

December Meeting

HPNA General Meeting Agenda for December 7

- Welcome
- Update: 46th and 47th Street Bikeway Plans
- Overview: Proposal for Rethinking IH-35
- Vote: HPNA Officers (Co-Presidents and Secretary)
- Vote: 2021 HPNA Budget
- Live Holiday Music by Doorstep Duets

Join Zoom meeting at

<https://us02web.zoom.us/j/86452404381>

Meeting ID: 864 5240 4381

Dial by your location:

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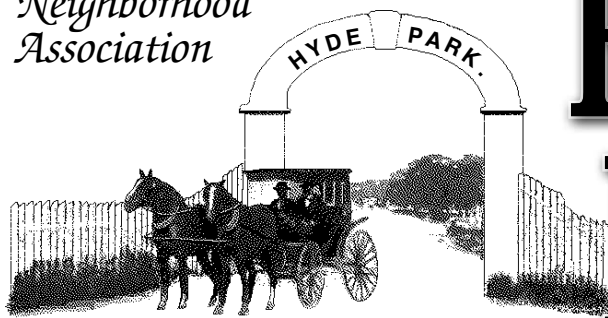
The Bikeway Is Coming, the Bikeway is Coming!

The City of Austin Transportation Department is proposing major changes to 46th and 47th Streets between Avenue A and Red River as Austin works to enhance the city's bike network. This 46th and 47th Street route would help connect the "All Ages and Abilities Bicycle Network" approved in the city's bike plan and strategic mobility plan. The Transportation Department describes the idea thusly: "Neighborhood bikeways are local streets where motor vehicle traffic speeds and volumes are kept low ... [they] provide calm, low-stress bikeway connections" via "a combination of speed management, signage, and pavement markings that allow people walking, bicycling, driving, and playing to share street space more safely and comfortably."

Following an initial open house at Ridgetop School in November 2019 to introduce the 46 and 47th Street Bikeway Project, the city has continued to refine its project design based on community feedback

Continued on page 15

The Hyde Park
Neighborhood
Association



Pecan Press

December 2020 • National Register District Neighborhood • Vol. 46, No. 12

Exploring Hyde Park Shipe Park

Shipe Park, dedicated in 1928, was named for Hyde Park's founder, Colonel Monroe Shipe. Known earlier as the Hyde Park Playground, it was purchased by the City of Austin with bond election funds: \$6500 for the land and \$3000 for a "shelter house and fence." Shipe Park was one of several neighborhood parks built in outlying residential areas of Austin in the early 1930s. Architect Hugo Kuehne, founder of the UT Department of Architecture, designed the shelter house.

In 1930, construction started on the wading pool, a handball court, and the shelter house, known as the "log cabin." Its rustic look defined the appearance of parks in Austin and across the nation at that time. Its breezeway was intended as a public space and is still used that way today.

Neighborhood lore states that a small dam of rocks near the bridge over Waller Creek was built to create a swimming hole for children. Obviously, Hyde Park needed something bigger than a wading pool! The full-size pool that resulted was filled daily with spring water from the nearby springs along Waller Creek.

Over the years, the park changed: playscapes were installed and replaced with newer ones; the handball court was replaced with a basketball court; and tennis courts, swing sets, and sidewalks were added. The drain-and-fill pump was replaced in 1985 and a pump house was built to house the new pool chlorination system.

Between 1997 and 2000, Hyde Park Neighborhood Association leaders Ann Graham, Susan Moffat, and Suzee Brooks organized such park projects as the bridge over Waller Creek and the installation of the archway on the south border of the park, constructed by Hyde Park resident Stan Kozinski of petrified wood secured from the recently demolished Petrified Wood Motel, a former neighborhood site (see related article in "Around & About the Avenues"). Around 2006, another group of neighbors led by Jill Nokes secured mitigation money from Austin Energy for the electrical towers it had constructed along Guadalupe Street and used that money to install a sprinkler system and plant trees.

In 2008, Mark Fishman, Jill and Jack Nokes, Adam Wilson, and Alison Young founded the Friends of Shipe Park. They initiated the annual It's My Park Day cleanup in March and Pool Opening Party and Movie Night in June. Their projects have included the mural on the pump

Continued on page 14

From the Desk of the Co-Presidents

Neighbors,



Like the rest of 2020, this is going to be a very different holiday season for most of us – less travel, no large parties, and more outdoor gatherings. Many seasonal activities such as the light displays at Mozart’s and the Zilker Park Trail of Lights have found ways to facilitate social distancing. Local events like the Hyde Park Winter Party at the Elisabet Ney Museum and the luminarias at Hancock Golf Course, however, have been cancelled due to COVID-19.

A groundswell of grassroots organizing has emerged around the future of Hancock Golf Course, where many wonderful activities take place besides golf, including the annual candlelight trail mentioned above. As I write, three organizations have developed alternatives to the city’s current course operations proposal. In October, over 185 people signed up for the Austin Parks and Recreation Department (PARD)

community engagement meetings – so many people that the meetings were postponed in order to fully adhere to the City of Austin Public Participation Principles.



We will keep you updated as things unfold and should have some information at our December meeting. You can read more of what’s been proposed by the city at <https://www.austintexas.gov/department/hancock-golf-course-planning>.

Also at the December HPNA meeting, we will have updates on two mobility initiatives in the neighborhood and vote on the remaining slate of HPNA leaders and the 2021 budget. The first mobility item is the 46th and 47th Street bikeway, which includes several proposed modifications to improve pedestrian and bicycle safety on the bike route intended to link Guadalupe with Airport Boulevard. See this month’s article for details. The second mobility item is a brief overview of plans to

revamp IH-35. Both mobility initiatives have comment periods that end in December. The meeting will wrap up with some lovely “live” holiday music by a duo from McCallum High School. As always, you don’t have to be a member to attend!

Best wishes for a wonderful holiday season. And stay safe!

– Betsy Clubine
President, HPNA

Hyde Park Neighborhood Association

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– HPNA Officers & Steering Committee –

- President**
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• Kathy Jackson • Paul Smith
- Secretary** • Vacant pending December election
- Co-Treasurers** • PO Box 49427, Austin, TX 78765
• Susanna Walker.....suzwalkercpa@gmail.com
• Lorre Weidlich.....lweidlich@mail2sevensas.com
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Austin Police Department Hyde Park Liaison

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Pecan Press

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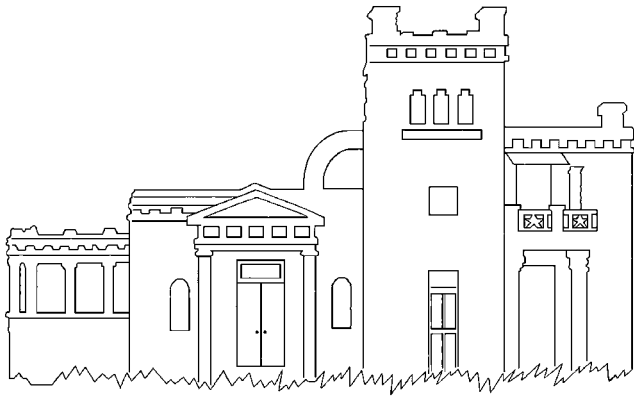
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Museum Ornament

News from the Ney

It's December 2020! We've almost made it!
The Holiday season approaches!

At this point, The Elisabet Ney Museum is projected to remain closed through at least mid-January, so it will not be hosting the lovely traditional Holiday Party. Fond memories will have to suffice this year. Be careful and stay well.

However, the Ney is still brimming with the seasonal holiday spirit. Because we won't be sharing the season in person, we can share it virtually. Accompanying this article, you'll see two images: one is a Ney Museum drawing and the other is a Wish Tree tag.

As you remember, one of the keystones of the Ney Holiday Party is the Wish Tree. This year, because the museum is not open, there won't be a community Wish Tree. However, try this: Write your wish for 2021 on the Wish Tree tag here, cut it out, then hang it on your tree. Then - here's the extra-cool part - send

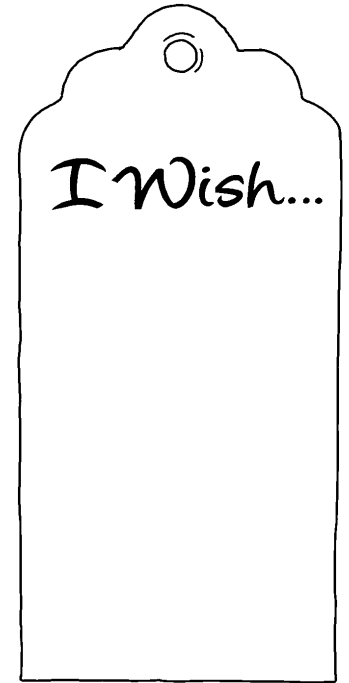
a picture of your tag to Museum Site Coordinator Oliver Franklin, at oliver.franklin@austintexas.org and he will put it on the Museum's Instagram account @elisabetneyatx. That way we all can share a virtual Wish Tree with the world!

Similarly, with the Museum drawing, color and decorate it as you wish, then cut it out and hang it on your tree as a museum ornament. Send Oliver a picture of that as well. He will post as many of each as possible. Note that if you don't want to cut up your Pecan Press (understandable), you can find PDFs of these at the Ney's website, at www.elisabetneymuseum.org.

If you prefer to put either on your own Instagram, feel free to do so, of course, and tag the Museum so staff can see it too. You might also add #*wishtree2020*.

Maybe we can't visit together and savor the season, but in this way, the museum can extend virtual hugs to all of its beloved neighbors and followers world-wide.

Happy Holidays everyone!
#*Sursum*



Wish Tree Tag

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.
- University students are free.
- All memberships expire on September 30th of each year.
- New members and members who lapse in dues for over six months are eligible to vote at HPNA meetings 30 days after receipt of dues.
- Membership dues can be paid in several ways: By signing up at an HPNA meeting or event, by mailing in the membership form, or by joining online using PayPal. To pay online, go to www.austinhypark.org and click on the **Join Now** button. Dues paid online are \$6.

Submission Information

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

Hyde Park Neighborhood Association Membership Form

Name _____ Phone _____

Address _____

Notify me by email of HPNA meetings & events _____

Dues per Person

<input type="checkbox"/> Standard - \$5/yr.	<input type="checkbox"/> Check
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<input type="checkbox"/> Renewing Member	Amount _____

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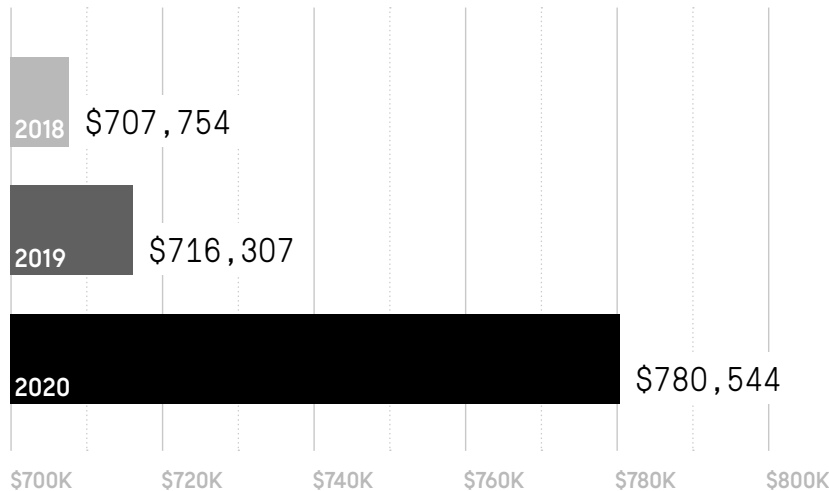
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All YTD data is pulled from Austin MLS for single family residences.





What's The Point?

It would be easy to give up now,
I'm sure many feel that way,
What if you are 83-years into life
And a 50-year old espouses ridiculous theories
Paraphrasing conspiracy theories that you regard
as bullshit?
Wouldn't that be enough to make you want to quit trying
Quit even living?
In this very trying time ("trying" such a polite word)
When it is not enough to have a pandemic,
When it is not enough to have climate change,
Silent for so long but seemingly all-at-once
Making itself known with massive fires, multiple
hurricanes,
And extreme temperature changes,
When it is not even enough to have "the Donald", a TV
personality,
(A crumb ball personality), the orange clown, as the
Leader of the Free World,
Wouldn't any of those be enough to make an 83-year old
Give up? There does not seem to be a sign of any kind
Even a glimmer of hope that change will happen
In this lifetime and we, who are younger, by 10, or 20,
years

Would like to offer encouragement to those who are
despairing,
But what is there to say? We do not suffer fools gladly?
Too bad we feel the same way but the fools do not
change,
I am just too curious, though curiosity might take me
Like it does the proverbial cat,
To know what will happen next, and next, after that,
Let us commiserate; let us share our fate,
Though I may over-estimate the possibility of change
I'll gladly share my curiosity along with a cup of tea.

— *Herzele*
09/19/2020

Monthly Calendar December

- 1-15 — Julio's Fundraiser for Helping Hand Home
- 7 — HPNA Meeting
- 10 — Happy Hanukkah!
- 10 — Baker School Historic Zoning at City Council
- 14 — Steering Committee Meeting
- 25 — Merry Christmas!
- 31 — Happy New Year's Eve!

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Around & About the Avenues

Hyde Parkers Win Election. November 3 turned out to be a good day for two Hyde Park residents: Bruce Elfant and Andy Brown were elected to county offices. Bruce will continue his position as Travis County Tax Assessor-Collector; Andy has assumed the position of Travis County Judge, to serve the remainder of Sarah Eckhardt's term. Andy promptly found himself the subject of a *Austin Monitor* article (<https://www.austinmonitor.com/stories/2020/11/judge-elect-andy-brown-eager-to-start-new-job/>) and then a feature on both KUT's Morning Edition and in the *Austin Monitor* (<https://www.austinmonitor.com/stories/2020/11/newly-sworn-in-travis-county-judge-andy-brown-says-hell-shift-focus-from-jails-to-mental-health/>). He also provided the *Austin Monitor* Quote of the Day for November 9: "That's the way that we get back to business the quickest, by being safe and following the science." Congratulations to both Bruce and Andy.



Andy Brown, with his wife Sara and children Hattie and Franklin, on the morning of Election Day

Andy promptly found himself the subject of a *Austin Monitor* article (<https://www.austinmonitor.com/stories/2020/11/judge-elect-andy-brown-eager-to-start-new-job/>) and then a feature on both KUT's Morning Edition and in the *Austin Monitor* (<https://www.austinmonitor.com/stories/2020/11/newly-sworn-in-travis-county-judge-andy-brown-says-hell-shift-focus-from-jails-to-mental-health/>). He also provided the *Austin Monitor* Quote of the Day for November 9: "That's the way that we get back to business the quickest, by being safe and following the science." Congratulations to both Bruce and Andy.



Julio's to Assist with Helping Hand Fundraising. Julio's Restaurant, in Duval Center, is teaming with the HPNA to conduct a holiday fundraiser to benefit Helping Hand Home for Children. Stella Lucero, Julio's owner, will donate a portion of the proceeds from anyone who mentions "Helping Hands" while ordering, during the period from December 1 to December 15. While you're celebrating the holiday season, order a meal from Julio's, mention "Helping Hands," and contribute toward a neighborhood institution carrying out a meaningful and valuable mission. You can also contribute directly at helpinghandhome.org/giving.



Duval Speed Limits Go Down – Finally. It's been a goal of the Hyde Park Contact Team for years now to reduce the speed limit on Duval from 35 MPH to 30 MPH. It's finally happened. On November 9, an Austin Transportation Department representative was busy removing the old speed limits signs. The new, lower, ones followed shortly thereafter.



Austin DOT removes old speed limit signs in anticipation of change

Baker School Moves toward Historic Zoning. Despite some opposition to including all of the Baker School campus, the Historic Landmark Commission – with one opposing vote – supported the application of Baker School for historic landmark zoning. By the time you read this, the application will also have appeared before the Planning Commission (November 24). The application is scheduled to appear before City Council on December 10. For those who no longer recall the history, a committee of Hyde Park residents negotiated at length with Alamo Draffhouse to establish zoning standards before its purchase and inclusion in the Hyde Park NCCD. The original plan for the property included an apartment building with 25% affordable units on the half-block area behind the school building. This plan failed to materialize after the City of Austin purchased that area for a retention pond to alleviate flooding on Guadalupe. Historic landmark zoning was also part of the negotiated plan; and after receiving a Preservation Award for Rehabilitation from Preservation Austin for its recent restoration, Baker School is even more qualified for such zoning.



Stan Kozinski Recognized for Shipe Park Wall.



Stan installing the Shipe Park arch

Readers of this issue's "Exploring Hyde Park" article (page 1) know that the petrified wood wall on Shipe Park's north border was constructed by architect and long-time Hyde Park resident Stan Kozinski. Now Stan has credit for his work: a plaque installed in the wall. The installation work was completed on November 3 by Nick Treviño and Dovin Outlaw of North Loop Sign & Graphics, Inc. After life returns to normal, Hyde Park will celebrate Stan's achievement; for now, drop by to see the sign.



Nick Treviño and Dovin Outlaw with newly installed sign for Stan Kozinski

Now Stan has credit for his work: a plaque installed in the wall. The installation work was completed on November 3 by Nick Treviño and Dovin Outlaw of North Loop Sign & Graphics, Inc. After life returns to normal, Hyde Park will celebrate Stan's achievement; for now, drop by to see the sign.

Continued on page 11



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Hyde Park Halloween 2020

The COVID-19 pandemic might have limited the number of trick-or-treaters in Hyde Park, but it didn't keep residents from decorating for the holiday. The upcoming election proved to be an inspiration for some of that decorating. While we look forward to a more normal holiday next year, we can enjoy some truly exceptional displays of Hyde Park creativity from this year.



Photos by Kevin Heyburn





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Austin Board of Realtors, MLS data shown is for Austin area addresses August, 2020



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Around & About the Avenues

...cont'd from page 7

Avenue G Art. Hyde Park's Healthy Street, Avenue G, has been inspiring art in the street. At 48th Street, walkers can observe a street mural painted by Jess Jabar of Avenue G and 52nd Street and her fellow artists. Its purpose is to celebrate being outside and being "in this together." At 41st Street, Avenue H resident Denise Fulton (*denisemful-ton.com*) created "A Love Note to Hyde Park" to celebrate the neighborhood and its Healthy Street. On your walk, stroll, or roll on Avenue G, pause to enjoy these contributions to Hyde Park. The City plans to remove the Avenue G Healthy Street designation soon. If you would



Denise Fulton and a Love Note to Hyde Park



Jess Jabar and friends and their celebratory street mural

like to see it continue, visit <https://www.saveave-nueg.org>, a website created by Avenue G neighbors, for information.



Hyde Park Poets

I Feel Winter

I feel winter coming on
 Not that winter, here in Central Texas,
 Is anything to fear but, it is a change,
 Today is gray, a rainy day,
 No cheer from sun, no birds I hear,
 And even though it's in the eighties,
 I feel a chill,
 Not the chill of ague, not the chill of flu,
 Just the chill a-comin'
 Winder coming on.

— Herzele
 09/21/20

Hyde Park Poets

Addendum to Deciduous

All that I believed was true
 Regarding the dropping of the leaves
 From the little Japanese maple
 That every year produces the
 Reddest of the red leaves
 Hey! Aren't leaves green, or brown,
 Or yellow? Yes, but the maples,
 Japanese, make very beautiful leaves
 That steadily, progressively, turn red.
 Then drop – I have watched this little tree
 Turn red and redder as December
 Waxes and wanes, leading up to Christmas,
 And every year, as previously reported,
 Those red little chitterers, drop
 And, what did I tell you? They drop later
 Every year, but, wait!! No sooner did I plan
 To share this news with you,
 The leaves turned red, so red,
 Throwing down, more than I remember,
 And then, the tree was bare
 On the 24th of November.

— Herzele
 12/09/2019

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Word Find: Born in December

by der Brat

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 R S T O N E V O H T E E B N A J
 A I D A G U I L E R A W I C C A
 T N C O Y C A T K I N K Y L O N
 M A C H A L N U B I P P A X W E
 S T O P A O O U E O N R E A L A
 N R O O T R F R H C A G L I E U
 O A W W N F D Y S B A T J O E S
 S T E V E O N P A W D L L O S T
 N N U T S O S R R I I S E C H E
 I N T O H O T K S Y Z F A V E N
 K I T T Y O W N C C O T T O O N
 C A N O N C E C L A I R E B E L
 I A M B U Y A Z Y A J I M M Y S
 D E N T S I V A D E N Z E L L Y

[Numbers in parentheses = number of letters in answers]

1. "Ain't No Other Man" for Christina ___ (8)
2. "Fur Elise" - one of his shorter works. (9)
3. Youngest to write and sing #1 country song. (6,5)
4. Sammy ___ Jr. - of the rat pack. (5)
5. Blue-eyed leader of the pack. (7) _____
6. It's Jimmy from Margaritaville. (7)
7. Samuel L. from Pulp Fiction. (7)
8. Poet: born and died in Amherst, MA. (9)
9. Scientist born on Xmas. (6)
10. Gave us the Bennets and the Dashwoods. (4,6)
11. Responsible for Beyonce's lemonade. (4)
12. Ada ___ the first coder - before computers! (8)
13. Mickey's & Donald's "dad." (4,6)
14. Fauvism and "Le Danse." (7) _____
15. Started Amer. Red Cross. (5,6)
16. ___ Washington from "Glory." (6)
17. Dr. Lecter, I presume. (7,7)
18. Only person I know of named Rudyard. (7)
19. Was forced to sign the Magna Carta. (4,4)
20. First to receive Mark Twain Prize for Humor. (7,5) _____

Answers on page 15

Lettuce Recycle!

by Dena Houston



Online Shopping – A Holiday Recycling Challenge!

The pandemic has forever changed many of our shopping habits. Online shopping has become the go-to for many of us for safety as well as convenience. Online shopping, however, creates all kinds of recycling challenges. My holiday gift to you is some guidelines to help with this recycling process.

- **Brown Mailing Envelopes Lined with Bubble Wrap or Any Other Type of Padding** – Place in the trash can. They are mixed materials that cannot be separated for recycling.
- **Brown Packing Paper** – This goes into the recycling bin.
- **Bubble Wrap and Air Pillows** – These go into the plastic bag collection bin. Remove the air from the air pillows. Bubble wrap in good condition can go to mail packaging stores. Call ahead of time to make sure the mail packaging store has space for them.
- **Cardboard Boxes** – These go into the recycling bin. If there are more boxes than will fit in the bin with the lid closed, they can be folded and set next to your blue bin. They will be picked up at no extra charge.
- **Cellophane** – This goes into the trash can.
- **Crinkle Cut Paper** – Like shredded paper, this cannot go into your recycling bin but instead can go into your green compost bin. Please put it in a paper or compostable bag.
- **Plastic Mailing Envelopes Lined with Bubble Wrap** – Take these to a plastic bag collection bin.
- **Styrofoam** – Blocks, chunks, meat trays, takeout containers, sheets, and pouches are accepted at the Recycle & Reuse Drop-Off Center (RRDOC).
- **Styrofoam Peanuts** – Shipping peanuts are not accepted at the RRDOC. Mail packaging stores will take them. Call ahead of time to make sure the mail packaging store has space for them.

Gift Wrap, Bows, and Holiday Cards

- **Tissue Paper and Wrapping Paper** – This can go into the recycling bin. Wrapping paper with glitter or foil is not recyclable; put it in the trash can.
- **Gift Bags** – Glossy gift bags or any gift bags with glitter or flocking go into the trash can.
- **Holiday Cards** – Cards without glitter or foil can go into the recycling bin.
- **Ribbon and Bows** – These go into the trash can.

Response to Plastics Article from National Public Radio

Many of my “Lettuce Recycle” readers contacted me about a recent story on NPR about plastic recycling. The link to that story is <https://www.npr.org/2020/09/11/897692090/how-big-oil-misled-the-public-into-believing-plastic-would-be-recycled>. Ken Snipes, the director of Austin Resource Recovery, responded to that article. Access his response at <http://www.austintexas.gov/blog/recycling-austin-remains-resilient-during-covid-19>.

Question from a Reader

Can I compost or recycle disposable masks? No. They are made with non-woven materials and elastic, neither of which will compost. These must go into the trash.

PLEASE REMEMBER - WHEN IN DOUBT, THROW IT OUT!

Remember the City of Austin recycling website: <http://www.austintexas.gov/what-do-i-do>.

Stay tuned for future tips for creative ways to recycle or reuse. If you have any questions or recycling ideas, please send them to recycling@hpwbana.org.

Happy Holidays to All of My Wonderful Readers and to the Awesome Newsletter Editors who Publish Lettuce Recycle

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who you love, what you
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Exploring Shipe Park... ...cont'd from page 1

house wall, designed by Pascal Simon and Holli Brown and created by community members during workshops held at Griffin School.

The park is undergoing another upgrade. Through the efforts of former Council Member Laura Morrison, Austin City Council voted \$3,100,000 to reconstruct Shipe Pool. A \$50,000 grant from the Austin Parks Foundation went toward renovation of the log cabin. Additional improvements were funded by donations, included a donation from the Hyde Park Neighborhood Association raised by its 2018 Historic Hyde Park Homes Tour.

As a result, 2020 has been a red-letter year for Shipe Park. During the summer, the new pool opened. Unfortunately, due to the COVID-19 pandemic, it closed soon after. The shelter house was not only restored, but awarded a Preservation Award by Preservation Austin. More work remains, but when the pandemic is passed, Hyde Park residents will be able to celebrate the renewal of an iconic Austin location.



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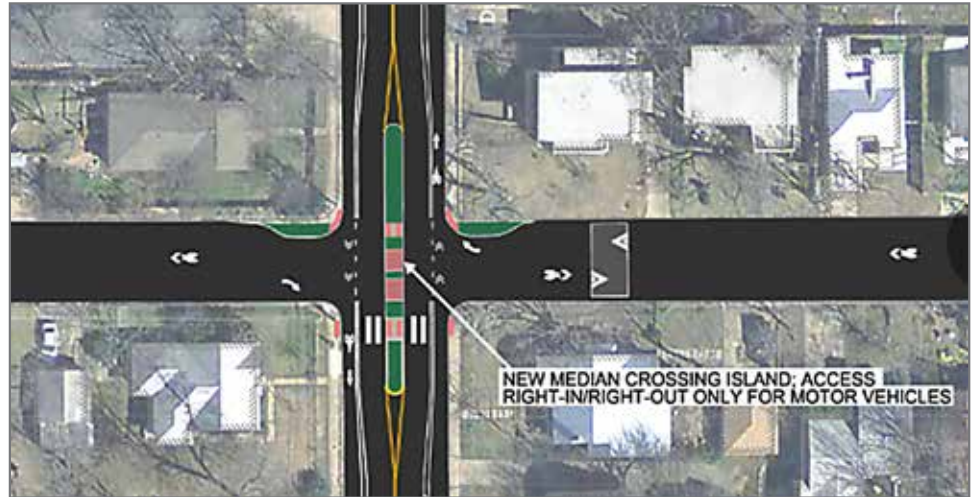
The Bikeway is Coming!

...cont'd from page 1

and additional study. The most recent proposal has been unveiled at an online open house, which you can find at <https://arcg.is/0f9Gn00>. Comments on the plan will be accepted till December 13.

Major proposed elements in the updated version of the Bikeway Project Park include the following:

1. A protected, on-street walking lane area on the north side of 46th that would shift parking between Avenues A and Speedway to the south side of 46th.
2. Speed cushions on 46th between Avenue A and F.
3. A new sidewalk on the west side of Speedway between 45th and 46th Streets.
4. An all-way stop at 47th Street and Avenue G (currently only north-south traffic has a stop sign).



Proposed Median Crossing at Duval and 47th Street

5. A protected crossing at Duval and 47th Street to include a painted crosswalk and a physical median that would require all east-west traffic on 47th Street to turn right onto Duval.

In a recent Zoom meeting between project staff and neighborhood residents, neighbors suggested the following edits to the plan:

1. Install an additional all-way stop at 47th Street and Avenue F to enhance pedestrian, bicycle, and vehicle safety.
2. Extend the on-street sidewalk on 46th Street to Avenue F, mirroring the bike traffic flow.
3. Streets and intersections affected by the proposed changes should get painted curbs and additional signage indicating where parking is prohibited to facilitate safe turns into traffic for bicycles and cars. These restrictions should be enforced.
4. The City should consider a phased approach prior to installing a physical median on Duval at 47th Street, starting with a painted crosswalk first. It should consider painted crosswalks at all cross streets on Duval, from 45th to 51st Streets, which would also support pedestrian traffic to and from Ridgetop where AISD buses pick up and drop school kids.

Please offer additional ideas, suggestions, and improvements by entering your comments at <https://www.surveymonkey.com/r/4647nb> or emailing the program lead, Dylan Johnstone, at Dylan.Johnstone@austintexas.gov. The comment period closes December 13. Thanks to city staff for extending the period to accommodate this article and the December HPNA meeting, where the proposal will be discussed, and thanks to Kelsey Evans for working with the city for many months as the Transportation Department refined its proposal.

– Sarah Cook



Protected Walking Lane at West Avenue & Shoal Creek Boulevard

Word Find Answers from page 12

- 1)Aguilera; 2)Beethoven;
- 3)Taylor Swift; 4)Davis;
- 5)Sinatra; 6)Buffett; 7) Jackson;
- 8)Dickinson; 9) Newton;
- 10)Jane Austen;
- 11)Jay-Z; 12)Lovelace;
- 13)Walt Disney; 14)Mat-tisse;
- 15)Clara Barton;
- 16)Denzel; 17)Antho-ny Hopkins;
- 18)Kipling;
- 19)King John; 20)Rich-ard Pryor



HYDE PARK & NORTH UNIVERSITY HOMES GALLERY



3501 WOODROW ST.
 Stately 1933 brick American Four Square home with 4BR, 2BA, 2LIV plus guest house. Park-like yard with pool on half-acre lot. Fun fact: Childhood home of QB Drew Brees!
 Listed at \$1,890,000



3512 RED RIVER ST.
 Custom built in 2001 and updated in 2019. Over 3,000 SF with 3 BR, 3 BA, 2 LIV, 2 DIN, study or optional 4th BR. Hardwoods, soaring ceilings. Decks, fenced yard, garage.
 Listed at \$1,195,000



600-A EAST 49TH STREET
 Just completed-modern restoration of Hyde Park bungalow. Open floor plan with 3 BR, 2 BA, spacious living/dining/kitchen. Built-ins, re-finished hardwoods, covered porch.
 Listed at \$669,000



4404 AVENUE D
 Charming and colorful 1948 stucco bungalow in the Hyde Park Historic District. 3 BR, 2.5 BA, 2 LIV, updated kitchen, master suite addition with private screened porch.
 Listed at \$795,000



4010 AVENUE H
 First time on the market in 50 years! Adorable 1939 cottage with 3 BR, 2 BA on oversized lot (65'x125'). Ready for renovation. Original garage/workshop.
 Listed at \$750,000



515 EAST 49 TH ST.
 Custom Craftsman home built in 2000 with 5 BR, 3.5 BA, 3 LIV plus separate 1 BR, 1BA garage apartment. Swimming pool, decks, oversized garage with workshop.
 Listed at \$1,395,000



3306 HARRIS PARK AVE.
 Upstairs unit of 1930s brick duplex with 2 BR, 1 BA. Updated with new appliances, refinished floors, screened porch. Looks out on tree-tops. Walking distance to U.T.
 Listed at 2,100/mo.



704 LANDON LANE
 Unique and whimsical 1936 Spanish Revival stucco cottage with separate guest quarters. Main house has 2 BR, 1 BA with updated kitchen. Incredible perennial gardens.
 Listed at \$799,000

Hyde Park & North University homes continue to be in high demand! Call your neighborhood expert today for a complimentary market analysis and customized marketing plan for your property. Check out new listings for sale on [Instagram](#) @hydeparkrealtor .

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