

# April Meeting

**When:** 7:00 p.m.  
Monday, April 7, 2014

**Where:** The United Methodist Church  
4001 Speedway

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

## HPNA General Meeting Agenda for April 7

- Announcements
- Resolution and voting on zoning change for Adams House Bed and Breakfast
- Presentation by Austin Energy on solar energy in Austin, including possibility of a subscription-based solar energy farm
- Update on the "Community Character in a Box" exercise to give feedback to the Land Development Code revision process known as CodeNEXT
- Update on ordinance regarding occupancy limits

**See You There!**

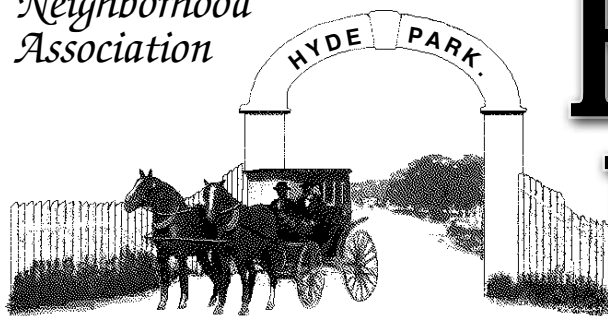
## Tax Abatements for Restorations

When Jeff and Katie Bullard bought their Hyde Park house at 4210 Avenue G, they already knew all the positive and negative aspects of owning an old house. They were veterans of two historic landmarks, the most recent in Judge's Hill. But this old house on Avenue G had an advantage that didn't exist for the previous two: a city ordinance that offered tax abatements for the restoration of contributing and potentially contributing properties in local historic districts.

Adopted by the City of Austin in 2012, this program helps owners restore contributing structures or bring potentially contributing structures back to contributing status by providing a property tax abatement to owners whose restoration costs are at least 25% of the pre-restoration

**Continued on page 4**

*The Hyde Park  
Neighborhood  
Association*



# Pecan Press

April 2014 • National Register District Neighborhood • Vol. 40, No. 4

## A Homeowners Association in Hyde Park's Future?

After its founding in 1890, Hyde Park went for more than eight decades without a neighborhood association. HPNA was formed in 1974 in the face of an existential threat from developers who wanted to tear down existing homes and put student apartments in their place.

Now that the neighborhood is secure, some say a new threat has arisen: unkempt property and problematic neighbors. An ad hoc committee has been formed at HPNA called Keep It Spiffy (KIS), whose goal would be to bring up the standards of Hyde Park properties, and deal decisively with such problems as incessantly barking dogs or garish house paint.



Poor upkeep of yards is angering some neighbors

George Mareski, organizer of KIS, explained his thinking at the February meeting of the HPNA Long-Range Planning Committee. "I spent big bucks buying and remodeling and landscaping my house. Most of my neighbors have done the same. It just takes one person who lets his yard or his house go to pot to bring down the whole block. That's not fair."

What Mareski and his members seek is the transformation of the neighborhood association into a homeowners association (HOA). He said that such an association is governed by a neighborhood council. The group writes its own bylaws, determines fees and writes policies. "It's totally democratic," he said.

Some 80 HOAs already exist in Austin, including one at the new Mueller neighborhood. "An HOA might be a little scary to some; but once in, residents are so grateful to have that protection," Mareski said.

In the case of an offending property whose owner refuses to correct the situation, an HOA might get bids on cleaning it up, have the work done, and send the bill to the owner. If the owner does not pay, the HOA

**Continued on page 7**

# From the Desk of the Co-Presidents



As we move into the second quarter of our first year as co-presidents, we have been struck by the lack of acrimony among neighbors, even when they are on opposite sides of an issue. Hyde Park neighbors have been able to express themselves eloquently and calmly, even when they hold opinions that another neighbor does not share.

For example, in the last two issues of the *Pecan Press* there was a fascinating discussion between the HPNA's Community Outreach Chair Larry Gilg and one of us (Lorre) over the role of "preservation" versus "conservation" in Hyde Park. The result was a thoughtful exchange about the purposes and goals of Hyde Park's Local Historic District. Throughout this year in the *Pecan Press*, we have been seeing neighbors address transportation, housing, neighborhood planning, and other issues important to Hyde Park's continued vitality and

preservation.

Our recent neighborhood association meetings have also been forums for healthy discussion and dialogue. If you came to our February meeting, you would have heard an excellent presentation by political consultant David Butts about the newly drawn Austin city council districts and their political impact on Hyde Park. At our March meeting you would have been treated to a well-presented overview of the latest proposed Austin rapid rail plan. Our future meetings should be just as interesting. And when you can't make it to a meeting, please read the association's minutes, published in print and online in each issue of the *Pecan Press*. Co-secretaries Artie Gold and Adrian Skinner do an excellent job summarizing the information shared and all the votes taken.

Your participation is vital to making the neighborhood association work, and your opinion counts. If you speak, you will be heard. If you have not been to a neighborhood association meeting in a while, please consider coming to our next one.

— Kevin Heyburn  
& Lorre Weidlich  
HPNA Co-Presidents



## Monthly Calendar

### April

- 4 — Recycling Collection
- 7 — HPNA General Meeting
- 14 — HPNA Steering Committee Meeting
- 18 — Recycling Collection
- 19 — Hyde Park Egg Scramble
- 28 — Contact Team Meeting

## Pecan Press

The *Pecan Press* is published monthly by the Hyde Park Neighborhood Association in Austin, Texas.

Note: Each month's ad and editorial deadline is the 15th of month preceding publication.

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

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# Affordability, Aging in Place and Community

KUT in Austin recently reported that Councilmember Bill Spelman floated a trial balloon regarding affordable housing in Austin, "Tiny Apartments Could Be Big Answer to Austin's Housing Crunch" (<[www.kut.org/post/tiny-apartments-could-be-big-answer-austins-housing-crunch](http://www.kut.org/post/tiny-apartments-could-be-big-answer-austins-housing-crunch)>). The Hyde Park Neighborhood Plan Contact Team has invited him to its meeting on April 28, to discuss the City of Austin's infill tool, Secondary Apartment, as it pertains to affordable housing in Hyde Park.

Also invited to participate in this discussion is architect Michael Gatto, the executive director of the Austin Community Design and Development Center. He will share information about Austin's Alley Flat Initiative (<[www.thealleyflatinitiative.org](http://www.thealleyflatinitiative.org)>). "Alley Flats" are small, detached residential units that may be accessed from Austin's extensive network of underutilized alleyways. The long term objective of the initiative is to create an adaptive and self-perpetuating delivery system for sustainable and affordable housing.

The Contact Team is planning to explore the ramifications of applying these ideas throughout Hyde Park. It is no secret that Austin has the highest housing prices for an urban area in Texas (according to the Coldwell Banker Home Listing Report for 2013) and that Travis County has the highest rental rates in the state (<[www.average-rent.findthebest.com](http://www.average-rent.findthebest.com)>). As one of the most desirable addresses in Austin and Travis County, it's easy to see why the goal of affordable housing in Hyde Park is almost impossible to attain.

However, housing affordability can dramatically affect people's lives, especially those of us who already live here and are (or soon will be) retired. While the demographics of Hyde Park show that a majority of residents are now under the age of 35, a Brookings Institution analysis of 2010 census data showed that between 2000 and 2010 the Austin-Round Rock metro area had the fastest growing 'pre-senior' population (ages 55-64) in the nation and ranked second in senior (ages

65 and above) population growth over the same time period. This statistic led Austin Mayor Lee Leffingwell to create a task force to address the ways Austin can respond to the growing and changing needs of seniors. In his 2012 State of the City address, Mayor Leffingwell said "The rapid growth of our older population demonstrates that Austin is a very desirable place to age, and this population has quickly become one of our community's most important issues."

The mayor's statement is especially apt for neighborhoods like Hyde Park. According to the AARP document, Beyond 50.05: A Report to the Nation on Livable Communities Creating Environments for Successful Aging, "A livable community is one that has affordable and appropriate housing, supportive community features and services, and adequate mobility options, which together facilitate personal independence and the engagement of residents in civic and social life." That sounds like Hyde Park, except for the affordable part.

The majority of us want to continue to live in our own homes for as long as possible. However, rising property taxes and utility costs make this difficult on a fixed income. As pointed out in my article in the January 2014 issue of the *Pecan Press*, "Infill and Super Duplexes: A New Proposal" (<[www.austinhdepark.org/wp-content/uploads/Pecan\\_Press\\_2014\\_Jan.pdf](http://www.austinhdepark.org/wp-content/uploads/Pecan_Press_2014_Jan.pdf)>), adding a small rental unit to a residential lot can make that residence affordable for the owner, while also providing an

Continued on page 7

Hyde Park Neighborhood Association Enrollment		2013-14 Membership	HPNA Membership Info
Name _____ Phone _____		Bring to an HPNA meeting, or send to:  <b>HPNA Membership</b> P.O. Box 49427 Austin, Texas 78765  Make checks payable to HPNA.	All memberships expire on September 30th of each year.  ✦ Membership in HPNA is open to all residents aged 18 years or older who reside within the boundaries of Hyde Park or within 300 feet of the designated boundaries.  ✦ 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.
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<input type="checkbox"/> New Member <input type="checkbox"/> Renewing Member			
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Amount Paid \$ _____			

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Send in your articles, letters, and photos (but not your poetry\*) by the 10th of each month to:

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\*Send your poems to:  
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Note: The Pecan Press will not publish unsigned/unattributed poetry. All poems (even if written under a pen name) must carry a name and address or phone number for identification and verification purposes.



## Abatements for Restorations... ...cont'd from page 1



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Before the restoration

value of the property. Its purpose, according to the City of Austin, is “to encourage preservation and maintenance of the architectural character of local historic districts” ([www.austintexas.gov/sites/default/files/files/Planning/Historic\\_Preservation/lhd\\_tax\\_abatement\\_application.pdf](http://www.austintexas.gov/sites/default/files/files/Planning/Historic_Preservation/lhd_tax_abatement_application.pdf)). The program abates 100% of the city property taxes assessed on the value added to a property as a result of the restoration project. The

**Continued on following page**

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After the restoration, photo by Lizzie Chen

abatement lasts for seven years. Commercial properties are also eligible for the program, but their restoration requires an expenditure of 40% of pre-restoration value and their tax abatement lasts for 10 years.

Jeff and Katie's house on Avenue G, while in good condition, had not been touched since the 1970s. The tax abatement program enabled them to add a second floor while retaining three-fourths of the original structure. As the owner of Avenue B Development, Jeff was accomplished at historic restorations. When he learned about the tax abatement program through a Preservation Austin seminar, the stage was set for his Hyde Park venture.

To participate in the program, an owner must apply to the Historic Landmark Commission before beginning the restoration. All work must comply with the Local Historic District Preservation Plan and Design Standards. After the Historic Landmark Commission approves the application, the owner has two years to complete the project. The City of Austin Historic Preservation Officer performs a final inspection to approve the work before initiating the tax abatement.

Eligible expenses include the demolition of non-historic exterior additions and the repair, restoration, or replacement of the historic façade and landscape features, including the reconstruction of missing features. In keeping with modern environmental concerns, it also includes sustainability features such as solar panels.

The Bullards were the first owners to take advantage of the tax abatement program in the Hyde Park Local Historic District. While they celebrate their "new" home, Hyde Park can appreciate another tool that favors restored single family homes over demolitions and new construction.

— Lorre Weidlich

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## Affordability...


...cont'd from page 3

affordable place to live for a new resident. A one-bedroom apartment that brings in the average rental income in Austin is equivalent to having over \$400,000 in the bond market at current rates. Moreover, apartment income will likely keep pace with inflation.

Unfortunately, many lots in Hyde Park are prohibited from adding a garage apartment, secondary apartment or alley flat due to the minimum size restrictions (7000 sq. ft. for most building lots) in the zoning code. Again, as discussed in my *Pecan Press* article, the City of Austin now has a portfolio of infill tools that encourages neighborhoods like Hyde Park to adopt more liberal zoning regulations. The infill tool, Secondary Apartment, in the City's Infill Tools and Design Booklet (<[ftp://ftp.ci.austin.tx.us/npzd/Austingo/infill\\_tools.pdf](ftp://ftp.ci.austin.tx.us/npzd/Austingo/infill_tools.pdf)>) specifically permits secondary apartments on small lots (5750 sq. ft.).

The upcoming Contact Team meeting on April 28 to discuss this topic should prove to be informative and thought-provoking. As usual, it will take place at Trinity United Methodist Church at 7:00 p.m. All who are interested in this and other Contact Team issues are encouraged to attend. In accord with the new bylaws, attendance at a meeting ensures voting privileges for the next nine months.

— Larry Gilg



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## HOA for Hyde Park... ...cont'd from page 1

can impose a mechanic's lien on the property. In extreme cases, foreclosure is a possibility. "That's the impressive thing about HOAs," Mareski said. "They have the power to get things done."

Committee member Katherine Goolsby said it was this very power that is terrifying. "I've lived in an HOA, and they can be tyrannical. They were coming around measuring the height of the grass. We lived in fear. It was North Korea without the starvation."

She recalled the story from the fall of 2012 of the single mother whose son made a small crawl space in the boxwood hedge separating the driveways of the townhouses in Summerwod, a development off Steck. "He lined it with sticks and pieces of firewood and called it his 'fort.' You could scarcely see it from the street, even if you were looking for it," recalled Goolsby.

But the HOA came down hard, demanding the sticks and firewood be removed or the mother would be charged to have it done. The mother decided to stick by her son. The case became



Another example of Hyde Park blight  
 Continued on following page



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a cause célèbre, picked up by UPI as well as the *Austin American-Statesman*. Goolsby said she visited the mother, who showed her a pack of mean-spirited letters left on her door step. "She was being bullied, plain and simple," Goolsby said, noting the mother moved away as soon as she could.

This story touched off the most vitriolic exchange in the memory of most committee members. Epithets such as "snob," "loser," "fascist," and "riff-raff" were exchanged freely until a halt in the discussion was called by committee chairman Forrest Gruben.

In the weeks since, a number of HOA supporters and an equal number of HOA opponents were interviewed. The idea was to discover the roots of this divisive issue. Although there are many exceptions, there did seem to be a difference in the two groups.

Most HOA opponents have lived in Hyde Park for more than 10 years. In general, they paid less for their houses than HOA supporters. They grew up in easygoing families with little or no corporal punishment. As adolescents, they said they generally kept sloppy rooms; in college they pursued degrees in the liberal arts or social sciences. Their motto for the neighborhood seems to be, "Live and let live."

Most HOA supporters, on the other hand, have lived in the neighborhood a much shorter time, many less than five years. They grew up in relatively strict families. They reported that their rooms as adolescents were tidy; according to several, the tidiness alienated some of their peers. In college, a majority majored in business, especially accounting, finance and management. Their motto for Hyde Park seems to be, "The way of the transgressor is hard."

Both groups seemed to have a goodly number of team players, which perhaps explains why Hyde Park functions as well as it does. HOA opponents tended to like dogs; supporters favored cats, although there were plenty of exceptions.

Kevin Duderstadt, a KIS supporter, said his group will make a presentation at the May meeting of HPNA. Several members of Austin HOAs will be available for questions. In the meantime, he and his group are canvassing residents. If there is interest, a KIS member makes a home visit. "The momentum is growing, it's really there," he said. "Once neighbors learn the details, they want in. I think we will have a majority of neighbors on board within 5-7 months."



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# Around & About the Avenues

**Fun with Eggs and an Easter Bunny:** The Second Annual Hyde Park Egg Scramble at Shipe Park is Saturday April 19, 10:30 a.m. - 12:30 p.m. This HPNA event, sponsored by Grande Communications, is open and free to everyone in the neighborhood. There will be popcorn, snow cones, and cotton candy along with fun activities including egg hunts, a balloon twister, a bounce house and obstacle course. A photo booth, provided by Carolyn Grimes of Coldwell Banker United, Realtors, will also be there for pictures with the Easter Bunny!

If you plan to participate, remember to drop off one dozen plastic eggs filled with age-appropriate treats between April 12 and April 18 in bins marked by age group on the front porch of the following houses: 4307 Avenue F or 4809 Eilers Avenue. The egg hunt will be divided into the following three age groups: under 3 years old, 3 and 4 year olds, and 5 years old and up. See you there! — Michelle Rossomando and Tim Luyet, event co-chairs.



**Hyde Park Contact Team:** Its quarterly meeting will be held on Monday April 28 at Trinity United Methodist Church, 7:00 – 8:30 p.m. Residents, tenants, property owners, and business owners in Hyde Park are encouraged to attend. The HPCT is charged with the implementation of and any change to the city-adopted Hyde Park Neighborhood Plan.

The agenda includes:

- Affordability through Secondary Infill Options, with invited guests Councilmember Bill Spelman and architect Michael Gatto. (See page 3 for related article, “Affordability, Aging in Place and Community.”)
- Sidewalks



**CodeNEXT:** The City of Austin continues to engage in a process to rewrite the City’s Land Development Code (LDC), which determines how land can be used throughout the city—including what can be built, where it can be built, and how much can (and cannot) be built. Meanwhile, the Executive Committee of Austin Neighborhoods Council (ANC) has adopted a resolution calling for changes to the LDC revision process and its timeline. This LDC resolution may be viewed on the Resolutions page of the ANC website at <[www.ancweb.org/about-anc/anc-resolutions](http://www.ancweb.org/about-anc/anc-resolutions)>



**A Big Thank You:** The *Pecan Press* relies on a network of volunteers to deliver it to homes in Hyde Park, month after month. This network starts with overall coordinator Rimas Remeza and ends with those who distribute on individual blocks. With this issue, we welcome two new area coordinators: Heidi Bojes and Kevin Heyburn. We think it a good thing to take time every so often to acknowledge the vital service this network of distributors provides.

Because of weather and other factors, residents on certain blocks received their March issue late. Unfortunately we won’t always reach distribution goals, but typically residents will receive their copy on the weekend preceding each monthly HPNA meeting. And thanks to webmaster Michael Crider, the new issue will typically be posted online at the HPNA website (<[www.austinhypark.org](http://www.austinhypark.org)>) on the Thursday immediately preceding the meeting. And so online and printed copies will be available to residents at roughly the same time.



**New at the Ney:** On Sunday April 13 at 2 p.m., Austin author Carolyn Osborn will read from her latest novel *Contrary People*. With the Elisabet Ney Museum prominently featured as both location and metaphor, the story unfolds in the late 1960s in Austin and features twin themes of re-emergence and transformation. Books will be available for signing by the author.

Also, Ney Day will be on Saturday May 3. Like last year, it will feature live music, activities, food trucks, crafts, animals and more! For information, call The Elisabet Ney Museum 512-458-2255 or visit <[www.elisabetney.org](http://www.elisabetney.org)>.

## Hyde Park Poets — Mandela’s Ear

He would be happy to listen to the murmurs  
of the rabbit, his sense of play and humor  
his gentleness, not the tough, raised-fist  
fighter, but the other man, and  
he might say: it’s small stuff, that  
rabbit, look at the whole of me, the  
rough breath from battered lungs,  
the lines drawn by anger and rage  
and later by love and grace. Can you  
listen to your bickering about something  
so small we can barely see it? Do we solve  
poverty or crime or immorality by this  
silly concern? A man with a rabbit  
In his ear will never hunger, will never  
trek mountains alone, will never forget  
that the least of these our creatures  
belongs, and I am proud to call this  
tiny rabbit my brother.

—Nancy Taylor Day



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Lenten Services, April 2 and 9, 9:30 am and 6:00 pm  
Palm Sunday, April 13, 8:15 am and 10:40 am  
Maundy Thursday, April 17, 9:30 am and 7:00 pm  
Good Friday, April 18, 9:30 am and 7:00 pm  
Easter Vigil, Saturday, April 19, 8:00 pm  
Easter Divine Service, April 20, 8:15 am and 10:40 am

*Sunday School and Bible Classes at 9:30 am*

## HPNA Meeting Minutes: March 3, 2014

Lorre Weidich brought the March HPNA General meeting to order at 7:02 p.m. with a call for announcements.

Larry Gilg provided a CodeNEXT presentation with neighborhood-specific information. Larry passed the schedule for the two upcoming “Community Character in a Box” workshops: one at Trinity Methodist Church on 3/22 at 2 p.m. and the other at Griffin School on 4/3 at 7 p.m. Input from these working sessions is due to the Imagine Austin team by 4/21. The box will include zoning codes and transit plans, along with a large map for the neighborhood to add its input by using colored adhesive dots that signify the level of importance to neighborhood character. Further information will be on the HydeParkContactTeam Yahoo Group.

Adam Wilson summarized the results of the annual It’s My Park! Day in two words: big success. Special thanks to Mark Fishman for helping organize and mounting the nameplate on the Shipe memorial mosaic and to project coordinator Rhonda Baird for helping lead the volunteers who mulched, seeded, aerated, and cleaned up the park. Thanks also go to the Griffin School for providing live music, tables, and chairs. It was a great day for Austin’s parks. Thanks are due to all the volunteers from this year.

HPNA needs to fill an open seat on the Steering Committee. Interested persons may contact <adam@griffinschool.org>.

To start the scheduled agenda items, Ellie Hanlon provided an update on the proposed occupancy limits ordinance reducing from 6 to 4 the legal limit for unrelated adults living together in a single-family property. One goal of the ordinance is to preserve the older, affordable single-family housing stock in Hyde Park and other neighborhoods. The reduction would help eliminate the incentive to developers to build stealth dorms. City Council passed the ordinance by a vote of 6 – 1 on the first reading, with Councilman Bill Spellman dissenting. Council has tentatively scheduled the second and third readings in March. Hyde Park previously passed a resolution supporting the reduction. Notable publications such as *The Daily Texan* also support the ordinance. The Stop Stealth Dorms organization has noted that the newer super-duplexes are not affordable when compared to existing housing stock in central Austin.

Kathy Lawrence and Adrian Skinner provided an update on the communication survey, which is part of the project to improve notifications about official HPNA happenings, particularly agendas for monthly meetings. A limited number of responses have been received and so the data sample is small. Generally, folks are satisfied with timeliness. Most responded that they receive the agenda from the *Pecan Press* (printed version). Due to the printing schedule and time for volunteers to distribute and deliver the *Pecan Press*, it is difficult to achieve any improvement

**Continued on following page**



in timeliness there. This may leave some people feeling dissatisfied. HPNA will look to fine tune communications via the Official Google Notification Group for HPNA members and also continue to provide notices to the Hyde Park Yahoo Group. HPNA will also look at newer technologies like Twitter and Facebook to post notifications when the agenda is available on the (<[www.austinhdepark.org](http://www.austinhdepark.org)>) website. Additional comments and feedback are welcome and should be directed to Kathy Lawrence (<[klawrencetexas@yahoo.com](mailto:klawrencetexas@yahoo.com)>) or Adrian Skinner (<[adrian.h.skinner@gmail.com](mailto:adrian.h.skinner@gmail.com)>).

Adam Wilson provided an update about the city aquatics pool schedule. Welcome news: Mondays are back on the schedule making the schedule of neighborhood pools consistent. Shipe Pool will be open 7 days a week when school is out, 8 a.m. to 8 p.m. Additional lifeguards are needed and local teenagers 16 years or older are encouraged to apply with the City of Austin Aquatics Department.

Adrian Skinner presented information about Project Connect, the official Austin City Council initiative to identify the next major investment in mass transit. A decision to connect ACC Highland Mall with East Riverside would result in a route that goes around Hancock Center near IH-35 (using a frontage road or Clarkson) and connects with Red River from 41st Street to Dean Keaton. At Dean Keaton, the route would turn west before proceeding south again on San Jacinto through UT. The route could use Trinity, San Jacinto, or a combination of both through downtown, before arriving at Town Lake where a new bridge or tunnel will be needed to connect with East Riverside Drive. The team at Project Connect also narrowed possible transit modes to two choices: Urban Rail or Bus Rapid Transit (BRT). Claire de Young also presented details about Project Connect meetings and the process related to the mass transit discussion. She introduced some questions and opposing views about how Austin might address congestion and answer the need to move people between their destinations. Additional information about Project Connect is available at its website <[www.projectconnect.com/](http://www.projectconnect.com/)> or through the monthly Central Corridor Advisory Group (CCAG) meetings with the City of Austin <[www.austintexas.gov/department/project-connect-central-corridor-advisory-group](http://www.austintexas.gov/department/project-connect-central-corridor-advisory-group)>.

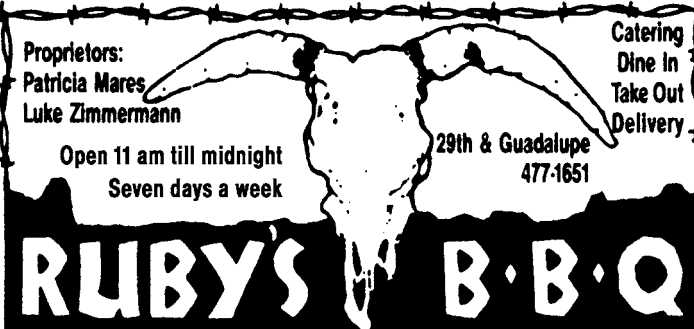
With no additional business, the meeting adjourned at 8:36 p.m.

– Submitted by Artie Gold  
& Adrian Skinner  
HPNA Co-Secretaries



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## HYDE PARK AREA: 2013 PROPERTY SALES IN REVIEW

	Jan 1 - Dec 31 2012	Jan 1 - Dec 31 2013
NUMBER OF HOMES SOLD	168	178
AVERAGE SALES PRICE	\$334,954	\$395,135
AVERAGE SQUARE FOOTAGE	1,442 SF	1,538 SF
AVERAGE SOLD \$/SQ FT	\$238.43	\$267.73
AVERAGE DAYS ON MARKET	44 DAYS	37 DAYS

All statistics & square footage are from Austin MLS for Single Family Residence taken 12/30/2013 from the Austin MLS. For detailed market information about your home, contact Sam Archer, Broker.



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# A Hyde Park Establishment Celebrates an Anniversary

Since April 1983, the Lucero family has owned and operated what has become Hyde Park's iconic restaurant, Julio's. Starting in a small space on West Lynn in Clarksville, where Stella Salinas Lucero grew up, they moved the restaurant, shortly thereafter in 1985, to its current location at the corner of 43rd and Duval. Since then, they have been operating it as a family business, with Stella and her children Marisa and Julio working there almost every day. Some days, one or more of Stella's sisters stops in for dinner, often stepping behind the cash register to help when it gets busy.



Stella and Julio in front of their restaurant, photo by Lizzie Chen

To celebrate their thirty-one years in business, Stella and her kids have decided to make April their "Julio's 31st Anniversary Celebration" month. As longtime contributors to the Hyde Park community, they are going to donate a portion of the receipts of one night each week in April to the Lee Elementary School PTA to support the Spanish program that the PTA created.

Anyone who has ever been to Julio's is struck by how many of the customers seem to know not only each other, but Stella, Marisa, and Julio personally. Customers come from all over town, many of them with their dogs. They often remark that almost the only time they get to see each other is at the restaurant. Many of those customers come from West Austin and have been loyal Julio's patrons since the early 1980s.

Congratulations to Stella, Marisa, and Julio on the 31st anniversary of Julio's. And, thanks for being a part of the fabric of Hyde Park for so long.

– Stephen Saunders



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Listed at \$1,495,000



## 703 CAROLYN AVENUE

Fabulous custom renovation of 1938 brick Craftsman home on quiet street near Lee Elementary. 4BR, 3BA, 2LIV. Gourmet kitchen. Detached garage with alley access.

Listed at \$799,000



## 4314 AVENUE G

1925 bungalow located just steps from Shipe Park and Ney Museum. Cozy 1BR, 1BA with efficient use of space, vaulted ceiling, built-in bookcases, screened back porch.

Listed at \$325,000



## 603 TEXAS AVENUE

Charming 1938 one-story brick traditional home near Lee Elementary. 3BR, 2BA, 2LIV, screened porch, 2-car garage. Updated kitchen. Beautiful hardwood floors.

Listed at \$635,000



## 4006-1/2 AVENUE B

1923 Hyde Park bungalow with many updates and new paint. 2BR, 1BA, 1LIV, 1DIN. Large detached garage with workshop. Fenced yard. Alley access.

List Price \$325,000



## 3711 GREENWAY

Charming 1950s split level home on huge corner lot near Hancock Golf Course and Lee Elementary. 3BR, 3BA, 2LIV, screened porch. Beautiful hardwood floors.

Listed at \$599,000



## 4901 RED RIVER ST.

One-story contemporary custom home built in 2006. Industrial design with concrete floors, exposed ductwork, commercial-style glass doors. Wonderful courtyard.

Listed at \$439,500



## 4316 AVENUE C

Extraordinary renovation of classic 1927 Hyde Park bungalow. Open floor plan with 2BR, 1BA, 2LIV, long leaf pine floors and custom milled woodwork. Two-car garage.

Listed at \$505,000

Spring is the time of year when home sales activity is at its peak. Buyers and sellers should act now while demand is increasing and interest rates remain low. Call me today for a free market analysis on your home or investment property.



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