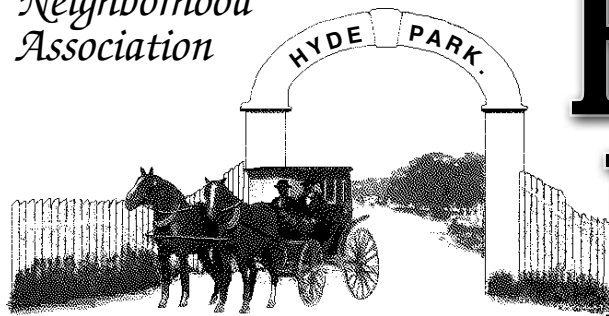


January Meeting

The Hyde Park Neighborhood Association will not hold a January meeting. We wish all Hyde Park residents a wonderful New Year and look forward to seeing all of you at the February meeting on February 5, 2018, at 7 pm at Griffin School.

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

*The Hyde Park
Neighborhood
Association*



Pecan Press

January 2018 • National Register District Neighborhood • Vol. 44, No. 1

News from the Ney

Happy New Year everyone! Here's hoping for a good, safe, peaceful year to come.

The Elisabet Ney Museum will welcome the New Year as always with its beloved Saturday Morning Drawing Salons! Every Saturday in January, from 10 to noon, the museum will host free structured drawing classes featuring exercises using Elisabet Ney's amazing statues as models. You can also draw the wonderful building! All materials and professional guidance are available just for asking. Again, that's 10 am until noon, Saturday mornings, in January. It's family friendly and doesn't require a reservation.

Also, from Thursday, January 11 through Sunday, February 18, the Museum will be featuring a very unique, curated special exhibition: AWXAW: Austin Women by Austin Women. Celebrate the vibrant spirit of Austin's women through their work, their subjects, and their stories in this unique collection of portraits of Austin women captured by Austin women photographers. Artists include Ave Bonar, Amalia Diaz, Christa Blackwood, Hannah Neal, and Erica Wilkins. An artists' reception will be held Thursday, January 11, from 6:30 until 8:30 pm.

And on Saturday January 27, at 2 pm, join photographers featured in AWXAW: Austin Women by Austin Women, for an Artists' Talk, as they discuss their inspiration, technique, and subjects.

Hyde Park Holiday Party: Friendship, the Wish Tree, and a Great Time!

On December 10, the Hyde Park Neighborhood Association hosted a holiday party for all to enjoy. Neighbors and friends gathered at the Elisabet Ney Museum to celebrate the season, neighborhood volunteers, and friendship. Over cheese and crackers donated by Central Market,



Diane Lund, Mayor Adler, and Karen McGraw photo by Betsy Clubine

sweet treats, and sparkling drinks, attendees admired Ney's sculptures, hung wishes on the Wish Tree, and had custom poetry created on-the-spot by the Typewriter Rodeo. The lines for these spontaneous works of art were often a couple of neighbors deep - check out the examples on pages 8 and 9!

Special guests attending the party included Mayor Steve Adler and his wife Diane Lund, Lieutenant Don Caldwell and the A-shift firefighters from the Hyde Park Fire Station Engine 9, County Tax Collector and Hyde Park neighbor Bruce Elfant, and Travis County Constable Carlos B. Lopez.

Gifts dropped off at the party from our neighbors for the young residents at the Helping Hand Home included toys; musical instruments; building blocks; art supplies; and over a dozen books, gift cards, and donations.

Thanks to Oliver Franklin and Lindsay Barras of the Ney along with the Ney's docents who helped out at the event, Hyde Park volunteers including Phil Siebert and Natalie Freeburg, our indefatigable Membership co-Chair Karen Saadeh, and all others who lent a hand.

sweet treats, and sparkling drinks, attendees admired Ney's sculptures, hung wishes on the Wish Tree, and had custom poetry created on-the-spot by

From the Desk of the President



First of all, let me wish you a wonderful new year. As the years go by, the neighborhood faces new and ever changing issues. While the last year saw its unique challenges – the sale of the Baker Center, the possible parole of Pearl Moen, and the continued march of CodeNEXT (and that does not even touch on the array of issues stemming from our state and federal governments) – this next year will also have its challenges. First and foremost, the final draft of CodeNEXT is due to be released. While none of us knows what will be included in this final draft of CodeNEXT, we have some clues from the earlier drafts. Most of Hyde Park is likely to be unchanged from its current zoning because our NCCDs will be retained; but that does not mean that the neighborhood will be completely exempted from the impact of the changes.

Changes that increase the number of residents in areas of the city where there is not sufficient infrastructure will only lead to increased congestion and flooding and negatively impact the quality of life for all of us. And it is our role as good neighbors to be cognizant of the issues facing our neighbors and work with them to help them ensure that these proposed changes do not negatively affect their quality of life. That

is the meaning of being a good neighbor.

Additionally, while the proposed zoning agreement with Alamo was approved by the membership last month, that does not mean that the issue has been settled. This proposal is just the start of the process at the City, and there will be additional changes to the day-to-day feeling of the area. The neighborhood association will continue to be actively involved in the process, making sure that neighbors' interests are protected. Additionally, this process does not circumvent any of the official city processes that will need to take place to approve this proposal, including meeting the requirements of the Historic Landmark Commission.

While these are only two of the major issues facing the neighborhood this coming year, there are many more community-building activities such as the Historic Hyde Park Homes Tour, the Egg Scramble, and the Fire Station Festival to look forward to. I hope your new year is off to a wonderful start and I look forward to seeing you at our February general meeting.

– Reid Long
HPNA President



Hyde Park Neighborhood Association

P. O. Box 49427 • Austin, TX 78765
www.austinhypark.org

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Pecan Press

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In Memoriam Cliff Barr

Our neighbor Cliff Barr died on December 3, 2017. He was 93 years old.



Clifford Lawrence Barr was born on Christmas Day, 1923, in Gulf, Texas. Shortly after he started college in Lubbock, his life path changed when the Japanese attacked Pearl Harbor. Cliff and many of his buddies immediately enlisted to fight in World War II. Cliff joined the Army Air Corps and served in China, where he completed 23 combat missions in a B-25 Mitchell Bomber. On one of those missions, his plane and its pilot were shot down and Cliff and his fellow crew members had to abandon their plane and parachute behind enemy lines. Fortunately, they all managed to make it safely back to their unit. During the war, Cliff was promoted to 1st Lieutenant and was awarded two Air Medals and a Purple Heart.

After returning home, Cliff graduated from UT with a degree in chemical engineering and became a Registered Professional Engineer. His career spanned 40 years with Shell Oil Company, Texas Gulf Sulphur Company, and Gulf Resources and Chemical Corporation. In 1988, he retired as the President of IMV Corporation.



Cliff was married to Lucy Barr for 64 happy years. They had three sons, Jim, Steve and Tom; seven grandchildren; and seven great grandchildren. After Lucy passed away, Cliff moved to Avenue H, to a house just a few blocks away from the home of his son Jim on Duval. Jim and Cliff would regularly meet twice a day at Cliff's house, in the morning for coffee at 6:00 am and in the afternoon for cocktails at 5:00 pm. Their cocktail hours were always a pleasure to attend. Cliff favored scotch, Jim preferred bourbon. Also dropping in on the festivities were members of Cliff's "Ginger Mafia" - four orange cats under Cliff's loving care.

Cliff was always a relaxed and welcoming host. He was great at grilling meat, knew how to bake excellent pecan and lemon meringue pies, and created amazing peanut brittle. Cliff was also blessed with intelligence and good health and lived independently until his last day. He passed from this life while asleep in his bed at his home in Hyde Park.



Membership Information

Submission 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.austinyhydepark.org and click on the Join Now button. Dues paid online are \$6.

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

Hyde Park Neighborhood Association Membership Form

Name _____ Phone _____

Address _____

Notify me by email of HPNA meetings & events _____

Dues per Person Standard - \$5/yr. Check
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HYDE PARK AREA: YTD SALES IN REVIEW

	2015	2016	2017
NUMBER OF HOMES SOLD	20	18	19
AVERAGE SALES PRICE	\$564,709	\$532,583	\$615,250
AVERAGE SQ FT	1,508	1,912	1,661
AVERAGE SOLD \$/SQ FT	\$376.77	\$340.44	\$389.16
MEDIAN DAYS ON MARKET	37 DAYS	40 DAYS	44 DAYS

All statistics & square footage are from Austin MLS for Single Family Residence taken 08/10/2017 from the Austin MLS. For detailed market information about your home, contact Sam Archer, Broker.



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Around & About the Avenues

HPNA President Interviewed about Baker School Sale.

During late November and early December, HPNA President Reid Long was interviewed for two articles about the sale of Baker School. In an article for *Spectrum News* (“Austin ISD sells HQ and other properties, moves south” by Jeff Stensland, November 27, 2017), Reid described the collaboration process: “They’ve come to us as a willing partner and see us as a partner in the project. The second phase as we understand it would include some form of housing – most likely multifamily.’ In the first phase, Long said, Alamo Drafthouse plans to refurbish the 106-year-old building and use it as its corporate headquarters.” For a feature for KUT radio (“What Is Alamo Drafthouse Going To Do With An Austin School Property In Hyde Park?” by Claire McNerny, December 1, 2017), Reid described the plans for the site: “My understanding is that a large portion of it would be their corporate headquarters and the headquarters for all their subsidiaries.’ Long met with Alamo’s architect about potential plans. Based on these conversations, he said he expects the school building to be preserved. “The format of the main building that is currently there would be retained,” he said. “Some of the interior would be remodeled.”



Bruce Elfant Named Tax Assessor-Collector of the Year.

Bruce Elfant, long-time resident of Hyde Park, was named the 2017 Tax Assessor-Collector of the Year by the Tax Assessor-Collector Association of Texas. He was recognized for his devotion to public interest, civic duty, and social justice. He was the first to adopt the Property Assessed Clean Energy Program, which provides businesses and nonprofit organization with low-cost long-term financing for projects involving energy conservation; he adopted an online mapping service that shows the county areas with the fewest registered voters; and, through his efforts, Travis County

was the first county in Texas to fully pilot WebDealer, the online titling and registration service for the Texas Department of Motor Vehicles. Bruce has held leadership roles in numerous community committees and has received other awards in his career with Travis County. In the speech he gave at his recognition luncheon in late November, he stated, “In this age of political rancor and divisiveness, the state’s tax assessor-collectors, who are elected Democrats and Republicans, are a shining example of how people from different parties can work together. We can engage in healthy debate on issues that impact our offices, but we respect each other and are always unified under a singular goal to deliver exceptional customer service to the people we serve in our counties.”



First Hyde Park Artisans’ Market a Success. Despite being rained out on December 16, the Hyde Park Artisans’ Market, under the organizational leadership of Leila Levinson, set up



and presented a beautiful array of artistic products to the public on December 17. This event gave Hyde Parkers a perfect opportunity to shop close to home for unique, hand-crafted items. Leila hopes to make the Artisans’ Market an annual event.



Save the Date for the Egg Scramble. Mark your calendar for the Sixth Annual Hyde Park Egg Scramble at Shipe Park on Saturday, March 31, 2018, from 10:30 am to 12:30 pm. This HPNA event, sponsored by Grande Communications, is open to everyone in the neighborhood! There will be popcorn, snow cones, and cotton candy as well as many fun activities including a bounce house, a face painter, and a balloon twister — all free to Hyde Parkers who attend the event!



Monthly Calendar

January

- 4 — DRC Meeting
- 5 — Recycling Pickup
- 6 — Saturday Morning Drawing Salon at the Ney
- 8 — Steering Committee Meeting
- 11 — Opening Reception for AWWAW:
Austin Women by Austin Women at the Ney
- 13 — Saturday Morning Drawing Salon at the Ney
- 16 — Frontera Fest begins at Hyde Park Theatre
- 19 — Recycling Pickup
- 20 — Saturday Morning Drawing Salon at the Ney
- 21 — 3M Half Marathon through Hyde Park
- 22 — Contact Team Meeting
- 27 — Saturday Morning Drawing Salon at the Ney
- 27 — Artists’ Talk at the Ney

Continued on page 7

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Around & About the Avenues

...cont'd from page 5

New Service from Austin Public Library. Readers and film aficionados will be happy to learn that Austin Public Library has added to its online offerings an enormous collection of videos through Kanopy, a streaming service similar to Netflix. All you need to access it is your Austin public library card. Kanopy offers 30,000 films, of which 60 percent are documentaries. There are also feature films, rare and hard to find titles, and classic films. If you want to see a documentary about politics, sports, or religion or a cinematic masterpiece by Charlie Chaplin or Ingmar Bergman, you can find them on Kanopy. Access Kanopy from the Austin Public Library website using your home computer, or use various other devices and platforms like Roku, iOS, and Android. You don't need to go to the library to use Kanopy; Kanopy can come to you.



Chad Crow Wins an Emmy and a Clio for his Political Ad.

Hyde Parker Chad Crow, who works as a political campaign manager, recently won both a regional Emmy and a Public Relations/Public Affairs Clio award for an ad he created for candidate Gerald Daugherty's successful re-election campaign in Travis County. The 60-second ad, "Please Re-Elect Gerald...Please," will be familiar to many Hyde Parkers. The Clio Awards is an annual award program that recognizes innovation and creative excellence in advertising, design, and communication. Chad's company, KC Strategies, becomes the first firm in the nearly six-decade long history of the Clio award program to be recognized for a political campaign advertisement. The Emmy, for Outstanding Achievement for a Single Spot Commercial, was presented by The Lone Star Chapter of the National Academy of Television Arts & Sciences. About the Emmy, Chad states, "Well it's not that big a deal. It's a regional Emmy, but the statue is the same."



Hyde Park Theatre Welcomes the Return of Frontera Fest.

Every night from January 16 through February 17, 2018, Hyde Park Theatre will be hosting its annual Frontera Fest. Frontera Fest presents a new, unjuried bill of four or five plays per evening, each no longer than 25 minutes. A given evening could include monologues, plays in progress, comedy improvs, cabaret singers, avant-garde dances, and even short films and multimedia presentations. On each Saturday, there is a juried Best of the Week performance, and during the last week, February 13-17, Hyde Park Theatre presents the juried Best of the Fest (plus a few wild cards!). For more information about Frontera Fest, go to www.hydeparktheatre.org.



Continued on page 11

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don't you agree?
But isn't it odd
that we don't see
Superheroes in real life
where are they?

I will tell you what I think:

Superheroes in real life
live in disguise
they are all around us
living regular lives
but when someone needs help
Superheroes step in!
They are firefighters, teachers,
Moms and Dads,
helpers are everywhere
Isn't it rad?

and kids can be superheroes too
MAYBE EVEN YOU!

Hyde Park (a poem for Oliver)

I love my whole neighborhood
they call it Hyde Park
It has a special something
a certain kind of spark
I love to walk along its streets
go to its parks and play
like the one that they call Shipe
right by Elisabet Ney
(and that is a museum)
if you didn't know
and when I want a taco
to Julio's I go
Antonelli's has the cheese
Mother's food is good
and I've only gotten started
about the neighborhood...
but there's no more room
In this poem
today





Ballerina

Wonderful grace
as you sparkle and twirl
high on your toes
you are out of this world
You are beautiful and strong
model physique
you interpret the music
you inspire me
You make it look easy,
That's what I say
maybe I'll dance like you
someday.

Engine #9 (a poem in honor & gratitude
for the Hyde Park Fire Station, from the
Hyde Park Neighborhood Association)

it's the only truck we have
small but mighty is our station
if people knew, we'd be renowned
all across the nation
but those that know us, love us
all across Hyde Park
they know we keep them safe and sound
from untoward flame and spark
but that's not our only duty
we're field medics too
we educate, we help the people
know just what to do
when danger strikes – but that's not all
we build community and fun
it's the best job in the world,
though our work is never done...



All poems by the
Typewriter Rodeo

All photos by
Lizzie Chen



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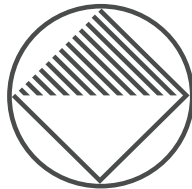
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Opinion

The Future of Baker School

Alamo Drafthouse will harm many of the New Urbanist strengths that have made Hyde Park, and the surrounding Central Austin neighborhoods, into oases. Instead, Hyde Park and our neighbors should push for AISD to transform the Baker Center into a new neighborhood middle school. The City of Austin has been against this plan because they believe the neighborhood does not have enough young families to support a new middle school. This shortsighted planning will harm our community as families are forced to leave for better local resources and the increased walkability of neighborhoods like Circle C and the Domain. Instead, the City of Austin and the Alamo Drafthouse should work together on financing a mixed-used development at the soon-to-be-abandoned Sears building in the Hancock Center.

Lee Elementary and Ridgetop Elementary both need a middle school significantly closer to their feeder neighborhoods. The Baker Center is significantly closer to both these elementary schools than their current feeder middle schools. Recent Lee Elementary alumni might even be able to continue walking to school. A bus route during the school year from Ridgetop would also result in significantly less morning and afternoon traffic than the year-round Drafthouse employees. Many of these individuals will not be walking to work. If they already own homes, they will not be encouraged to sell; and instead they will drive their cars through Hyde Park to reach the Baker Center. Therefore, the final design might end up closer to an office park, without the walkability that Hyde Park needs. The creation of a new public school would incentivize the sale of sleeper dorms and student ghettos to families. Many young families are moving to Austin, and the proximity to two schools would create an interest in the housing market. They might even become too expensive to rent to UT undergraduates.

A mixed-use development for the Alamo Drafthouse's new headquarters would also increase the necessity for these sales. The space could be best used to provide both micro apartments as cheap student housing and the necessary office space requirements. A new West Campus-style development would fit well in the Hancock Center, where student housing already exists. The proximity to I-35 would also increase the value of surrounding land. Developers would then be incentivized to pressure TxDOT to reconsider Reconnect Austin's cut-and-cap plan for the highway. Their current \$4.3 billion plan will instead expand the highway and lead to damaged property values.

Other Austin neighborhoods have experienced the sudden shift in developer interests once a new development is allowed within their single-family neighborhoods. The Cielo Property Group recently asked for a height increase at their 4 East project, near several single-family homes. Grayco Partners will be cutting down several heritage trees for their South Shore District PUD. There is a way for developers and Austinites

Continued on page 15

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Around & About the Avenues

...cont'd from page 7

Kori Crow Raises Money for Victims of Sutherland Springs Shootings. Hyde Parker Kori Crow, fresh from her efforts to assist victims of Hurricane Harvey, responded to the shootings in Sutherland Springs by setting up a GoFundMe page to benefit the victims. She created it after discovering that the church website had crashed almost immediately after the shootings because of the volume of people trying to donate funds. Kori's page directs contributions directly to the church, without any delay or middle man. Various celebrities have donated and publicized the page through their social media, and as a result it has raised over \$152.5 thousand. For an Austin news item about the fund, see <http://cbsaustin.com/news/local/officials-warn-of-gofundme-scams>.



Marathon Coming through Hyde Park in January. The 3M Half Marathon is scheduled for the morning of January 21, 2018, and part of its route takes it through Hyde Park. The route turns east from Shoal Creek onto 45th Street, proceeds east on 45th Street to Duval, and then turns south on Duval. It continues south on Duval until it turns east on San Jacinto. The marathon is scheduled from 7:30 to 11:30 am, so Hyde Parkers should plan their travels that morning accordingly. For information, go to 3mhalfmarathon.com.





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HPNA Minutes: December 4, 2017

President Reid Long called the monthly meeting of the Hyde Park Neighborhood Association to order at 7:05 pm in the Griffin School at 5001 Evans Avenue.

Reid Long invited new members to introduce themselves. This was followed by a representative of Farmhouse Delivery, a local mobile farmer's market with an online platform for ordering Texas produce, meat, dairy, and homemade delicacies. Their website (farmhousedelivery.com) also posts recipes.

The next item was an update from APD Officer Everett Beldin, the neighborhood district representative. He reviewed some crime statistics for our area, which indicated a decline in major offenses. However, he predicted increases in burglaries of residences and vehicles during the holiday season and underscored prevention guidelines such as locking doors and stowing packages in car trunks away from view. In response to an inquiry about the naked jogger, Officer Beldin was cautiously optimistic that this individual would be identified, but stated that this was a minor offense and unlikely to result in jail time. He emphasized the importance of requesting a police report when calling in an incident so that a record would be made, which enhances the chances of catching and prosecuting offenders. In response to a complaint about increased front-yard parking, he took down the location information and promised to follow up. Another resident expressed concerns about peeping Toms and trespassers in yards. His advice was to call 911 and not to engage the person. Officer Beldin's contact information is 512-974-1219 or Everett.beldin@austintexas.gov.

David Conner next introduced the proposed 2018 HPNA budget. Largely because of high ticket sales for the 40th Anniversary Homes Tour, HPNA realized over \$11,000 in net income for 2017. The proposed 2018 budget anticipates a net operating income of \$2000. In response to questions about particular budget items, Lorre Weidlich explained that the Steering Committee raised advertising fees for the *Pecan Press* a few years ago while simultaneously limiting ads to 50% of issue content. The 2018 HPNA budget was approved unanimously (27 in favor, 0 opposed, 0 abstentions.)

The next item of business was voting on the Baker School proposal, which was the product of negotiations between an HPNA committee and the architect representing Alamo Drafthouse. The Alamo Drafthouse has submitted a bid to purchase the property contingent upon city approval of a zoning change. Reid Long reviewed the highlights of the agreement, which were published in the December issue of the *Pecan Press*. These include size and height restrictions and the inclusion of affordable housing (for a period of 30 years) in a planned new structure. While AISD employees might receive advance notice of the affordable housing opportunity, residence will be open to all who meet the income qualifications. Any future proposed structures will have to go through the Historic Landmark Commission for review. After discussion, the proposal passed by a vote of 26 in favor, 0 opposed, and 2 abstentions.

Continued on page 14

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

The final agenda item was a vote on a letter from HPNA to the City of Austin concerning an unapproved demolition of a contributing structure in our local historic district. Lorre Weidlich gave the background information on this property located at 4207 Avenue H. After the owner's representatives made major structural changes that were not approved by the Historic Landmark Commission, the house is now down to studs and is no longer a contributing structure. The city has imposed no fines for violating HLC regulations. The proposed letter was discussed and a revised version passed by a vote of 25 in favor, 0 opposed, 0 abstentions. The text of the letter is as follows:

I write on behalf of the Hyde Park Neighborhood Association (HPNA) to request better enforcement by the City of Austin for the mandates of its Historical Landmark Commission (HLC).

At 4207 Avenue H stands a duplex that was a contributing structure to the Hyde Park Local Historic District. "Was" is the operative word here. The HLC approved certain additions to the property that would not destroy its contributing status. The responsible parties, in making these additions, dismantled the entire structure (see the attached picture). They had no permission to remove windows, porch, siding, or any of the other features that made the house a contributing structure nor did they request an updated permit from the HLC. They claim to have encountered various structural problems and to have removed the historic materials and elements as a result of those problems, but at no time did they return to the HLC to discuss the situation. The HLC only became aware of the demolition after the damage was complete and after neighbors alerted them to the situation.

The worst aspect of what occurred at 4207 Avenue H is that, despite this flagrant disregard for the restrictions established by the HLC, the City of Austin has thus far done very little to rectify the situation. The HLC told the architect to rebuild the house with new materials and to be more careful in the future. That is clearly not enough. The property owners and the development team should face real consequences for violating a mandate of the HLC, including being assessed fines and penalties. Without stringent enforcement of the historic district standards in our current city code, many other structures like 4207 Avenue H will be violated by architects, builders, and developers if they know they can get away with it.

Furthermore, we as a neighborhood call on the Preservation Office to add more staff to enforce the restrictions in place to protect historic homes and buildings. Currently, there is not enough staff to conduct the inspections that might have prevented this error in oversight.

Hyde Park has numerous examples of old houses that had serious problems but were nevertheless restored, with wonderful results. Working with old materials and crumbling structures might not be easy, but it can certainly be worthwhile, and, in the case of a landmark structure or contributing structure, it is required by Austin city code.

The HPNA calls on the City of Austin to stringently enforce the mandates established by its HLC Commissioners.

Continued on following page

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The citizenry of Austin should not have to feel that they are wasting their time and money attempting to preserve their own history when the city chooses not to regulate the protections that, working in partnership, we put in place decades ago.

The meeting ended with announcements of upcoming holiday activities. Reid Long adjourned the meeting at 8:07 pm.

— Submitted by Susan Marshall
HPNA Co-Secretary

Future of Baker Schoolcont'd from page 11

to compromise, but the details on the Alamo Draffhouse project are scarce. An update to the out-of-date scar that is the Hancock Center, and once was the Hancock Golf course, is a better solution.

The Baker Center is where I first played soccer as a member of the Blue Meanies. It might not be the most significant landmark in Hyde Park, but it has the potential to provide for our community. We need to encourage the City of Austin, AISD, and the Alamo Draffhouse to compromise on a deal that will benefit all of us. A new middle school in Hyde Park would encourage families to come here. A mixed-use development in the Hancock Center would meet the needs of students and long-term residents. The sale of the Baker Center will do neither of these things.

— Hank Morgan

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2311 SHOAL CREEK BLVD.

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4009 AVENUE D

Classic 1925 Hyde Park bungalow in heart of historic district. 2 BR, 1 BA, updated kitchen and hall bath, utility porch. Wood floors throughout. One-car garage.

Listed at \$529,000



4202 AVENUE C

Cute 1920s Hyde Park bungalow featuring 2 BR, 1 BA plus separate 1 BR, 1 BA garage apartment. Both have hardwood floors and many recent updates.

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