

# December Meeting

**When:** 7:00 pm  
Monday, December 2, 2019

**Where:** Griffin School  
5001 Evans Avenue

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

## HPNA General Meeting Agenda for December

- Welcome
- Neighborhood Bikeway Connecting Hyde Park, Hancock, and North-loop: Laura Dierenfield, Active Transportation and Street Design Division
- LDC Rewrite: Zoning Protests, December 7 Council Meeting, & Updates
- Announcements

### Speak Out on the Proposed Land Development Code!

**Saturday, December 7, 10:00am**  
**Austin City Hall, 301 W. 2nd Street**

Public hearing on the proposed Land Development Code will be conducted in front of the Austin City Council. A group of Hyde Park residents will be meeting in front of Julio's at 9:30 am to take the #7 bus. Please join us!

### Register Your Protest to the Upzoning of Your Property!

**[FileYourProtest.com](http://FileYourProtest.com)**

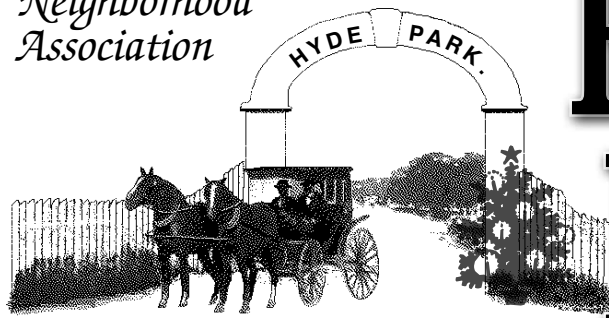
In less than five minutes, you can add your name to the list of people protesting the proposed mapping of the draft Land Development Code. The city claims that such a protest is not valid for rezoning of the entire city; however, it has never been tested in court. This case will be that test! File by December 5.

### View the Results of the Proposed Land Development Code!

**[austinupzoned.blogspot.com](http://austinupzoned.blogspot.com)**

This site, created by architect Chris Allen and real estate and development expert Gina Allen, displays renderings of structures allowed under the proposed code.

*The Hyde Park  
Neighborhood  
Association*



# Pecan Press

December 2019 • National Register District Neighborhood • Vol. 45, No. 12

## A Banner Year for the 2019 Homes Tour

It was a perfect fall day for the 2019 Historic Hyde Park Homes Tour, which drew a record 847 ticket holders. Tour goers came from all over Austin and as far away as San Marcos and San Antonio to tour seven lovingly restored and well-tended homes built in Hyde Park between 1900 and 1935.



Photo by David Matthis

As in the past, the tour started at the Elisabet Ney Museum, which recently received a grant from the National Trust for restoration of its doors and windows. Kudos to Friends of the Elisabet Ney! The Homes Tour is just one of many community events hosted by the Ney and it was the perfect launching point for sharing the value and importance of Hyde Park's historic homes and places.

Many people helped make this year's tour an overwhelming success. Over a hundred individuals participated as researchers, house captains, and docents, not to mention everyone who helped plan, advertise, and execute the event. A special shout out to Lorre Weidlich, booklet editor; Graham Kunze, tour website; Ellie Hanlon and Paige Caras, publicity and ticket sales; Susan Marshall, tour sponsorships; and Kevin Heyburn, for hosting another great after party.

We would also like to thank the many businesses, community partners, and neighbors who helped sponsor the one-day event, including Tour Sponsor Suzanne Pringle, Sotheby's International Realty, and Home Sponsors Jen Berbas with Realty Austin, Ted Bose with Spyglass Realty, and Juice Real Estate GroupCompass.

Continued on page 5

# From the Desk of the Co-Presidents

This fall, we each helped to coordinate one of HPNA's major fall events. For Sarah, it was the Fire Station Festival and for Betsy, it was the Historic Hyde Park Homes Tour.

Immediately prior to the events, we both had moments of fatigue when we wondere "Why put yourself through this insanity?" "Is it really worth the time and effort?" Then event day came, and we were each reminded why we became involved in the neighborhood in the first place. Heartfelt thanks to everyone who made these amazing events happen!

As we write, the Planning Commission approved with a 9-to-3 vote the draft land development code (LDC) with amendments. We urge everyone to come to City Hall for the special land development code session with City Council on Saturday, December 7.

HPNA has serious concerns about the proposed code in terms of affordability, the treatment of Duval, the integrity of the historic districts, and the ability of our aging and inadequate infrastructure to accommodate the level of proposed zoning. The rush to approval without on-the-ground planning is unprecedented. To those who would say that there have been years of talk already, we say this: this proposed LDC impacts the city in ways that were

## HPNA Winter Celebration

*Elisabet Ney Museum*

Sunday, December 8  
6-8 pm

Come enjoy the Ney Museum with your Hyde Park friends and neighbors!

Open to all Hyde Park Residents

Refreshments, Music, and a  
Children's Craft Table

We will be collecting donations (cash, checks, and gift cards) for the Helping Hand Home holiday celebration.

never contemplated, specified, or subject to public participation before they were included in the draft. Code talking points, facts and figures, and our November resolution can be found on the HPNA website ([austinhdepark.org](http://austinhdepark.org)).

On a lighter note, please join us on Sunday, December 8, 6 to 8 pm – the day after the Council session – for the annual HPNA Winter Party at the Elisabet Ney. All residents of Hyde Park are welcome. We will be collecting donations (cash, checks, gift cards) to the Helping Hand Home for children's gifts.

As always, please contact us if you have any questions, comments, or concerns.

– Betsy Clubine & Sarah Cook  
Co-Presidents, Hyde Park  
Neighborhood Association



## New Pecan Press Advertising Rates

(Effective September, 2015)

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## Hyde Park Neighborhood Association

P. O. Box 49427 • Austin, TX 78765  
[www.austinhdepark.org](http://www.austinhdepark.org)

– HPNA Officers & Steering Committee –

### Co-Presidents

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• Sarah Cook.....cooksicle@gmail.com

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• Paula Rhodes • Paul Smith

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• Joan Burnham • Margo Carrico • Sumit Guha • Kathy Jackson • Ben Reid • Dorothy Richter • Phil Seibert

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Alley Coordinator • vacant

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## Pecan Press

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

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# Bike Lanes in North Hyde Park

Austin Transportation Department (ATD) is evaluating local streets in Central Austin neighborhoods as a network of proposed neighborhood bikeways ([www.austintexas.gov/neighborhoodbikeways](http://www.austintexas.gov/neighborhoodbikeways).) Neighborhood bikeways are local streets where motor vehicle traffic speeds and volumes are kept low to make it safer and more comfortable to bicycle, walk, and play.

Neighborhood bikeways provide calm, low-stress bikeway connections within Austin’s expanding bicycle network. Bikeways include enhancements to local streets through the addition of pavement markings (known as “sharrows” for “share-the-road arrows”) to alert people driving cars and to help guide bicyclists along the bikeway route, improvements to crossings of major streets, the addition of way-finding signage to guide people to local and regional destinations, and management of vehicle speeds and volumes through the use of new and modified speed reduction devices, for example, speed humps or speed cushions, to achieve lower (20 to 25 mph) speeds.

The proposed bikeway would go east-west along 46th Street, between Guadalupe and Avenue F, and along 47th between Avenue F and Caswell or Red River. Two routing options are being considered for the north-south direction:

- Alternative A - Caswell Avenue to E 46th Street
- Alternative B - Continue on Clarkson Avenue to Bennett Avenue

Proposed changes also include improvements for crossing major streets for people walking or riding bicycles and new sidewalks on E. 46th Street (Red River Street to Airport Boulevard) and Bennett Avenue (43rd Street to 46th Street). To avoid impacts to trees, the sidewalk is proposed to bump out into the street on the east side of Bennett Avenue from E. 44th Street to Ellingson Lane. This will require parking restriction on the east side for that one block. Funding for these



changes has been identified from the 2016 Mobility Bond Bikeways and Sidewalks Programs.

Join the Hyde Park Neighborhood Association for a presentation of this project on December 2, 7 pm, at Griffin School.

## Membership Information

- Membership in HPNA is open to all residents 18 years or older residing within the boundaries of Hyde Park or within 300 feet of its boundaries.
- All memberships expire on September 30th of each year.
- New members and members who lapse in dues for over six months are eligible to vote at HPNA meetings 30 days after receipt of dues.
- Membership dues can be paid in several ways: By signing up at an HPNA meeting or event, by mailing in the membership form, or by joining online using PayPal. To pay online, go to [www.austinhypark.org](http://www.austinhypark.org) and click on the **Join Now** button. Dues paid online are \$6.

## Submission Information

- Send your articles, letters, and photos by the 10th of each month to Lorre Weidlich at [lweidlich@mail2sevens.com](mailto:lweidlich@mail2sevens.com).  
*Opinion articles & letters to the editor must not exceed 500 words.*
- Send your poems to Charlotte Herzele at [herzele@gmail.com](mailto:herzele@gmail.com).  
*All poems, even if written under a pen name, must include a name and contact information for identification and verification purposes.*

## Hyde Park Neighborhood Association Membership Form

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

Address \_\_\_\_\_

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

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

Senior - \$1/yr.  Cash

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

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

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HPNA Membership

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Austin, Texas 78765

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## Hyde Park Area: Year in Review

	2017	2018	2019 (YTD)
Number of Homes Sold	27	25	18
Avg. Sales Price	\$602,463	\$700,920	\$793,949
Avg. Square Feet	1,714 SF	1,817 SF	2,022 SF
Max Price Sold	\$1,200,000	\$1,185,000	\$1,220,000
Median Days on Market	14 Days	14 Days	25 Days

For more detailed market information about your home contact Sam Archer, Broker Associate.  
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[hydeparkismyhome.com](http://hydeparkismyhome.com)



All YTD data is pulled from Austin MLS for single family residences.

# Autumn in Hyde Park: Homes Tour



Photos by David Matthis



## Homes Tour...

...cont'd from page 1

Over the years, countless residents and visitors have enjoyed these historic homes and many others featured on the annual Historic Hyde Park Homes Tour. Please help us preserve this history for future generations by asking City Council and Mayor Adler not to rezone the historic districts that provide crucial protections for historic areas.

— Betsy Clubine and  
David Conner

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# News from the Ney

On Wednesday, December 5, the Ney kicks off its seventh year of the Wish Tree!

This interactive display of thoughts and wishes for the coming year always brings interesting new ideas, new sentiments, and new dreams. With tags, pens, and pencils nearby, the tree awaits your expression of hope and cheer. The big night, of course, is the HPNA co-hosted Winter Celebration, on Sunday, December 8 from 6 to 8 pm. Always a lovely and warm community gathering, this year promises to be just as hearty as those in the past. The season for the Wish Tree will end on Sunday, January 5, so you have a month to leave your New Year's thoughts upon it.

Speaking of years, 2019 was a big one for the museum. As you might know, the National Trust for Historic Preservation granted the Ney \$150,000 in very late October as part of the online Vote Your Main Street program, and your votes counted! The Museum, its staff, the Friends of the Elisabet Ney Museum, and the City of Austin's Parks and Recreation Department thank you for your time and energy. The funds will be applied to the restoration of the building's many historic doors. The project, entitled "Through These Doors," was a way to do significant, needed repairs while also honoring those remarkable women (and men) who have passed into the building over the decades, particularly those who had a hand in the passage of the 19th Amendment, giving women the right to vote. Elisabet Ney, sadly, passed away thirteen years before ratification of the amendment, but she was an active suffragist with a significant impact on the movement in Texas. The "Through These Doors" effort was also the theme of this year's Polkapocalypse!, as staff from the National Trust were present during the whole event.

Furthermore, the week before Polkapocalypse!, the Real Estate Council of Austin had its Christmas in October event, providing the Ney with thousands of dollars of gifts, materials, and labor on some exciting site enhancements. For instance, the Lodge, the old classroom building on 45th Street, was painted a bright new blue, with bright polka dots. These will move from time to time, making Austin's only kinetic mural. The group also installed badly-needed outdoor lighting, regraded trails, built a new portable stage, planted foliage, constructed bat and owl houses, and established an education center by the main gate. The most notable change, not quite complete at this writing, is the installation of a beautiful new wrought iron fence along the Avenue G side of the museum. This replaces the livestock fence that has been in place now for much longer than intended.

To sum up, lots of exciting developments! Many, many thanks to the Real Estate Council of Austin, to

## Monthly Calendar December

- 2 — HPNA Meeting
- 4 — Historic Resources Survey Meeting at McCallum Arts Theatre
- 5 — DRC Meeting
- 6 — Recycling Pickup
- 7 — City Council Public Hearing for LDC
- 8 — HPNA Winter Celebration at Ney Museum
- 9 — Steering Committee Meeting
- 20 — Recycling Pickup
- 25 — Merry Christmas!
- 31 — Happy New Year's Eve!

the National Trust for Historic Preservation, to the Friends of the Elisabet Ney Museum for their help in coordinating and facilitating these relationships, and to you for enjoying the museum and voting for it.

Keep your eyes peeled for the annual Saturday Morning Drawing Salons coming in January and much more ahead. Happy Holidays everyone!



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Holidays!*

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# Autumn in Hyde Park: Polkapocalypse



# Autumn in Hyde Park: Halloween

Photo by Jack Nokes



Photo by Kevin Heyburn



Photo by Kevin Heyburn



Photo by Kevin Heyburn



# Fire Station Festival

Once again, we had a great Fire Station Festival to honor the Austin Fire Department; Engine #9 and its firefighters; and, by extension, the inimitable Dorothy Richter, whose efforts years ago helped save this neighborhood asset. We marched in costume with a parade propelled by the McCallum drumline; relaxed to music from the Blake Whitmire Band; showed our strength with the tire pull; and enjoyed Zippy the Clown's balloon creations, cookie decorating with Quack's, magical face painting, and funny photo booth snaps.

Thanks to our sponsors and generous donors: Grande Communications and its ambassador Stephanie Cano who joined us again with giveaways; Hyde Park Bar and Grill, Fresh Plus, and Wheatsville for sandwiches, snacks, and drinks; Quacks and staff for cookies, icing, and take home containers; and Dane's Body Shop for the awesome tire pull.

Special thanks to the special event committee members who make the festival such a pleasure to plan and a breeze to pull off: Anne-Marie Griger, Leigh Ann McGehee, Ashley Aarons, Nancy Bass, Deaton Bednar, Judy Gurgiolo, Linda Van Bavel, Mary LaTouf, Matt Ott, Darren Boerner, Irene Ginakakis, and Jen Berbas. Their innumerable contributions are so greatly appreciated. Thanks to our day of volunteers, who helped keep the parade route safe, hand out treats and prizes, and helped clean up afterwards. Thanks to the Hyde Park Baptist Church and the support of Danny Bivens and June Spikes for

lending chairs and helping hands; and a most special shout out to the Acteens and Kathy French for coming through again to help us staff the day. Finally, thanks to the AFD firefighters for hosting us, offering tours of the truck, and lending a helping hand. We are grateful for you and thankful for your presence. See everyone next year!



Photo by Sarah Cook

Jen Berbas



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# Autumn in Hyde Park: Fire Station Festival



All photos by David Matthis

# HPNA Meeting Minutes: November 4, 2019

The monthly meeting of the Hyde Park Neighborhood Association was called to order by co-President Betsy Clubine at 7:08 pm on November 4, 2019 at the Griffin School, located at 5001 Evans Avenue.

The guest speaker was Evan Thompson, Executive Director of Preservation Texas. His topic was the threat to historic buildings by the planned hospital construction on the Austin State Hospital (ASH) campus. He reviewed the evolution of the ASH redevelopment project. The state has allocated almost \$200 million to build new patient facilities; it recently broke ground on a hospital to be located on the western side of the campus, with access to Lamar Boulevard. From a preservationist's perspective, the problem is not the facility but its location; in the last year a decision was made to demolish half of the existing buildings, including many of historic value. These include the laundry building, the mattress factory, the ice house, and especially residential and dining facilities for African-American patients during the era of segregation (for more details, see his article in the November issue of the *Pecan Press*). After being informed that several threatened structures are part of African-American history, the state chapter of the NAACP has gotten involved. In response, the state might be considering moving the African-American women's dorm to another

site on campus. While the main administration building is a protected building, other historic structures remain under threat of demolition, as do numerous archeological and burial sites. Preservation Texas is opposed to the demolition of these historic buildings, built starting in the 19th century and continuing through the 1930s, and is working on creating a National Historic District on the ASH campus. It has submitted a draft proposal and expects a decision in the spring of 2020. Preservation Texas wants the state to move the planned hospital to a different campus location, to deconstruct rather than demolish the historic structures, and, as a last resort, to relocate as many as ten historic structures to other parts of the ASH campus. To support this effort, he urged HPNA members to sign a protest petition on the Preservation Texas website ([www.preservationtexas.org](http://www.preservationtexas.org)). (To find the petition, type "Austin State Hospital" on the organization's homepage search box. Click Evan's article, "African-American and Women's History to Be Demolished." Then click "Sign our petition" at the top of the article. You can also click "Contact your State Legislator." Senator Kirk Watson was instrumental in the decision to retain the ASH campus as a medical facility.) To contact Preservation Texas, email [ashburn@preservationtexas.org](mailto:ashburn@preservationtexas.org).

The next agenda item was a resolution requesting that AISD remove Ridgetop Elementary School from its list of planned school closures. Discussion was brief, and one substantive error was corrected. The full resolution's text can be viewed in the November issue of the *Pecan Press*, online at [austinhdepark.org](http://austinhdepark.org), Pecan Press Archives. As amended, the resolution passed unanimously.

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

The third agenda item was a vote on a resolution opposing the city's draft land development code. Co-President Clubine explained that the resolution was developed from prior HPNA meeting discussions, neighborhood survey results solicited by HPNA, and the recent meeting with Mayor Adler, at which a large group of Central Austin residents expressed their concerns about the proposed code changes. In composing the resolution, the HPNA Steering Committee decided to focus on four main issues. The procedure for voting on the resolution was to read, amend, and vote separately on each of five parts. After much discussion and some amendments, all parts passed with overwhelming support. For the complete text detailing the rationales supporting each resolution, go to the HPNA website.

*Members of the Hyde Park Neighborhood Association (HPNA) welcome growth that allows more people to reside in our already dense, diverse, eclectic, and historic neighborhood, while retaining and expanding the characteristics that make Hyde Park special. HPNA recognizes that the draft Land Development Code has positive goals that we support, but we do not believe the draft is likely to achieve many of the Council's stated goals and may have unintended negative consequences in several areas.*

## Hyde Park Neighbors –

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Since May, we have advocated for a process through which neighborhoods can participate in the LDC rewrite and help identify areas appropriate for additional density and were grateful to learn that we would be afforded this opportunity. However, HPNA cannot submit an alternate zoning map at this time under the parameters and timeline offered by the city.

The draft LDC was released October 4, the Supplemental Staff Report with recommended amendments and corrections was released October 25, and no summary of subsequent Planning Commission decisions has been released yet. The map submission deadline of November 6 does not leave our neighborhood adequate time to respond; per our bylaws and prior practice, we are not in a position to set forth a proposal with such sweeping implications without a diligent community input process. Additionally, we cannot comply with guidelines that call for the exact level of additional zoning categories that the draft map has proposed for an already dense urban neighborhood.

At the same time, we welcome the opportunity to work with city leaders to identify opportunities in the neighborhood for increased density that are more context sensitive than those that accompany the linear corridor designations set forth in the draft. Through extensive communications with HPNA members and residents, we know there is support for true residential-scale missing-middle housing and ADUs that respect existing development patterns. We hope we will have the opportunity to work with the city to find solutions.

We propose the following four HPNA resolutions and their submission in lieu of an alternate map:

1. *Affordability: Every effort must be made in Hyde Park and city-wide to support income-diverse neighborhoods.*

The Hyde Park Neighborhood Association therefore resolves that the Land Development Code must sufficiently protect existing affordable housing and produce on-site affordable units, particularly in high-opportunity areas like Hyde Park.

2. *Duval Street: Duval Street must not be designated a corridor for zoning purposes.*

The Hyde Park Neighborhood Association therefore resolves that Duval Street, and similar roads, should be removed from the list of streets that are designated as transit corridors under the proposed new Code.

3. *Local Historic District: The integrity of Local Historic Districts must be protected.*

The Hyde Park Neighborhood Association therefore resolves that the Land Development Code must do more to adequately protect Local Historic Districts and historic properties.

4. *Infrastructure: Infrastructure improvements must be completed before greater density is allowed.*

The Hyde Park Neighborhood Association therefore resolves that the Land Development Code must include infrastructure improvements, with no additional density granted before these upgrades occur.

In addition to calling on the city to address the four specific issues above, the Neighborhood Association urges the city to ensure that appropriate operations planning and budget forecasting occur before any new code is enacted. Each city Department should be required to submit an analysis of the budget impacts of enacting the new code (including staffing additions and training costs) with analysis to include any and all

resources required for fully-supported code application, code enforcement, and related operations.

The final agenda item was announcements. Members were reminded that Texas law allows property owners to protest zoning changes. You may file your protest online at [FileYourProtest.com](http://FileYourProtest.com). The protest filing deadline is December 5. The Historic Hyde Park Homes Tour is Sunday, November 10.

The meeting adjourned at 9:24 pm.

– Submitted by Susan Marshall  
HPNA Co-Secretary

## Meeting for Historic Resources Survey in North-Central Austin

The City of Austin is undertaking the documentation of the architecture, history, and culture of north-central Austin neighborhoods in order to support heritage tourism efforts.

The city's Historic Preservation Office has contracted with two consulting firms to conduct two Historic Resources Survey projects for this effort; one of those projects includes University, Windsor, and the parts of Hyde Park that are not currently zoned historic. That project is being completed by Austin-based historic preservation planning and management firm HHM & Associates, Inc. (HHM).

As part of this project, HHM is conducting a survey of buildings, structures, and objects built before 1974. The survey will include taking notes on the architectural features (such as exterior materials and roof form), mapping the locations of resources, and taking digital photographs. All survey work will be from the public right-of-way. The scope of this project is information gathering only and will entail no changes to zoning. However, the project will make recommendations regarding potential future City of Austin landmarks and historic districts as well as National Register-eligible individual properties and historic districts and will provide information that will help citizens if they choose to designate a district or landmark. Any future zoning changes would have to be initiated by the community and follow the separate public process for zoning changes, which entails multiple public hearings.

A public meeting for the two projects is scheduled for Wednesday, December 4, 2019 at 6:30 pm in the McCallum Arts Theater, McCallum High School, 5600 Sunshine Drive, Austin, TX 78756. In addition, public input may be submitted using the online questionnaire at <https://forms.gle/R765xFnwZ4YryGVh8> or using a paper questionnaire. To obtain a paper questionnaire, contact Emily Payne, HHM's point of contact for the project, at 512/478-8014 or [epayne@hhminc.com](mailto:epayne@hhminc.com). If you have questions or concerns related to the survey project, please contact Andrew Rice at 512-974-1686 or [andrew.rice@austintexas.gov](mailto:andrew.rice@austintexas.gov).

# Hyde Park Neighborhood Plan Contact Meeting Minutes: October 21, 2019

Trinity United Methodist Church, 4001 Speedway

**1. Call to order.** Contact Team Chair Lorre Weidlich called the meeting to order at 7:07 pm. A quorum was present. Ms. Weidlich announced that the Contact Team will hold a special called meeting in approximately two weeks to consider possible actions on the city's draft rewrite of the land development code. She also encouraged members to attend the Planning Commission hearing, Saturday, October 26, and to contact Planning Commissioners and City Council Members with their thoughts on the draft proposal. She noted that city staffers will issue additional recommendations for the code rewrite on Wednesday, October 23, which might affect the Hyde Park area.

**2. Resolution to Support Ridgetop Elementary.** Susan Moffat presented a draft resolution in support of the continuance of Ridgetop Elementary as an active campus within the Austin Independent School District (AISD). Ridgetop is a fully enrolled school with an acclaimed dual language program and an active and engaged parent base and has met all state academic accountability standards. The school is located within Hyde Park's boundaries and the Hyde Park Neighborhood Plan specifically calls for Ridgetop to be maintained for public education and community purposes. Attendees agreed by consensus to add a line to the draft resolution noting the Contact Team's past work with the city to provide sidewalks near the school to improve access and walkability for students and families. **ACTION:** Contact Team members voted unanimously to support the resolution, as amended, calling for Ridgetop to remain open as an active campus (Susan Moffat, motion; Barbara Gibson, second; 13-0-0 vote).

**3. Land Development Code Rewrite.** Ms. Weidlich invited Fred Lewis and Barbara McArthur with the volunteer organization Community not Commodity to present their views on the code rewrite. After Mr. Lewis and Ms. McArthur left the meeting, Contact Team members discussed their own concerns regarding the current draft. Topics included the following: a rushed process and lack of transparency; the significant increase of base entitlements in transition areas absent any affordability requirement; whether valid petition rights would allow residents to protest the rezoning of their own property; the lack of a positive alternative plan; a general hostility towards neighborhoods among some city decision makers; the likelihood that rezoning will significantly raise land values and property taxes, potentially displacing existing residents; the likelihood that upzoning will force residents to compete with investors for homes; the impacts of the proposed elimination of on-site parking within a quarter mile of all corridors and centers; the impacts of the proposed increase in occupancy limits to six unrelated adults per unit; the impacts on Hyde Park's NCCDs, Local Historic District, and National Register District; the fact that years of thoughtful planning are

being discarded and replaced with a blunt instrument; concerns that established neighborhoods are being treated like blank slates; concerns that city decision makers increasingly view our homes and neighborhoods solely as investment opportunities; and the need for a list of talking points and a common voice.

After much discussion, the Contact Team agreed to work on an alternate map to submit by the city's November 6 deadline and to draft a resolution for Contact Team members to consider at a subsequent special called meeting of the Contact Team. Any map that alters the Neighborhood Plan or NCCD maps would also require a vote. Ms. Weidlich will announce the meeting date as soon as possible to ensure conformance with the team's bylaws. Ms. Weidlich also asked the Contact Team secretary to prepare a list of talking points about the issues raised, and asked Karen McGraw to work on a draft resolution. Rich McMath, Sarah Cook, and Betsy Clubine volunteered to work on alternative mapping.

An Avenue A resident suggested that, while state law prohibits voting on zoning, it might be possible to petition for a ballot initiative to oppose the increase in impervious cover and the elimination of on-site parking requirements within a quarter mile of all corridors and centers. The Contact Team agreed to put this suggestion on the agenda for discussion at an upcoming meeting.

There being no further business, the Contact Team adjourned its meeting at 8:45 pm.

– Susan Moffat  
Contact Team Secretary

# Hyde Park Neighborhood Plan Contact Team Minutes: November 6, 2019

Trinity United Methodist Church, 4001 Speedway

**1. Call to order.** Chair Lorre Weidlich called the meeting of the Contact Team to order at 7:05 pm. A quorum was present.

**2. Announcements.** Ms. Weidlich announced that Contact Team officer terms will end in January, and that she will be stepping down as chair. Vice Chair Kevin Heyburn and Secretary Susan Moffat are undecided at this time about continuing in their respective roles, but at least one officer position will need to be filled. Ms. Weidlich encouraged Contact Team members to consider serving in an officer role. Sharon Brown announced that people whose properties are slated to be upzoned under the new land development code may file a protest at *FileYourProtest.com* by December 5. Protests must be filed for at least twenty percent of all upzoned properties for this effort to have a chance of succeeding. The city law department has already stated that their interpretation of state law does not allow protests if properties are upzoned as part of a full code rewrite, but other attorneys dispute this reading. If the protest effort proves successful, it would require a supermajority vote of the City Council to upzone properties against owners' wishes.

Continued on following page

**3. Contact Team Statement Regarding LDC.** Ms. Weidlich distributed a draft statement to city expressing the Contact Team’s concerns about the new draft Land Development Code (LDC) and map and requesting that area included in the Hyde Park Neighborhood Plan and Hyde Park NCCDs remain zoned as F25 until a full public process can be undertaken to consider appropriate amendments. The draft had been posted to the Contact Team listserv prior to the meeting. Contact Team members reviewed the draft and made a number of non-substantive edits to the document. In addition, CT members voted to approve the following substantive changes: (1) Add a new bullet point discussing the allowed size of structures under affordability bonus program (Adrian Skinner, motion; Ellie Hanlon, second; approved 16-0-0); include Avenue H in the bullet point that discusses localized flooding (Nick Van Bavel, motion; Karen Saadeh, second; approved 16-0-0); add a new bullet point discussing concerns about Duval (Ellie Hanlon, motion; Adrian Skinner, second; approved 16-0-0). The Contact Team then approved the full statement as amended (Ellie Hanlon, motion; Adrian Skinner, second; approved 16-0-0). Ms. Weidlich will forward the approved statement to members of the Planning Commission and City Council. To read the entire resolution, go to [AustinHydePark.com](http://AustinHydePark.com), to the Austin Land Development Code Rewrite section.

**4. Proposed Referenda.** Contact Team member John Worley distributed draft documents calling for two city referenda to the City Charter related to the code rewrite, one to prohibit increases in impervious cover and the other to prohibit reductions in on-site parking requirements. Members discussed the difficulties of securing enough signatures to place these items on the ballot, whether issues that are part of the zoning code can be amended through a city referendum, the general fatigue with ballot petitions, and the timing of such an effort. After discussion, Contact Team members voted to table the consideration of these items for six months.

**5. Additional Announcements.** Karen McGraw announced that she and several other Contact Team members spoke about the code rewrite at Planning Commission on November 5. Ms. McGraw also announced that the city’s Historic Landmark Commission will meet next week to discuss potential impacts of the code rewrite on Local Historic Districts, National Register Districts, and protections for historic properties and districts generally; she will post information about the meeting time and location to the neighborhood website.

**6. Adjourn.** There being no further business, the Contact Team adjourned its meeting at 8:11 pm.

– Susan Moffat  
Contact Team Secretary



2203 W 9th St. • \$2,000,000  
4 beds • 3.5 baths • 3,745 sq. ft.





6002 Marquesa Dr. • \$795,000  
4 beds • 3.5 baths • 3,136 sq. ft.



503 Park Blvd • \$545,000 **SOLD**  
2 beds • 1 bath • 1,250 sq. ft.



4602 Avenue H • \$659,000 **SOLD**  
4 beds • 2 bath • 1550 sq. ft.



4109 Avenue A • \$492,000 **SOLD**  
2 beds • 1 bath • 876 sq. ft.



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*Lettuce Recycle*  
by Dena Houston



**HOLIDAY TIME - A CORNUCOPIA OF STUFF!**

Life during the holidays is filled with abundance. It is a time of getting together with family and friends to celebrate the season with lots of food, gift getting and giving, parties, and general merrymaking. All this celebrating generates STUFF. I would never suggest we give up all the wonderful things the holidays bring. Instead, in this month's Lettuce Recycle, I hope to help everyone deal with some of the impact of this glorious bounty. In several months, "all this stuff" will become the focus of our de-cluttering mission for spring-cleaning.

**HOW TO RECYCLE SOME OF THIS STUFF**

- **Batteries** - Household batteries, including rechargeable, can be recycled at most Austin public libraries. Here is a complete list of the battery drop off locations in Austin: <http://austintexas.gov/page/battery-drop-locations>.
- **Gift Bags** - Gift bags cannot go into the blue recycling cart. They can be reused, donated to the Austin Creative Reuse Center (<https://www.austincreativeuse.org/>), or thrown into the trash cart.
- **Gift Wrap Paper** - Wrapping paper and tissue paper (no glitter or foil) is recyclable and can be placed directly into the blue recycling cart. This can even include paper with tape still on it.
- **Holiday Cards** - Plain cards can go into the blue recycling cart if there is no glitter or other embellishments (like bows or googly eyes). The embellished ones go into the trash cart. Photo cards cannot be recycled. They must go into the trash cart.
- **Holiday Lights and Old Light Bulbs** - Strands of broken holiday lights can be taken to the Recycle & Reuse Drop-Off Center. This center will also take old LED light bulbs. Incandescent bulbs must be thrown into the trash cart.
- **Styrofoam and Bubble Wrap** - Styrofoam peanuts and bubble wrap that are clean and in good condition will be accepted at mail box stores like Pak Mail and UPS. They will happily reuse them. Chunks of styrofoam and other styrofoam pieces are accepted only at the Recycle & Reuse Drop-Off Center. The recycling center no longer accepts styrofoam peanuts.
- **Tinsel and Broken Decorations** - Tinsel and any broken decorations must go into the trash cart. They are not recyclable.

**EXCESS WASTE**

- **Cardboard Boxes that Will Not Fit into the Blue Cart** - Flatten the boxes and set them next to your blue bin on collection day. They will be picked up that day by either the recycling truck or another city truck.
- **Holiday Party Waste** - With curbside composting, we can now put our party-generated paper plates, napkins, and food product into the green bin to be composted rather than going to the landfill. If you don't have curbside composting, consider using recy-

**Kitchens need to do a lot more than cook these days.**

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



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clable plasticware (cups, plates, bowls, and cutlery) for parties. After a quick rinse to remove food product, these can be placed in your blue recycling bin. TIP: I set out small bins for recycling and compost collection at my holiday parties.

- **Household Clutter** - Holiday time is a great time to get rid of the toys and clothing everyone has outgrown in order to make room for new items. Please consider donating your gently used goods to the many wonderful organizations in Austin that will happily accept them. Here is a link to the Austin Reuse directory to help find a home for your used items: <https://austineconetwork.com/austin-reuse-directory/>.
- **Trash Overflow** - Extra bags of trash that do not fit into your trash cart with the lid closed must be placed next to the trash cart and tagged with an Extra Trash sticker. These stickers can be purchased at most local grocery stores for \$4.00 + tax. Extra bags without a sticker will be charged \$9.60 + tax per bag by the city. If you have curbside compost collection, you can save room in your trash cart by sending all your turkey bones and leftovers to be composted rather than thrown into the trash cart.

#### QUESTIONS AND IDEAS FROM OUR READERS

*Are tetra paks recyclable?* No, they are not recyclable in Austin. Tetra paks, as well as cardboard milk and juice containers, must be placed in the trash carts. They are made of multiple layers of materials that cannot be separated for recycling.

*Are toilet tissue and paper towel rolls recyclable and do they need to be flattened?* Yes, both can go into the blue recycling bin and do not need to be flattened. The toilet tissue roll can even have a little tissue left on it.

*Is all aluminum foil recyclable?* No, aluminum foil must be totally clean and dry (no paint or food product) in order to be recyclable. It needs to be wadded up into at least a 2" ball. Foil tops on cream cheese, sour cream, and yogurt can be recycled if clean and dry. Some wrappers and toppers look like foil but are not. If you wad it up and it stays wadded up, it is foil. If it does not stay wadded up, it has a plastic coating on it and is not recyclable.

#### CRAYOLA COLORCYCLE IS A WAY FOR SCHOOLS TO RECYCLE CRAYOLA MARKERS

Visit this website for more information: <https://www.crayola.com/colorcycle.aspx>.

A very informative City of Austin recycling website, What Do I Do With (<http://www.austintexas.gov/what-do-i-do>), is a guide to recycling, reusing, composting, and more for City of Austin residential curbside customers. Just type in the name of an unwanted item and you will find out what to do with it.

Stay tuned for future tips that will include creative ways to recycle or reuse. If you have any questions or recycling ideas, please send them to [recycling@hpwbana.org](mailto:recycling@hpwbana.org).



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*Please remember:*

**WHEN IN DOUBT, THROW IT OUT!**

*and*



# To Raise a Village: 4108 Avenue H

Walk down Avenue H someday when you're heading for Quack's or the Hyde Park Market, and you'll pass a charming blue house with a playground shaded by mature pecan trees. If it's a weekday, you'll hear the sounds of children as they learn the skills of friendship, the sounds letters make, and more. Currently the home of Hyde Park Montessori, 4108 Avenue H has served the neighborhood as a Montessori preschool for over 50 years.

When 4108 Avenue H was a home, it was often mentioned in the social news as a site that hosted elegant soirees. We frequently heard that it was the home of an Austin mayor, but were unable to conclusively confirm



The front of 4108 Avenue H in September 2019. Photo courtesy of Hyde Park Montessori

that. The Short family moved out in 1966, and from 1968 to 1983, the property belonged to Austin Montessori School, one of several branches of that school.

From 1983 to

2015, 4108 Avenue H was a family-owned Montessori. Marquita Dubach, who owned and directed it until passing the reins to her daughter Jessica Salinas, recalls when most residents of our neighborhood were either folks with

grown children or UT students. Families who lived in West Lake and worked at Seton Northwest could swing through Hyde Park and drop off their children. Imagine making that commute today!

Over time, more and more families with young children bought homes in the area. Walking or biking to preschool was a pleasure for them, as it still is. Access to childcare is important to the ecosystem of neighborhoods, and Hyde Park is privileged to have several childcare businesses grandfathered into our zoning.



The front of 4108 Avenue H as the Montessori Center in the 1980s. Then, our well-loved blue fence was white and the front porch hadn't been closed in. Today, the building and fence are shades of blue and the porch is part of the East Classroom. Photo courtesy of Jessica Salinas

As we look to the future of Austin and our beloved neighborhood, Hyde Park Montessori considers how to



Back then, students would walk to Shipe Park in the summer to play and enjoy the grounds. Today, classes take walks to visit the goats on down the street and the fire station. Photo courtesy of Jessica Salinas

continue to serve the community that has given so generously to 4108 Avenue H over the last half-century. We are grateful to have helped raise your children

(and possibly even you) and are excited for this next chapter in the story of 4108 Avenue H.

This year, Hyde Park Montessori has launched an Annual Fund to help establish a down payment on the campus. We are grateful to have a wonderful LLC of current and alumni parents who manage the property and who are allowing Hyde Park Montessori the opportunity to purchase the campus in five years. If high-quality, affordable childcare, accessible near home



The Montessori Center playground in the 1980s. Those pecan trees still provide shade to the playground, and while they have been updated since these photos, playscapes and swings never go out of style. Photo courtesy of Jessica Salinas

or workplace, is something you value, we ask that you consider contributing. Together, we are building a bright future.

— Jessica Salinas and Payton Wells



# What You Get is Not What You Think

If I were to draw myself, what would I draw?  
 Would I draw eyes, the wrinkles that surround them?  
 Would I draw the creases that run from the corners of  
 my mouth  
 Down to the lower border of my chin?

I have learned that my face is not the concept,  
 I would not draw eyes, wrinkles, or creases,  
 Learning never ceases to amaze me.  
 If I were to draw my face, I should think first  
 Of the gesture, moving my pencil around on the paper,  
 Boldly, loosely, freely, feeling for the shape,  
 Asking it to come; then, I would locate my eyes,  
 Map them; where are they, in relation to the  
 Outline of my face, to the top of my head, to  
 The bottom of my face? Then, to be honest,  
 I would outline the value shapes. What are those?  
 See where some places on my face are darker,  
 Or lighter? See where there are circles, squares,  
 Areas of light and shade?

Values are a question - how dark or light are the  
 shadows?  
 Value shapes, do you get it? Why I would not draw  
 Eyes, Nose, Mouth-because they will emerge  
 If I get the light right - now, where are the corners  
 Of my mouth in relation to my eye and where are my  
 eyes  
 In relation to my nose?

I am no longer my features; at least not now,  
 At the outset of this project; I am a collection  
 Of value shapes, mapped according to anything,  
 Like a hat, or a chin, or a line behind me.  
 Looking at the picture, what do I see? What?  
 Learning to see is learning to draw.  
 What lives in the shadows? Where is my body  
 Standing? Where is my heart? My soul?  
 They are fitting in and out of the value shapes,  
 Relative to each other.

- Herzele  
 10/09/2019



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# HYDE PARK & NORTH UNIVERSITY HOMES GALLERY



**JUST LISTED**

## 4310 AVENUE G

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

Listed at \$975,000



**JUST LISTED**

## 509 EAST 38-1/2 TH ST.

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

Listed at \$525,000



**LEASED**

## 403 WEST 37TH ST.

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

Listed at \$2,400/mo.



**PENDING**

## 3500 RED RIVER ST.

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

Listed at \$669,000



**SOLD**

## 506 WEST 33RD ST.

Hemphill Park Townhome. Spacious 2-story brick traditional with 2 BR, 2.5 BA, 3 LIV, private courtyard, 2-car attached garage. Within walking distance to Central Market & UT.

Listed at \$685,000



**SOLD**

## 600 EAST 49TH ST.

Great opportunity for builder to complete Hyde Park project already in progress. Front house with 3 BR, 2 BA, back building with large workshop & 1 BR, 1 BA apartment.

Listed at \$699,000



**LEASED**

## 3306-C HARRIS PARK AVE.

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

Listed at 1,295/mo.



**SOLD**

## 608 EAST 48TH ST.

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

Listed at \$749,000

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