

May Meeting

When: 7:00 p.m.
Monday, May 5, 2014

Where: The Griffin School
5001 Evans Avenue

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

HPNA General Meeting Agenda for May 5

- ◆ Announcements
- ◆ Presentation with discussion by City Council District 9 Candidates, Kathie Tovo and Chris Riley
- ◆ Election for vacant Steering Committee seat

See You There!

Occupancy Limits: A Divergent View

I reside in a lovely 1,500 square foot duplex in Hyde Park. I have lived there with my husband and our two young boys since moving back to Austin in early 2012.

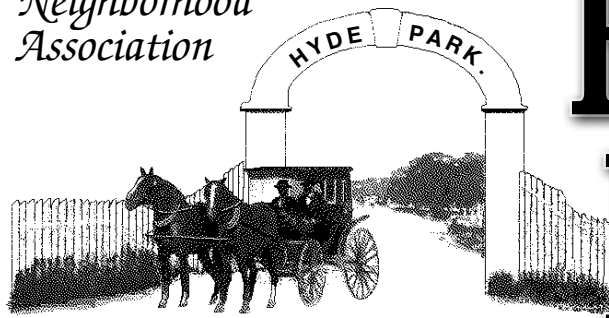
We have three bedrooms and three bathrooms. The common living area is fairly small—just the right size for three or four adults to share (or for a small, young family to use). We use the downstairs bedroom as a study. It could have been a nice space for an exchange student, or an au pair, but the closet downstairs cannot be accessed from that room. Instead, it has a rather nifty door into our living room, giving us a great little “cupboard under the stairs.”

This type of housing fills a real need for families like mine who don't want to live in more dense structures like apartments but who cannot afford to buy a single-family home. Living here, though, has brought its share of difficulties and confusion.

In our first month at the duplex, a property standards officer visited our home on multiple occasions. He made sure that we were using the downstairs room as an office. “You're not allowed,” he said, “to have a 4th bedroom, and there have been complaints called into a hotline.”

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*The Hyde Park
Neighborhood
Association*



Pecan Press

May 2014 • National Register District Neighborhood • Vol. 40, No. 5

Scrambling for Eggs

What an amazing day for the Second Annual Hyde Park Egg Scramble at Shipe Park! With a glorious clear sunny sky overhead and morning temperatures in the low 70s, we had a fabulous attendance of neighborhood families at this HPNA event. In its second year of what we hope will become an annual neighborhood tradition, the event wowed over 100 kids of the community with a fun-filled egg hunt. In the words of Adam Wilson, one of the Friends of Shipe Park, “It was an awesome, wonderful, lovely gathering in the sunshine at the park today! So great to see so many bright, smiling faces!”

After a quick welcome speech by HPNA co-president Lorre Weidlich, the egg hunt was kicked off by HPNA past president John Williams. First up were the littlest ones, ages 0 to 2. It was indeed a great photo opportunity for parents, with their toddlers dressed in their best outfits. Quick to follow were

the 3 and 4 year olds, obviously experienced from previous years in picking up as many eggs as they can handle. And finally, the ages 5 and over group. This year, the “5 and ups” lined up and raced across the bridge to hunt eggs on the other side of the creek. Two lucky children found Free Play Passes inside golden eggs donated by Liza Wilson of Toybrary Austin. Afterwards, Lorre Weidlich remarked, “The egg scramble is a great community event. We need more events like it. They're the glue that holds us together as a neighborhood.”

Thanks to the generous sponsorship of Grande Communications, popcorn, snow cones, and cotton candy were free for all attendees. While the little kids played inside the bouncy house, the older kids fought their way through the bouncy obstacle course. All of them cheered enthusiastically at the much-anticipated arrival of the Egg Scramble Bunny! Even though he is very busy this time of year, he took lots of pictures with kids in the photo booth, provided by Carolyn Grimes of Coldwell Banker United, Realtors. And what a long line for Jasper the balloon twister! Who knew this would be the most popular part of the festivities. It looked like Elsa and SpongeBob Squarepants were the most requested balloon figures! “It was absolutely perfect,” said neighbor Nancy Mims, “I loved getting to chat with neighbors and friends while the kids went bonkers. It was great! And the balloon guy was pure magic.”



Ready, set, go for the 3 and 4 year olds

Continued on page 7



The theme of the past month has been exploring Hyde Park: its current status and its issues.

Community Character in a Box

Why do you like living in Hyde Park? Where do you like to walk? Where do you like to eat and shop? What aspects of the neighborhood could be improved? What in the neighborhood is at risk of being lost? What makes Hyde Park different from the other places you have lived? These were questions explored in two "Community Character in a Box" meetings organized by neighbor Larry Gilg as part of Austin's CodeNEXT project. CodeNEXT refers to the updating of Austin's land development code, the rules that determine how land can be used throughout the city.

As you might expect, neighbors attending the two community meetings seemed to like many of the same things about Hyde Park – trees, old houses, nice restaurants. They also shared general concerns about flood control and dangerous intersections. And there were diverse ideas about how the neighborhood could be improved, including placing solar panels at Shipe Park to power lighting, turning Hancock Golf Course into a city park, installing bike parking, and turning the Pronto Supermarket into a neighborhood bar. Larry Gilg plans to put the results of the two community meetings on the neighborhood website.

District 9 Neighborhood Leaders Meet Up

One of us (Lorre) attended the first District 9 Neighborhood Leaders Meet Up in March. Part of the discussion at that meeting revolved around the need to identify the top issues for the district. As a result, Lorre posted a notice to the neighborhood listserv asking residents to identify the three issues they considered most pressing for Hyde Park, using the list generated at the District 9 meeting. One hundred and thirty residents responded. The "Other" category generated 15 responses, several of which could be rolled into existing list items (for example, "Maintenance of City Parks" could be rolled into "Green Space") and several of which were sufficiently numerous to form categories of their own (for example, three respondents listed "Parking"). Over half of the items on the list received fewer than 10 votes.

The top ten selections were:

1. Neighborhood Preservation (44 votes)
2. Development (37 votes)
3. Affordability (36 votes)
4. Walkability (35 votes)
5. Quality of Life (28 votes)
6. Taxes (25 votes)
7. Neighborhood Integrity (24 votes)
8. Urban Rail (23 votes)
9. Occupancy Limits/Schools/Green Space (3-way tie, 22 votes each)

At the second District 9 meeting in April, Lorre's announcement that her poll had elicited 130 responses received a round of applause, a tribute to the activism of Hyde Park residents. Most other neighborhood representatives had not discussed priorities beyond their steering

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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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Recording and Experiencing History

The *Pecan Press's* very own photo editor, Lizzie Chen, had the rare opportunity to assist former White House photographer David Hume Kennerly at the Civil Rights Summit at the LBJ Presidential Library on April 8-10th. Kennerly won a Pulitzer in 1972 in Feature Photograph for his Vietnam War portfolio. He has also photographed every American president since Richard Nixon.



Summit photographers and assistants: (left to right) Lauren Hartnett, Eric Draper, Lauren Gerson, Marsha Miller, Lizzie Chen, and Dave Hume Kennerly. Photo by Jay Godwin

At this event to mark the 50th year since President Johnson signed the Civil Rights Act in 1964, President Barack Obama was joined by former Presidents Jimmy Carter, Bill Clinton and George W. Bush.

As Lizzie tells it, "What an experience this was! I definitely learned a lot from Kennerly and the team of LBJ photographers, including former White House photographer to George W. Bush, Eric Draper. As a photographer, I could not believe I would be editing the photos of photographers whom I admired so much. What I really took away from this experience is to shoot everything; you never know when you are capturing a

moment that will become history."

Besides assisting the White House photographers, Lizzie also had an opportunity to photograph a few of the speakers, including Dr. Bernice King, Martin Luther King's daughter, Julian Bond, former chairman of the NAACP, and the Reverend Jesse Jackson. "It was



Reverend Jesse Jackson speaks to the press at Texas Performing Arts Center after President Obama's keynote address. Photo by Lizzie Chen



Dr. Bernice King, daughter of Martin Luther King Jr., speaks at an educators' workshop. Photo by Lizzie Chen

truly an honor," she says, "to stand in front of our civil rights leaders and activists who formed a pathway to equality in America. I am still decompressing from this historical event. On the other hand, as Lyndon Johnson said in 1968, 'We have come some of the way, not near all of it. There is much left to do.'"

— Michael Nill

Hyde Park Neighborhood Association Enrollment		2013-14 Membership	HPNA Membership Info
Name _____ Phone _____		Bring to an HPNA meeting, or send to: HPNA Membership 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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*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.



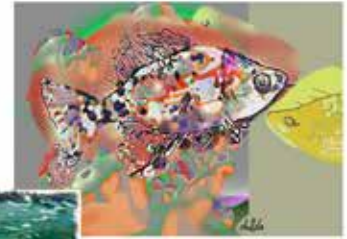
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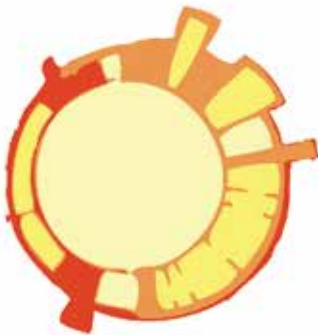


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Occupancy Limits...

...cont'd from page 1

Another visit was made to determine how many cars we had on the property. I attributed the hassle to the actions of one neighbor.

But then the debate about occupancy limits hit the Hyde Park listserv. Abodes like mine seemed to be categorized as stealth dorms. I entered the conversation innocently enough. I merely wanted to point out that people had some misconceptions about the type of people who might live in these duplex/multiplex constructions. I knew, for example, that our duplex has housed our family, while the front unit had been inhabited by a newlywed couple, followed by a trio of young professional men who had graduated together from UT's business school.

Then I was informed that our home wasn't really a stealth dorm because of who was renting it, and that the vitriol on the listserv wasn't directed at us. That both alarmed and befuddled me. How could one predict which duplex buildings (such as those across from Lee Elementary) would become a stealth dorm? And did no one see that designating a population as "undesirable" or the "wrong sort" of renter was a very disrespectful way to be thinking about human beings?

The arguments on the listserv then jumped elsewhere. These places, it was said, rent for too much money (tell me about it!), so the occupancy needs to be capped so they will be built to attract families. Another argument surfaced: these places are sub-par, destroy the neighborhood, and devalue property. This was when I really became confused. Did they devalue property or cause prices to escalate? What exactly was everyone objecting to?

No doubt the issues are complex. I do, however, fear that occupancy limits will include a downturn in the building of multiplex/duplex units. If places like ours quit being built, and the demand for existing multi-family property grows as it definitely will be doing in Austin, it is likely we will be squeezed out by rising rent.

What this debate has stirred up to me is the disturbing thought that the impulse to control, force conformity, and stop change is alive and well here. These were ideas I thought my family and I were leaving behind in Plano, Texas when we returned to Austin.

We love living in central Austin, and hope that we will feel welcome here in this community.

— Erika Kinder



Hyde Park has a fascinating legacy
Austin's Hyde Park... the first 50 years 1891-1941
by Sarah Sitton and Thad Sitton
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Scrambling for Eggs... ...cont'd from page 1

Other sponsors for the event included Walgreens, Bounce Around Austin, and McKinney York Architects. Special recognition is due the City of Austin Parks and Recreation Department and all the volunteers from It's My Park! Day for keeping Shipe Park looking so beautiful and readying it for this event.



Teamwork is a plus for this mother and daughter

The success of this event would not have been possible without all of our volunteers: Summer Seibert, Ashleigh Brown, Phil Seibert, Adam Brunson, Jordan Schmid, Jenna Williamson, Glenda Ripley, Chandler Sager, Edward Harris, Debi Rivier-Harris, Alice From Hyde Park!, Krista Box, Brent Baker, Craig Mitchel, Jake Box, Faith Koehler, Michael Horowitz, Betsy Clubine, Rodney Gibbs, Maury Sullivan, Jose Cabada, Lorre Weidlich, David Conner, Vince Williams, Carmela Williams, Alicia Cabada-Luyet, and Joaquin Reynolds.

Special thanks to Todd Pruner for providing the PA system and John Williams for compiling the music playlist.

And, finally, a thank you to all of our neighbors who came out for the event. We hope to see all of you and more at this event next year on Saturday April 4, 2015. Mark your calendars!



The bunny with his classy bow tie

— Michelle Rossomando and
Tim Luyet, Co-Chairs

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Hyde Park Poets —

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or a curious slice of life.

For poetry is the distillation
of the moment when everything turns,
spiraling out to latch onto,
and then encase an idea's germ.

But my little dawn of realization
on this day when the wind is fair:
is the Black Widows' annual great migration,
on the spider webs in the air.

Their silvr'y strands glint in the sun
as they sail by overhead,
ensnaring the words and thoughts
of poets long thought dead.

Does she follow a twangy vibration,
moving stealthily in for the kill?
Only to find her incisive venom
no match for the writer's quill?

Then flying away with purloined phrases
no wonder it's so hard to hear,
I only catch snatches of faraway places
so I'm off to imbibe a beer.

At UT HRC Plaza, Spring 2013 – E.S.Cuny

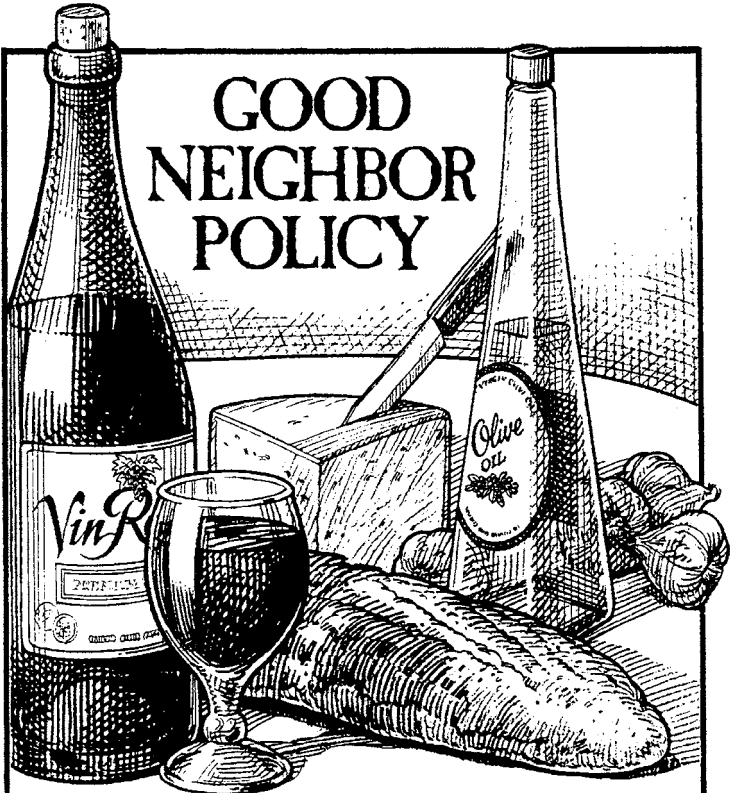
Desk of the Co-Presidents... ...cont'd from page 2

committees. In the discussion of issues identified by the represented neighborhoods, the most common ones that arose were preservation of the single-family character of neighborhoods, transportation-related issues, public safety, affordability, development, noise, walkability, and government ineffectiveness. Kathie Tovo and Chris Riley, District 9 City Council candidates, were attendees at both meetings.

Meeting Our Candidates

The District 9 Neighborhood Leaders Meet Up is planning to arrange debates between the mayoral candidates, as well as between the District 9 candidates. When plans for those are finalized, Lorre will post notices to our neighborhood listserv. However, long before those debates, you can hear Chris Riley and Kathie Tovo at our May 5th neighborhood association meeting at the Griffin School. Our next meeting will be an opportunity for you to meet and ask them questions. We look forward to seeing all of you there.

— *Kevin Heyburn & Lorre Weidlich*
HPNA Co-Presidents



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Hyde Park Poets —

Parisian Persemphony

Far beneath the city lies a maze of catacombs, where the wind courses round whispering over bones, where mossy stacks of skulls that stare without sight are revealed to wandering souls in the flickering light.

From somewhere overhead rumble Metro trains, pushing musty air down their tunneled lanes. The passengers are dressed in their winter blacks, swaying silently in unison over staccato tracks.

Then they bustle up the stairs or take the escalators, past Ukrainian klezmers and the Gypsy beggars, but the crowd bursts out to an unaccustomed sight – the overcast has given way, the sky is blue and bright!

Red and yellow flowers signal Springtime has arrived; people doff their dreary coats – and Paris comes alive!

To Paris, with love – E.S.Cuny



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Around & About the Avenues

Sad News To Report: Longtime Hyde Park resident Thelma Fox passed away on March 4, 2014. She was 96 years old. Her neighbors on Avenue H will remember her personal warmth, generous spirit, and great sense of humor. She was a member of the Church of Christ in Hyde Park, where for many years her husband served as an elder. Predeceased by her son Kenneth and her husband Vance, she is survived by her children Carolyn and Gerald Fox, granddaughter Heather, and daughter-in-law Sandra Kay Fox.



The Second Annual Ney Day: On Saturday May 3, noon to 5 p.m., The Elisabet Ney Museum will be celebrating the art and legacy of Elisabet Ney, with music, art, performances, and other activities. There will be live music from SeVana Marimba Band, Rosie Flores, Jennifer Cook, Yes Ma'am Brass Band, and Fiddlisa and Friends. Activities will include clay and limestone sculpting demos, food trucks, jugglers, hula hoopers, technology activities, clay crafting, and bookmaking. A highlight will be a spray-paint art performance. Attendees will also find booths from Austin Bookmakers Guild, The South Austin Museum of Popular Culture, The Museum of Natural and Artificial Ephemera, Amy's Ice Cream, Girlstart, Girls' Rock Camp, UT Press, and the Asian American Resource Center. The event is presented with assistance from Texas Folklife and support from Texas Commission on the Arts. The Ney is at 304 E. 44th Street.



The Nightmare Continues: Newly armed with a resolution of support from the neighborhood association, Liz Lock and Eric Hughes, owners of the Adams House B&B, reported for their meeting with the Board of Adjusters on April 14, hoping to get relief from the hardship caused by the enforcement of a mid-construction stoppage of their renovation project. What they encountered instead was a postponement of the meeting because of yet another error made by the city, this time in regard to neighbor notification. As of press time, there was no clear path to a revised date for a hearing.

This nightmare began after a neighbor filed a complaint in January. In a subsequent internal review, city staff discovered it had made an error in the issued permit. It then ordered a halt to the construction of what was to be expanded living space for the owners. Months have passed, and the owners are beyond frustrated. See the minutes of the April HPNA meeting on p. 13 for more details.



Preventing Home Fires: A handy and useful guide to fire safety is available at www.homesecuritysystems.com/fire-safety-handbook. This online text includes a comprehensive look at fire risks, effective fireproofing methods, and ways to prepare oneself and others before a fire starts.



Monthly Calendar

May

- 2 — **Recycling Collection**
- 5 — **HPNA General Meeting**
- 12 — **HPNA Steering Committee Meeting**
- 16 — **Recycling Collection**
- 30 — **Recycling Collection**

Spotlight on a Neighbor: The April issue of *Austin Woman Magazine* features a cover story on Hyde Park resident Niyanta Spelman: "Global Conservationist: Keeping the Planet Green through the Rainforest Partnership." This feature article details how her lifelong special connection with nature eventually led her to establish the Rainforest Partnership. With more than 300 volunteers, this partnership focuses exclusively on tropical rainforests, which are so ecologically important, but over the last 100 years have gone from 14% to 6% of the earth's land mass. This partnership is trying to reverse that trend, taking pride in doing so in a way that respects the cultures of indigenous peoples and works with them to build sources of income that ensure economic sustainability. To read this article, visit www.austinwoman-magazine.com.



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HPNA Meeting Minutes: April 7, 2014

Kevin Heyburn, co-president of the Hyde Park Neighborhood Association, called the April meeting to order at 7:12 p.m.

The first item of business was consideration of a resolution pertaining to the request by the Adams House Bed & Breakfast for a variance to floor to area ratio (FAR). The proprietors, Liz Lock and Eric Hughes, provided a summary of their current hardship resulting from the City of Austin Zoning Commission placing a stop work order during mid-construction on their approved expansion of owner living quarters.

The plans for the addition were submitted to and originally approved by the city in error (identifying the property as commercial instead of residential). Once the error was discovered, the city placed a stop work order on the building permit. Months have now passed, and the city has referred Liz and Eric to the Board of Adjustment to petition for a variance to the residential FAR limit of .40.

Liz and Eric reviewed the history of the house from its decrepit, near demolition state in 1997 to the current restoration as a charming bed and breakfast on 43rd Street near Quack's Bakery. The Adams House is one of only three bed & breakfasts operating in Hyde Park and has earned honors the last two years from *The Austin Chronicle* for best B&B.

Eric and Liz requested a resolution of support from the neighborhood. The building expansion would add about 300 sq. ft. to the second floor above a current secondary structure on the property. The additional space would not be available for rental and would be used solely for the owner's personal living quarters. A proposed resolution read, "The Hyde Park Neighborhood Association is unopposed to the Adams House's specific request for a variance and recognizes that the Adams House is a valued member of our community. We request that the Board of Adjustment consider this lot as it is now with the permitted development."

During the discussion, a number of members raised concerns about setting a precedent for other FAR variance requests. The following amendments were proposed: (1) change "is unopposed to" to "supports" (which passed 20 - 18) and (2) add "originally approved" before "permitted development" (which passed 31 - 3, with 5 abstentions). The final resolution passed by a vote of 29 - 3 with 3 abstentions.

The final resolution thus read as follows: The Hyde Park Neighborhood Association supports the Adams House's specific request for a variance and recognizes that the Adams House is a valued member of our community. We request that the Board of Adjustment consider this lot as it is now with the originally approved permitted development.

Next on the agenda, Leslie Libby from Austin Energy (AE) discussed a new program offering community solar to customers who would like to fund alternative energy

Continued on page 15

NEY DAY 

**Caricatures! Clay Crafting! Portrait Sculpture!
Girlstart! Hula Hoops! Paper Crafts! Circus Acts!
Jugglers! Performance Art! Food Trucks!**



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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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March Meeting Minutes... ...cont'd from page 13

but are unable or unwilling to install solar panels on their homes or dwellings. The first local solar photovoltaic project will be developed near the Austin Energy Kingsberry substation and provide AE customers with the opportunity to receive the benefits of solar energy without the capital costs associated with owning a solar panel system. Participating customers would pay a monthly premium on their electric bill which would cover the cost to AE of providing solar power generation. A variety of subscription levels may be offered ranging from 25% - 100% of monthly consumption and subscribers would be able to leave the program at any time or take the solar service with them if moving to a new home within AE's service area. The community solar program will be offered to Austin Energy customers within the next year.

Larry Gilg provided an update on the Imagine Austin CodeNEXT project that will rewrite the Austin Land Development Code (LDC) over the next few years. Hyde Park completed two working sessions for the "Community Character in a Box" task. Area residents met and discussed neighborhood assets, opportunities, and constraints. The results were mapped and documented and will be submitted with area photos to the Imagine Austin team.

Ellie Hanlon provided a summary of the Occupancy Limits ordinance that passed City Council by a vote of 6-1, with Bill Spelman dissenting. The new law prohibits more than 4 unrelated adults from living together in a single family zoned property. A two year expiration was placed on the law and properties with structures built before April 2014 will be grandfathered unless there is new construction that adds more than 69 sq. ft.

There were 3 announcements: the Steering Committee meeting will move from April 14 to April 21, the next Contact Team meeting is April 28, and the general HPNA meeting on May 5 will host Kathie Tovo and Chris Riley, District 9 City Council member candidates.

With no further business, the meeting was adjourned at 9:32 p.m.

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



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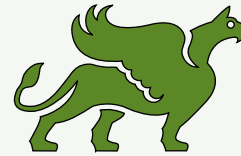
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703 CAROLYN AVENUE
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603 TEXAS AVENUE
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4006-1/2 AVENUE B
 1923 Hyde Park bungalow with many updates and new paint. 2BR, 1BA, 1LIV, 1DIN. Large detached garage with workshop. Fenced yard. Alley access.
 List Price \$325,000



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



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
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