since 1925. Today, the Home serves as a residential treatment center for children who have experienced extreme abuse. It also provides foster care and adoption services as well as an on-site charter school operated in partnership with UT. This past year, Helping Hand was able to place roughly 95% of its children in home settings, either through foster care or permanent adoptions, but there is an ongoing need for beds and services as new children arrive. More information on its mission and services can be found at <http://helpinghandhome.org>.

The Home's proposed expansion would allow the addition of 15 new beds and would reduce the number of children in each residential unit from the current 7 to 8 per unit to 5 per unit. As currently envisioned, the project would require the following modifications to the Hyde Park NCCD:

- Rezone to allow congregate living on the site.
- Allow development to have frontage along West 38 1/2 Street.
- Allow a 6' fence around entire property.
- Allow side entrances.
- Allow parking to be closer than 10' to the property line on West 38 1/2 Street.
- Allow a possible modification to curb-out on West 38 1/2 Street.
- Allow head-in parking on West 38 1/2 Street.

Ms. Cain stated that the Home had planned to request a rezoning to GO (General Office), which allows congregate living, but in response to a request from Hyde Park Neighborhood Association's Steering Committee, they are also exploring whether this could be allowed under MF-4 zoning and are awaiting an answer from city staff. The proposed plan would

remove all buildings currently on the site, which faces Avenue B between 38th and 38 1/2 Streets. All heritage trees would remain on the site, though some smaller trees would be removed. Construction would occur in phases, with housing being built first, followed by structures for the Home's charter school, community room, and storage. The Home would likely take in fewer children during the construction period.

Contact team members expressed the following questions and suggestions:

- Structures facing Avenue B and 38 1/2 Street should have a compatible frontage design and street presence, not look like the blank backs of buildings.
- Ensure that Avenue B remains open to neighborhood traffic and is not permanently closed, as it is the only south exit from the neighborhood between Guadalupe and Speedway.
- Head-in parking on 38 1/2 Street might be problematic, due to narrowness of street. Ms. Cain stated that city staff shares these concerns.
- Keep and restore the Home's white bungalow.
- Consider placing the larger proposed buildings (school, community room and storage) at the front of the property facing 38th Street and locating the smaller two-story residences on the back of the lot facing 38 1/2 Street. The current design has the children's residences facing 38th Street, which is busy and noisy.
- There is a need to involve North University Neighborhood in discussions as its boundaries are within 500 feet of the proposed project.
- Can congregate living be limited to residents under 13 years of age, in the event the Home ever leaves the neighborhood? Is a conditional use permit the best way to achieve such a limit?
- A taller fence (6') will be less oppressive if it incorporates open work.
- Design should create an appealing homelike setting for children and show sensitivity to surroundings – not just commercial boxes (design is not yet available).
- There is a need to engage all parties with city staff so that any issues or problems can be worked out before staff takes a hard position.

Continued on page 13





In Your Face

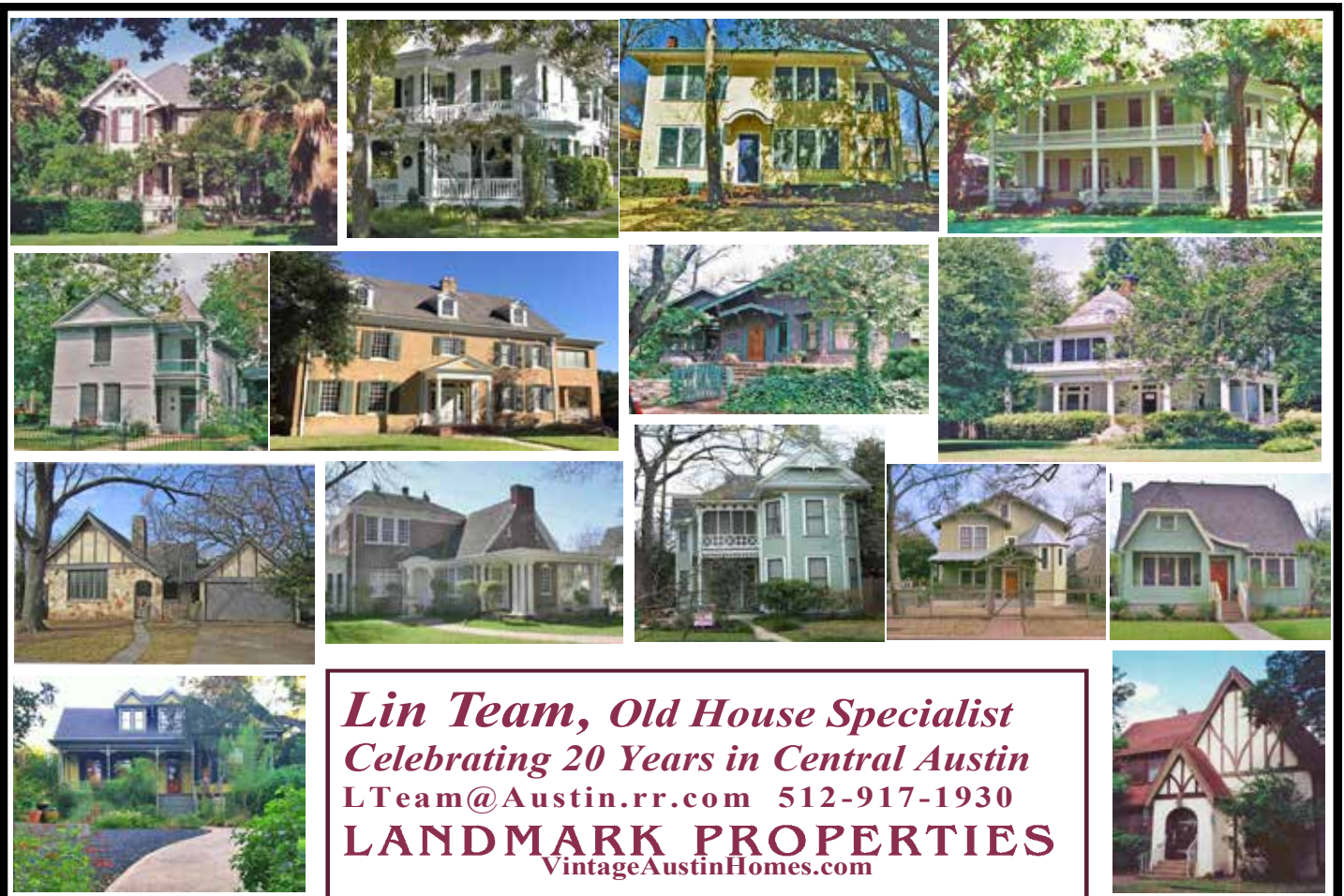
The suffering and struggling of your ancestry
Are written in the lines of your fine face
You walk with careful confidence
Strength shrouded in the memories that
Circulate in your blood
I cry when I see your face-
I know you are nobility,
I know you are a king - I know that you carry,
Along with the memories of persecution,
The only knowledge that might help us to endure
What have we done?
What have we done?

— *Herzele*
5/1 - 5/20/18

How the Mighty Have Fallen

“Oh,” they exclaim, “how the mighty have fallen,”
And what do they mean by that?
Is there sadness at the plight of the mighty?
Not a bit, I will bet,
My best guess is that
The mighty once had more to say
About the plight of those
Who now explain the fallen state.

— *Herzele*
06/15/06



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Contact Team Minutes... ...cont'd from page 11

Ms. Cain stated that city staff has confirmed there will be a city-sponsored meeting with the neighborhood and that staff will be in touch regarding date and time. In the meantime, she will convey all questions and suggestions to the design team for consideration.

Lorre Weidlich noted that the Home's representatives are scheduled to meet again with HPNA's Steering Committee in August, with a vote on the proposal tentatively scheduled for HPNA's September meeting. For efficiency, Ms. Weidlich suggested that HPNPCT hold a special called joint meeting with HPNA in September to avoid delaying the Contact Team's vote on the case until the next regularly scheduled meeting in late October. Contact Team members agreed with this suggestion.

3. Sidewalks. As background for the sidewalk discussion, Lorre Weidlich reported that the city has about \$50,000 in sidewalk fees-in-lieu designated for the Hyde Park area (these funds are generated when a builder opts to pay a fee, rather than provide a sidewalk, and are supposed to be used in the same general area of the project in question). If the city is already working on a sidewalk in the area, it will use this money to extend the sidewalk project, but there does not appear to be a mechanism by which residents can have a voice in where sidewalks are most needed. Contact Team members were surprised to learn that the money only stays in the fee-in-lieu fund for ten years; if not used within that time, it is returned to the entity that paid the fee. Members expressed frustration with this policy given the dire need for better pedestrian infrastructure and wondered how it came to be and whether city leaders are even aware of it.

Ms. Weidlich reported that the city has marked Hyde Park as high priority for sidewalks (she will post the relevant city document to the Contact Team listserv), but again, there is no clear path for residents to ensure that sidewalks are built where needed and within the required timeframe.

After discussion, Contact Team members agreed the most pressing need for sidewalks is likely on 46th Street, in view of the massive state expansion currently under construction at Guadalupe and 46th Street, which will include an 1800-car garage. Karen McGraw has had preliminary conversations with city staffers about sidewalks and Contact Team members will follow up with them on this issue. Members also suggested putting out a call on the neighborhood listserv for residents interested in pursuing sidewalks or other pedestrian and bike safety measures on 46th Street.

Adjourn. There being no further business, the HPNPCT adjourned its meeting at 8:26pm.

— Susan Moffat
Secretary



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The Curve in the Road... ...cont'd from page 3

while entertaining visitors. It lasted until 1884, when declining profits led to its move to Dallas.

The fair and racetrack left its legacy, however, in three ways. First, when Colonel Shipe platted the Hyde Park Addition in 1891, he subsumed a stretch of the racetrack into Hyde Park's otherwise regular grid, just connecting it to north-south streets at either end. Second, in 1892, he used the wood from the grandstand to build his own house at 39th Street and Avenue F.

And finally, ever wonder why Speedway isn't named "Avenue E?" It's because that area was used to exercise the race horses. It took its name from what had been its function.



Shipe Pool and Cabin Update... ...cont'd from page 1

The Austin Parks Foundation, the grant provider for the Log Cabin renovation, certified and hired a contractor in late July. The contractor, James Nolan Construction, has previously worked on city projects and has a special interest in historical renovation. Work on the cabin - repair of structural damage, replacement of the roof shingles and decking, and replacement of the chinking - is scheduled to begin soon and to be completed before Christmas. The Friends of Shipe Park, the project manager for the Log Cabin project, looks forward to working with James Nolan and PARD to make the Log Cabin a safe and fortified structure for the Austin community to enjoy well into the future.


— Alison Young

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

are inherently neutral: we should always be skeptical of proposals and visions that promote inequality or further injustice. Too often, though, those labels are wielded like cudgels to beat the ideas of those with whom we disagree, regardless of whether or not those labels apply. These accusations cut off dialogue and discussion between neighbors rather than furthering the conversation. To paraphrase one of my favorite podcasts, being called "racists" is kryptonite for good people. It is a conversation killer. We should always use our voices, words, and actions to further the community in the neighborhood as well as in Austin, Texas; the United States; and the world at large.

Hyde Park is a special place with an engaged and informed set of residents that keep the community vibrant, growing, and flourishing. As you can probably tell from my numerous letters these past few months, I love quotes. Let me part with a quote, a bit of rephrasing from a great American author, Ernest Hemingway, from *A Farewell to Arms*: "The world breaks us all and afterwards some of us are strong in the broken parts." The current world, with its trials, tribulations, and triumphs, will challenge us every day, trying to break and divide us. As a neighborhood, we should work together to help each other find our own voices, perspectives, and visions even in that brokenness. I hope that all of us can come together to overcome those divisions and broken places to be strong and continue to positively advance our community. For that is the true meaning of any neighborhood.

— Reid Long
HPNA President



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A Small Puzzle Solution

from page 9

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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

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