

# April Meeting

**When:** 7:00 pm  
Monday, April 4, 2016

**Where:** Griffin School  
5001 Evans Avenue

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

## HPNA General Meeting Agenda for April 4

- Vote: Support NCCDs by Opposing One Two East Entitlements
- Vote: Letter to District Attorney about Hyde Park Assault Case
- Presentation: Redevelopment of Streetscape at 43rd and Duval
- Update: Shipe Pool Redesign

**See You There!**

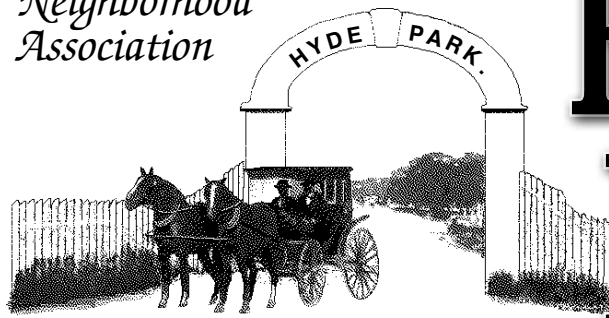
## HPNA Efforts Lead to Capture of Hyde Park Stabber

Residents of Hyde Park are celebrating the fact that the suspected assailant of a woman at Speedway and 44th Street during the early morning on November 14, 2015 has been successfully located, arrested, and charged. The victim has given credit to the Hyde Park Neighborhood Association for its efforts on her behalf. "I feel like if it wasn't for the help of the community – namely the Hyde Park Neighborhood Association – and the hard work of detectives, this wouldn't have happened," she said. ([www.mystatesman.com/news/news/crime-law/police-hyde-park-stabbing-suspect-lived-blocks-awa/nqbcK/](http://www.mystatesman.com/news/news/crime-law/police-hyde-park-stabbing-suspect-lived-blocks-awa/nqbcK/)). HPNA Crime and Safety co-Chairs Carol Welder and Kristin Remeza and co-Vice President Kathy Lawrence proactively pursued resolution on this case.

Lawrence's involvement began the morning of November 14, when Betsy Clubine, a resident of the 4300 block of Avenue F, called her. Clubine and other block residents were disturbed not

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*The Hyde Park  
Neighborhood  
Association*



# Pecan Press

April 2016 • National Register District Neighborhood • Vol. 42, No. 4

## Japanese Megacorporation Announces Purchase of Hyde Park Neighborhood

*Editor's Note: The year was 1992. Hyde Park had just been designated a National Register District. Larry Gilg was HPNA president, having succeeded Ben Heimsath. Walter Richter wrote a "Corner on Politics" column for the Pecan Press. The neighborhood had been engaged in a battle with the Hyde Park Baptist Church. In the words of Grant Thomas, editor emeritus of the Pecan Press, "Back in the early '90s, the Japanese and their economy bestrode the world like a colossus, and they were buying up all kinds of property in the States – including, amazingly and alarmingly, Rockefeller Center. And so, it was not totally beyond the realm of plausibility that they would buy an entire neighborhood. The piece also pokes a bit of fun at the Baptists – who really WERE buying up the 'hood in their apparently endless quest to secure more parking for their parishioners; and also at then-Councilmember Louise Epstein, who was not at all sympathetic to the Save Our Springs cause." That year, for the April Pecan Press, Grant wrote the first April Fools' Day article. In Grant's words, his article "caused considerable consternation, and even some panic."*

In an April 1, 1992 news conference that will no doubt mark an epochal turning point in the history of our neighborhood, the Japanese superfirm Kozinyu Hibijibi Unltd., Inc. (KHJ) announced the finalization of its plans for the wholesale purchase of the Hyde Park neighborhood. An immense electronics, whaling, and real estate conglomerate founded in 1944, KHJ, Inc. is based in Sapporo, but has affiliate offices and whale oil processing centers throughout the world. According to Mr. Itsara Feikishu, KHJ's President and Chief Executive Officer, the firm has been combing the United States "for the longest time" in search of a mammoth real estate takeover project such as the one that has apparently now been consummated. The two key factors in KHJ's decision to focus its acquisition efforts on Hyde Park, said Mr. Feikishu, were (1) the neighborhood's recent designation as a National Register District, with the powerful



Enroute to airport, HPNA President Larry "Lucky" Gilg accepts check from Japanese official

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# From the Desk of the Co-Presidents



Last month the Hyde Park Neighborhood Association (HPNA) received good news. First, we learned that the Austin Police Department (APD) arrested a suspect in a stabbing assault that took place on Speedway near 44th last November. The young female victim of this terrible incident was visiting a friend who lived in the neighborhood. She has recovered from the attack and has been working with the APD and the HPNA during the investigation of the crime, and we are grateful for her assistance and patience during the investigation. We are also grateful to all of our neighbors who helped post fliers around the neighborhood seeking information on the whereabouts of the suspect. These fliers proved to be a key piece in solving the case. And we thank HPNA co-President Kathy Lawrence and Crime and Safety co-Chairs Carol Welder and Kristen Remeza for helping the victim, working with the police, and coordinating the outreach efforts relating to this crime. Finally, we want to express our deepest thanks to the APD.

HPNA received three pieces of good news from the City Hall. First, the Austin City Council indefinitely removed the expiration date from the residential occupancy limit ordinance that was set to expire. This change to the ordinance makes permanent the Council's prior decision to limit the number of unrelated adults that may live in the same dwelling. According to the standing ordinance, no more than four unrelated adults — or six in some areas — may reside in the same single family home and no more than three may live in the same duplex. The residential occupancy ordinance only applies to homes built after March 31, 2014 or duplexes built after June 5, 2003, and — as was noted by the City Council in its discussion — will likely be addressed again

under CodeNEXT, the ongoing overhaul of the city's land development code. Keeping the current occupancy limit in place was something that HPNA supported both in 2014 and in 2016.

More good news! The City Council adopted an ordinance that will phase out type 2 (non-owner occupied) short term rental (STR) properties in residentially zoned neighborhoods. STRs are homes that can be rented out for thirty days or less. HPNA's concern was that the City's allowing type 2 STRs, with their short-term occupants, would reduce the number of long-term residents needed to build and support a neighborhood, leading to the hollowing out of central city communities. Many HPNA members were also concerned that type 2 STRs negatively affected neighborhood quality of life and eliminated affordable housing opportunities for citizens. Type 2 STRs will be phased out of Austin residential neighborhoods by 2022.

Finally, the City Council closed the small lot amnesty loophole. In many areas, neighbors contended that developers were using small lot amnesty to subdivide larger lots into small, substandard lots in order to access the entitlements provided by this ordinance. This was not the intent of the amnesty. The amnesty was intended to provide owners of

substandard lots with tools to make better use of their land, such as entitlements related to setbacks and impervious cover. The amnesty was not intended to allow developers to create such conditions in order to

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## Hyde Park Neighborhood Association

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

— HPNA Officers & Steering Committee —

### Co-Presidents

- Kevin Heyburn ..... kmheyburn@gmail.com
- Reid Long ..... reid.long@gmail.com

### Co-Vice Presidents

- Kathy Lawrence ..... mail@kathylawrence.com
- Adrian Skinner ..... adrian.h.skinner@gmail.com

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Treasurer • PO Box 49427, Austin, TX 78765

- Mark Fishman ..... mlfishman@gmail.com

### Additional Steering Committee Members:

- Sharon Brown • Joan Burnham • Jessica Charbeneau • Betsy Clubine • Dorothy Richter • John Williams • Lorre Weidlich • Karin Wilkins •

### — HPNA Committees & Task Forces —

AISD • Anne Hebert, anne@annehebert.com

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Austin Neighborhoods Council Rep. •

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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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# One Two East: History and Context

The Organization of Central East Austin Neighborhoods (OCEAN), the neighborhood plan contact team for Central East Austin, is working to raise awareness of a Neighborhood Conservation Combining District (NCCD) zoning case within its boundaries. The case has implications for all central city neighborhoods near IH-35, activity corridors, and the regional center of the central business district and the University of Texas at Austin.

JH West 12th Street Partners Ltd and Drenner Group have requested substantial changes in height and floor-to-area ratio (FAR) to Sub District 3 of the East 11th Street NCCD for a 2.839 acre site at East 12th Street and IH-35 in order to enable a mixed-use development known as One Two East. As proposed, One Two East requests 35 to 85 extra feet of height and approximately 154,000 extra square feet of building area and would include two residential towers with approximately 472 units atop 60,000 square feet of grocery store and pharmacy. The plan proposes five driveways – two on IH-35 and three on a standard urban local street, Branch Street, at the eastern edge of the property. The traffic impact analysis estimates 8000+ vehicle trips per day, 6000 generated by retail. Project cost was reported in the *Austin American-Statesman* to be \$260 million, and the rents in the

Continued on page 16

## Resolution for Vote at the April Meeting

Whereas, the Hyde Park Neighborhood Association (HPNA) supports the use of Neighborhood Conservation Combining Districts (NCCDs) to preserve historic development patterns of cultural areas and to protect the long-term viability of existing neighborhoods;

Whereas, the HPNA opposes the granting of increased NCCD development entitlements beyond those previously granted via a full neighborhood planning process to development projects that do not respect the existing community context or that detract from the viability of adjacent residential neighborhoods;

Whereas, One Two East's developer has proposed, in excess of already relaxed compatibility standards, to construct two high-rise residential towers and intense retail up to 185 feet in height and up to 617,000 square feet in area on a site located along the eastern IH-35 frontage road between East 11th and 12th Streets, directly adjacent to the historic Robertson Hill residential neighborhood;

Whereas, if additional entitlements are approved for One Two East, the development will disrupt an historic cultural area, threaten the long-term viability of an existing neighborhood, and set a dangerous precedent for modifying neighborhood supported plans for all Austin neighborhoods near regional centers and activity corridors; and

Therefore, Be It Resolved that the HPNA urges the Austin City Council to deny any increase in One Two East's development entitlements for this site and urges the Council to adopt protections and provisions that will mitigate any impact of its redevelopment on the adjacent neighbors especially those in the affordable housing trusts while upholding the zoning developed in the neighborhood planning process.

### 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@grandecom.net](mailto:lweidlich@grandecom.net).  
*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.*
- Send your contributions to Kid's Corner to Jessica Charbeneau at [ppkidscorner@yahoo.com](mailto:ppkidscorner@yahoo.com).

### Hyde Park Neighborhood Association Membership Form

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

Address \_\_\_\_\_

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

Dues  Standard - \$5/yr.  Check

Senior - \$1/yr.  Cash

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

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

Mailing Address:  
 HPNA Membership  
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 Austin, Texas 78765  
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# THE HYDE PARK SPECIALIST

*and Resident*

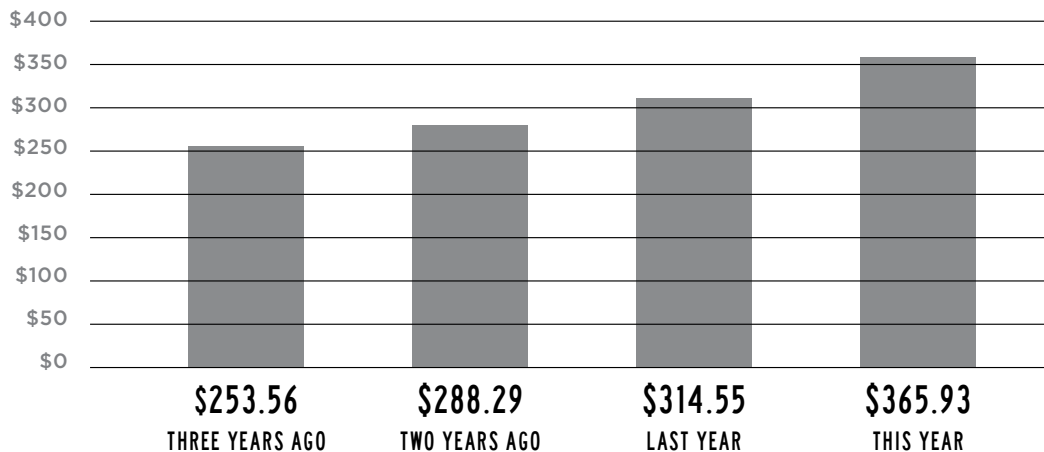
## SAM ARCHER

Until the 1880's, the Texas State Fair took place in Hyde Park. More than a century later, that same historic section of the city is once again attracting crowds as one of the most in-demand neighborhoods in all of Austin. I have lived in Hyde Park for 20 years and witnessed the area transform into a beautiful community that has seen a sweeping boost in property values and quality of life over the past decade. Whether you're looking to buy or sell a house here, my expertise and experience regarding the rich history of the homes in this classic Austin neighborhood will help ease the stress of the realty process. Contact me if you have questions or need any help planning your move.

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# Spring Cleaning at Shipe Park

On Saturday, March 5, over 150 people turned out at Shipe Park as part of Austin Parks Foundation's eighth annual It's My Park! Day, a city-wide volunteer effort. Families and students, individuals and neighborhood businesses worked hard to mulch trees, aerate compacted soil, spread compost on the bare field, clean leaves out of the pools, and clean trash from Waller Creek. It's always so inspiring and energizing to see Shipe Park full of people eager to sustain and preserve the park. These seasonal tasks have a year-round impact on the resiliency and beauty of Shipe Park, and without the help of volunteers, our over-stretched Parks Department would not be able to manage the park as comprehensively as we do on one Saturday morning in early spring.



The Friends of Shipe Park and the Hyde Park Neighborhood Association want to thank each and every volunteer who came out, especially Lisa Harris, who stepped in as the registrar and liaison with Austin Parks Foundation to launch and organize this event. Thanks also go to Quack's Bakery, which came with water and baked goods for the volunteers; Chameleon Cold-Brew, which brought drinks that kept the workers well caffeinated and energetic; Wheatsville Coop, which provided fruits and snacks; and all the city-wide sponsors of It's My Park! Day. Thank you for showing your support and affection for our heavily used park that provides recreation and respite for not only the neighborhood but many others as well.

— Jill Nokes



Photos:  
upper right & bottom left - Lizzie Chen  
middle right - Lorre Weidlich



## Want to Make a Difference with a Minimum Time Commitment?

One reason this year's It's My Park! Day (IMPD) went so smoothly was that Friends of Shipe Park have worked hard to make the event easy for organizers. Our core group (the Park Posse, who also sponsor the pool party in June) has divided the various tasks required to pull off this event into a series of components so that the event planning and execution is easy on every volunteer. The result is that a strong team can do the advance preparation (ordering up tools and materials, putting up posters, being the liaison with Austin Parks Foundation (APF) and Parks and Recreation Department, and so forth) easily and efficiently. Unfortunately, a couple of our members have moved out of the neighborhood; in order to make IMPD sustainable, energetic, and fun, we need a few more people to join the Posse. If you would like to contribute to our park and neighborhood, but have limited time, helping Friends of Shipe Park might be right for you. For a few hours (one meeting with APF, one with the Park Posse), plus some tracking of event registration from your home, you can make a contribution with long-lasting results that benefits many people. For more information, contact [jill@jillnokes.com](mailto:jill@jillnokes.com) or [alison@alisonyoungdesign.com](mailto:alison@alisonyoungdesign.com).

— Jill Nokes

## Around & About the Avenues

**Hyde Park Walk Around & Talk About with Kathie Tovo.** Hyde Park neighbors, have you ever wanted the opportunity to ask questions of – and perhaps share some ideas directly with – our City Council member? Watch the neighborhood listserv and HPNA Notices list for the date of a Walk Around & Talk About with Mayor Pro Temp Kathie Tovo. On a Saturday morning in April, we'll walk areas that concern neighbors and enjoy spots that enhance the neighborhood. City staff will accompany us and answer questions about their departments' work. Our neighborhood is the first in Mayor Pro Tem Tovo's district to have this opportunity.



**Another Hyde Parker Appointed to a Position of Public Trust.** Long-time resident and Hyde Park activist Karen McGraw was appointed on February 25 by Mayor Pro Tem Kathie Tovo to a two-year term on the City of Austin Planning Commission. She replaces Commissioner Jean Stephens. We appreciate her willingness to serve.



**Hyde Park Rental Appeal.** According to CultureMap Austin, drawing on information provided by the Zumper Market Demand Report, Hyde Park is the third most popular neighborhood in Austin for renters. The Zumper Market Demand Report analyzes every call and email sent in a month to determine renter interest. Hyde Park followed West Campus and North Campus, tied for first place, and came in ahead of Zilker, Brentwood, Old West Austin, Riverside, Bouldin Creek, Windsor Park, and downtown. Those neighborhoods placed fourth through tenth, in the order listed. See the article at [austin.culturemap.com/news/real-estate/03-14-16-most-popular-neighborhoods-austin-rent-apartment-house-hyde-park-zilker/](http://austin.culturemap.com/news/real-estate/03-14-16-most-popular-neighborhoods-austin-rent-apartment-house-hyde-park-zilker/).



**Hancock Native Plant Swap.** This free event will be held April 16 at Mother's Café, 4215 Duval Street, from 8 to 9:30 am. Here's how it works:

- Pot up some transplants or cuttings or bring seeds.
- Set them in the appropriate area: sun, shade, part sun and part shade, or water.
- Look around for plants that you would love to have.
- Take home as many plants as you brought.

Some people have asked if they can purchase plants because they have nowhere to dig up plants, so this year, there will be some native plants available that attendees can purchase at cost. Many people just hang out the whole time talking about plants; helping others identify mystery plants; and generally enjoying coffee, free doughnut holes, and all things gardening. Master gardeners and native wild flower habitat stewards will be there to assist with plant identification. Not sure if the plant you have is native? Go to the URL [www.wildflower.org/plants/](http://www.wildflower.org/plants/), type in the name, and check the



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distribution. Generally, if you can't find it in the wildflower database, it's not native. Not native? Don't know the name? Bring it, they will try to identify it and, if it's not native, you can toss it and pick up a native replacement. Their mission is to make all yards in the neighborhoods more beautiful and easier to maintain, while consuming less water. For more information, check the FaceBook page, [www.facebook.com/NativePlantSwap](http://www.facebook.com/NativePlantSwap).



**Trinity Music Series Features Zoe Lewis.** The Trinity Music Series will be a bi-monthly event featuring intimate performances by some of the best local and touring acts available. Portions of ticket sales will benefit local charities and the artists keep the rest. Their inaugural concert is April 2, 7 pm (doors open at 6:30), at 4001 Speedway. This is a family-friendly, community event designed for music lovers, adults, children, and anyone who enjoys a warm relaxed environment without the late-night crowds and difficult parking downtown shows can be. Plenty of free parking is available across the street. The beautiful and expansive church sanctuary is a fabulous venue for musical talent. Think of it as a house concert with a really big house! There is also an enclosed children's play area right outside the performance space, so if the little ones need a bit of recreation they are welcome to enjoy the facilities.

The featured artist for their inaugural concert will be Zoe Lewis, who plays gypsy jazz, jump jive, Latin grooves, swing, and international folk originals on anything from the piano to the spoons. She is the winner of the Colorado Rocky Mountain Folks Festival Troubadour Award in 2003, the New Folk winner at the Kerrville Folk Festival in 2002, and the 2001 Falconridge Folk Festival audience favorite. She has released seven albums of original material and is working on a new CD, a CD for kids, a collection of poems, and a one-woman play. She's traveled around the globe to over 70 countries, picking up world-beat grooves and stories on the way, jumping box cars, and riding on freight boats, and she has even played music with an elephant orchestra in Thailand. She's written music for commercials, movies, and two original musicals, *Snail Road* and *Across the Pond*, staged in Provincetown in 2011 and 2013 to sold-out houses. With her band Zoe Lewis and the Bootleggers, she runs a 1920s speakeasy specializing in Prohibition-era jazz, which has become a big summertime hit on Cape Cod.

Advance tickets are available at Bookwoman, 5501 N. Lamar. \$10 in advance and \$15 at the door. Kids are free. For more information, contact [eddiehollisedwards@outlook.com](mailto:eddiehollisedwards@outlook.com).



**Trowel & Error.** On April 2, from 9:30 am to 1:00 pm, Mayfield Park will host Trowel & Error, the spring event that annually attracts gardeners from all over Central Texas to hear experts give time-tested tips for beautiful gardens. Although lectures begin at 10:00 am, the event opens at 9:30 for those early birds who want to purchase Mayfield's hard-to-find heirloom bulbs and perennials for their April gardens and to stroll the garden paths in the early morning peacefulness. Trowel & Error will feature three dynamic and knowledgeable garden experts: Jenny Peterson, landscape designer and author, will present *Healing Gardens: Body, Mind, Spirit*; Eva Maria Van Dyke, insect advocate, will present *Gardening on the Wild Side*; and Keri Anderson, terrarium designer, will present *Terrariums Today: Go Undercover With Seeds and Plants*. Signed copies of Jenny Peterson's new book, *Cancer Survivor's Garden Companion: Cultivating Hope, Healing and Joy in the Ground Beneath Your Feet*, will be available for purchase. Not to be missed is the legendary raffle of garden goodies. Everyone goes home a winner. It's a wonderful way, rain or shine, to spend a morning learning how to add color to your landscape while relaxing among gregarious peafowl, towering palms, flowering trees, and ponds filled with lilies. Sponsored by Friends of the Parks of Austin. \$5.00 donation. For more information, contact [neenok@aol.com](mailto:neenok@aol.com) or see [mayfieldpark.org](http://mayfieldpark.org).



**Weigl and Mansbendel Exhibit at Austin History Center.** One of Hyde Park's best known historic homes is the Mansbendel House at 3824 Avenue F. Peter Mansbendel was a Swiss immigrant famous for his intricate woodcarving. Also on display in Hyde Park is some of the ornamental wrought-iron work of German immigrant Fortunate Weigl. A free exhibit currently open at the Austin History Center focuses on the work of these two men. The exhibit includes photographs that document the artists, their workshops, and their art, supplemented by a display of artifacts, including Mansbendel's toolset and examples of the work of both men. The exhibit is open Thursday through Saturday, 2 to 6 pm, and runs until June 26. For more information, call 512-974-7480 or visit [austinhistorycenter.org](http://austinhistorycenter.org).

Proprietors:  
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sun 10-3



# HPNA Minutes:

## March 7, 2016

The meeting was called to order at 7:05 pm by co-President Reid Long at the Griffin School, 5001 Evans Avenue.

The meeting began with an announcement by co-Vice President Kathy Lawrence concerning the arrest of a suspect in the November stabbing attack at Speedway and 44th Street. Referring to the fliers that have been credited with solving the brutal crime, Kathy underscored the work done by HPNA to coordinate an effective response and thanked all those who posted fliers.

The first item on the agenda, the new fencing installed during the ongoing renovation of the UT intramural fields, was tabled due to the absence of university representatives.

The second agenda item was a presentation of the 2016 Smart Trips Program sponsored by the Austin Transportation Department. Representatives Blythe Carter and Lonny Stern explained that the program's goal was to reduce single-occupant vehicle trips through carpooling, walking, bicycling, and using mass transit. The goal is to reduce both traffic congestion and carbon emissions. Hyde Park is within the geographic boundaries chosen by the city as a priority community. Households in the designated area will be mailed information about the program and invited to request additional resources, such as route maps. Learn more about the Smart Trips Program online at [www.austintexas.gov/smarttrips](http://www.austintexas.gov/smarttrips).

The third agenda item concerned a proposed development near Guadalupe Street between West 38 1/2 and West 39th Streets and was presented by realtor Brian Copland and architect Travis Habersaat. The four lots currently contain three residences, which the developer plans to demolish and replace with four multifamily units designed as two-story Craftsman-style buildings. The demolition has yet to be approved by the Historic Preservation Office and the lots will need to be rezoned for multifamily use. A preliminary design plan for the project was presented, and discussion included questions about trash collection and traffic.

The final agenda item was the posted HPNA resolution to close the Small Lot Amnesty loophole. On March 3, the City Council voted (7-4) to prohibit this tool used by developers to disaggregate small lots, demolish existing homes, and increase density. Former HPNA president Lorre Weidlich summarized the background of the issue, which particularly affects the north Hyde Park neighborhood. Co-Vice President Adrian Skinner presented an amendment to the resolution in support of the City Council's decision:

*WHEREAS Small Lot Amnesty is an infill tool provided to*

*Neighborhood Plan Contact Teams by the City of Austin; AND*

*WHEREAS Small Lot Amnesty was designed to provide owners of existing sub-standard lots with a tool to make better use of their land; AND*

*WHEREAS Small Lot Amnesty provides greater entitlements related to setbacks and impervious cover; AND*

*WHEREAS Austin area developers have been using Small Lot Amnesty to disaggregate or subdivide larger, standard lots into small, sub-standard lots in order to claim Small Lot Amnesty and the associated entitlements; AND*

*WHEREAS this pattern of development has resulted in the loss of older, more affordable housing stock in Austin;*

*RESOLVED the Hyde Park Neighborhood Association supports recent council action to close the Small Lot Amnesty Loophole.*

After discussion, the amended resolution passed by a vote of 27 in favor, no opposed, and no abstentions.

Announcements: Mark Fishman, chair of the Parks and Public Space Committee, announced the first public meeting to discuss the new Shipe Park pool project on March 23 at the Griffin School. The annual Egg Scramble at Shipe Park is scheduled for March 26. Kathy Lawrence announced that Mayor Pro Tem (and District 9 Council Member) Kathie Tovo will inaugurate a series of walking tours in her district with a visit to Hyde Park on a Saturday in April yet to be determined. Some city department heads will accompany her. Volunteers are welcome to join the walk. Preparation for the tour has included identifying locations to visit and issues (flooding, sidewalks, zoning, parking) to bring to the city's attention. Dorothy Richter raised the issue of adding properties to historic zoning protection, such as the Avenue B Grocery and the Ramsey house. Finally, co-President Reid Long announced that the City Council recently voted (9-1-1) to remove the termination date for the occupancy limit ordinance, which a HPNA resolution had supported.

The meeting was adjourned at 8:16 pm.

– Susan Marshall  
Co-Secretary, HPNA





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**LIN TEAM, OLD AUSTIN REALTOR®**



My tag "Old Austin REALTOR®" expresses the commitment to historic preservation that led me into real estate in 1997 to work with others who want to preserve the history and culture of Austin's older neighborhoods.

In 2000 I led in developing a class on "Marketing and Selling Historic Properties," an eight-hour MCE class sponsored by the Austin Board of REALTORS® and Preservation Austin. Fifteen times over the years I have gathered a team of experts to present useful information and every time it is done I learn more. The class will be offered again in February (For info see PreservationAustin.org)

Real estate companies change and evolve, and after fifteen good years with the Kinney Company I am happy to announce that I will soon be joining Elizabeth Brooks and her colleagues at Landmark Properties. Elizabeth has had a respected presence as a Broker south of the Colorado River in Travis Heights and other neighborhoods for more than twenty years.

Searching for a home in Old Austin can be difficult and frustrating—especially without the help of a REALTOR® who knows and appreciates central neighborhoods and old houses. I encourage anyone who wants to buy or sell an old house to work with a REALTOR® who lives and works here. We may not all be "old," but we have a proven commitment and knowledge that can be extremely helpful to a buyer or seller who wants to help save "old Austin."

As I join Landmark Properties, I will continue to work from my home, accessible to people who want to contact me by phone, cell phone or internet.

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Cell phone: 512-917-1930

[LTeam@austin.rr.com](mailto:LTeam@austin.rr.com)

**LANDMARK PROPERTIES**

## Kid's Corner: Little Free Library

Welcome to the Pecan Press Kid's Corner where you can find out about kid happenings in Hyde Park. Feel free to submit anything kid related, including event info, kid's drawings, stories, comics, songs, poems, what have you! [ppkidscorner@yahoo.com](mailto:ppkidscorner@yahoo.com)

As you walk through Hyde Park this month, you might notice an amazing addition to the neighborhood! The Gamma Classroom (3rd and 4th graders) at AHB Community School proudly constructed a Little Free Library in front of their school



The Gamma Classroom with their Teacher and Master Carpenter, photo by Wendy Salome.

last month. The Little Free Library was completely designed and built by the students, with guidance from their teacher, Susie Higley, and master carpenter, Terry Garity.

If you aren't familiar with them, Little Free Libraries are take-a-book, leave-a-book free book exchanges. The libraries are stocked with books and anyone who passes by is welcome to take one. All that is asked is that you either return it, or, better yet, return a different book that might appeal to someone else. In this way, the stock of the library remains interesting. There are several Little Free Libraries in Hyde Park and all over Austin. What makes this Little Free Library special is that it was designed and built



Little Free Library, photo by Wendy Salome.

allowed them to use math and science to create a sturdy, waterproof structure. The students are also working on becoming engaged with their community. AHB Community School has been a proud member of the Hyde Park community for nearly 10 years now, and they look forward to many more.

Finally putting all of their ideas together was a bit of a challenge, but according to one fourth grader, the hard work will pay off. "However hard this was for us to build, it was worth it, because the amount of happiness it will bring to others is so great," says Kahlil S. He and the rest of his classmates are really looking forward to watching the Hyde Park community use their library on a regular basis.

To learn more about AHB Community School, see <http://www.ahbcs.org/> and to learn more about Little Free Libraries, see <http://littlefreelibrary.org/>.

— Wendy Salome



## Monthly Calendar

### April

- 1 — Recycling Collection
- 4 — HPNA Meeting
- 7 — DRC Meeting
- 8 — Writer in Residency Program begins at Elisabet Ney Museum
- 11 — Steering Committee Meeting
- 15 — Recycling Collection
- 24 — Austin Short Short Festival at Elisabet Ney Museum
- 25 — Contact Team Meeting
- 29 — Recycling Pickup

and will be maintained by kids! With its prime location in front of Trinity United Methodist Church and the UT bus stop, there is potential for a lot of exciting traffic with the new library.

These third and fourth graders are no strangers to building and creating. The school that they attend, AHB Community School, uses a project-based and inquiry approach to integrate math, language arts, science, and the humanities across domains. This particular project al-

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# The Arts in Hyde Park

## Champ Turner

Champ Turner began drawing trains at an early age and has since created an impressive body of work that comprises realistic landscapes, portraits, and animals as well as surrealist drawings and video art. His award-winning work expresses a quirky sense of humor and includes cartoons that incorporate a unique take on language. For example, a series of drawings called “Bicycamels” is a whimsical depiction of different types of bicycles that take the form of camels.

Turner draws on his travels for inspiration and believes in giving back to his communities; his Sunbeam Collection of landscapes from his summers spent in Maine portrays the beauty of the coast and natural world. The work was shown at the charity Sunbeam Fair in Deer Isle, Maine, where the proceeds went to support a supply boat that serves the many small islands off the coast of Maine. Other landscapes of scenes closer to home include a triptych depicting the Hell’s Gate rock formation at Possum Kingdom Lake near the Dallas-Ft. Worth area. It was created on commission for a family member.

His formal training includes private lessons, summer art camps, and classes at school. He is currently enrolled in Advanced Art at Kealing Middle School and was accepted into the application-based Liberal Arts and Science Academy at the LBJ High School campus.

A particularly intriguing watercolor and pen piece, *Whales*, was created not for an art class but for an English assignment on the Surrealism Movement. The 8.5-by-11” work shows a pair of blue whales serenely gliding in the foreground of an aerial view of a pastoral valley ringed by mountain peaks. Turner describes his work as an imagining of whales as blimps freed by the constraints of the ocean and flying free through the sky.

Other noteworthy works include drawings that explore the boundaries of different media. *Orange Peel Skyline* incorporates the natural



Champ Turner

edges of an orange peel in depicting a skyline created with ink, while *An EGGcellent Elephant* shows a pencil elephant on a delicate eggshell. A clay-mation series created during a spring break camp is interesting in its depiction of animals.

His work can be seen and purchased at [champturnerart.com](http://champturnerart.com). He created the website as a means of sharing his work with others. He believes everyone can (and should) create art to express him- or herself and to have fun! An exquisite collection of eight notecards is available for only \$13. Single-image packs of notecards, including *Whales*, are also available.

– Ellie Hanlon



Whales

## Swan Lake

*To Tita Valencia*

Two swans while swimming in a lake  
can look like the number 22,  
and that is how many years  
we have lived together,  
I and you.

Each morning when I'm wide awake  
happy dreams come true  
now I see,  
many more sighs, very few tears,  
we're birds of a feather,  
you and me.

No matter what has been at stake  
we treasure the old  
and welcome the new,  
laughter overcoming fears  
through fair or foul weather,  
I and you.

Two swans while swimming in a lake  
may seem like the number 23,  
and that is how many years  
we have known each other,  
you and me.

— Miguel González-Gerth  
2-16-16


### Word Find: Musical Instruments

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

*(The numbers in parentheses indicate the number of letters in the answers)*

1. Traditional for Taps (5) \_\_\_\_\_
2. Lawrence Welk played it. (9)  
\_\_\_\_\_
3. Heavenly instrument that plays itself? (8)  
\_\_\_\_\_
4. Played by the concert master. (6)  
\_\_\_\_\_
5. Yo Yo plays one. (5) \_\_\_\_\_
6. Play one ... wear a kilt. (7) \_\_\_\_\_
7. Four score minus four for Music Man (8)  
\_\_\_\_\_
8. Man like Billy Joel. (5) \_\_\_\_\_
9. Big horn, little name. (4)  
\_\_\_\_\_
10. Peter's grandfather. (7) \_\_\_\_\_
11. For Louis, Miles, and Maynard. (7)  
\_\_\_\_\_
12. Hunters' guns in "Peter ..." (7)  
\_\_\_\_\_
13. The bird in "Peter ..." (5) \_\_\_\_\_
14. J.S. Bach played one (5) \_\_\_\_\_
15. The wolf in "Peter ..." (6,4)  
\_\_\_\_\_
16. Appalachian or hammered? (8)  
\_\_\_\_\_
17. Actually came from Africa, not Alabama. (5)  
\_\_\_\_\_
18. Costs more than a penny even in Ireland (3,7)  
\_\_\_\_\_
19. Also a Bach favorite. (11)  
\_\_\_\_\_
20. Less erudite version of #4. (6)  
\_\_\_\_\_

*Answers on page 16*



**trinity**  
united methodist church

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# News from the Ney

One of the Ney's most prized new programs is coming up in early April. It will take place in the tiny but homely confines of Edmund's tower, and there will be only one participant. That's the Elisabet Ney Museum's Writer in Residency program!

On Friday, April 8, author Antonio Ruiz-Camacho will begin his three-week tenure in the tower of the Ney Museum, working largely while the museum is otherwise closed to visitors. The Austin resident was born and raised in Toluca, Mexico. A former Knight Journalism fellow at Stanford University, a Dobie Paisano fellow in fiction at the University of Texas at Austin and the Texas Institute of Letters, and a Walter E. Dakin fellow in fiction at Sewanee Writers' Conference, he earned his MFA from the New Writers Project at UT Austin. His work has appeared in *The New York Times*, *Salon*, *Texas Monthly*, and elsewhere. His debut story collection, *Barefoot Dogs*, was named a Best Book of 2015 by *Kirkus Reviews*, *San Francisco Chronicle*, *Texas Observer*, and PRI's *The World*.

You'll have a chance to meet Antonio at an event in early May, when the Ney will host the international launch of the Spanish edition of *Barefoot Dogs*, entitled *Los Perros Descalzados*. It will be for sale at the Museum that day and is also available for pre-order on Amazon, Barnes & Noble, and BookPeople, or at your favorite indie bookstore. Antonio will read from both the English and Spanish versions of the book and will talk and take questions from the audience. The exact date will be announced shortly.

Another exciting literary event at the Ney comes in April, when the Austin Short Short Festival will be held there! On Sunday, April 24, from 1 to 4 pm, ten authors will read their best short short fiction piece, that is, fiction that is less than 1000 words. Several will have been successful entrants in Bat City Press's Short Short Fiction Contest. We also hope to have a couple of nationally-known surprise readers. Badgerdog Press will be present with children's writing workshops, and booths from local publishers and writing groups will also be featured. Internationally-known authors Elizabeth McCracken, the museum's unofficial literary curator, Deb Olin Unfirth, and Mary Helen Specht will oversee the day's events. By the way, be sure to keep an eye open for the Austin Public Library Friends Foundation's New Fiction Confab, which, not entirely coincidentally, occurs the day before (Saturday, April 23), largely at the John Henry Faulk Main Library on Guadalupe Street.

The Museum's May calendar is filling up too, with Antonio Ruiz-Camacho's book launch; wildflower walks brought to you in collaboration with the Lady Bird Johnson Wildflower Center; and two exciting weekends of WEST-based events featuring the art of Austinite Jenn Hassin, including the Fourth Annual Ney Day celebration, which will take place on Saturday, May 21.

Like the Museum on Facebook to best stay informed!

## Co-Presidents' Letter...

...cont'd from page 3

access those entitlements. Hyde Park did not adopt this tool, but neighborhoods around Hyde Park such as Northfield, to the north of our neighborhood, did, resulting in significantly increased numbers of demolitions and the subdividing of numerous lots. These demolitions in turn generated significant increases in impervious cover and fundamentally changed the fabric of many blocks. HPNA contended that closing the small lot amnesty loophole would help lessen the current trend of losing older, more affordable housing stock in Hyde Park and in Austin.

As you can see, February was a great month for Hyde Park and we are looking forward to an even better March. As always, we encourage you to reach out to either of us. We are interested in items you would like to discuss at an HPNA meeting or items that are of general interest to the neighborhood.

— Kevin Heyburn & Reid Long  
HPNA Co-Presidents



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# One Two East...

...cont'd from page 3

senior and multifamily towers would range between \$1900 and \$3500 per month. The developer, Haythem Dawlett, proposes a commemorative statue at the northwest corner of the property to honor the African American cultural heritage of Robertson Hill and the site's former use as Samuel Huston College.

OCEAN and its member neighborhood of Robertson Hill request that the Hyde Park Neighborhood Association add its voice to theirs in cautioning that increased entitlements for the One Two East site would have two significant negative effects:

- It sets a bad precedent for NCCDs city-wide.
- It validates Austin neighborhood concerns that City staff will use the Imagine Austin Growth Concept Map to contravene existing neighborhood plans and justify additional entitlements on sites that already enjoy sufficient height, density, and intensity of use to support our goals and priorities to grow as a compact and connected city of complete communities.

After months of working with the developer and its consultants to identify ways to effectively mitigate the negative impacts of this development, OCEAN and its member neighborhoods voted to oppose any increase in entitlement for the One Two East site. The NCCD was adopted in 1991 at the behest of development interests and representatives of the African American community who were frustrated with the ill effects of decades of disinvestment, city neglect, and discriminatory land use policy. Extreme height and FAR entitlements were meant to catalyze revitalization of a blighted area, but this site sat fallow and underused for twenty-five years while the community, non-profits, and the city preserved and rebuilt around it for blocks. Those entitlements are no longer justified, and additional height and FAR will spot-zone a property that already enjoys more height and FAR than any other lot in Central East Austin outside Sub District 3 and any other parcel located next to single-family use along the entire eastern frontage of IH-35 from Mueller to Town Lake.

Increased entitlements also fly in the face of a key provision of the NCCD that requires respect for the existing community context and demands that nothing detract from the viability of adjacent residential neighborhoods. Robertson Hill was settled by freedmen and is the historic core of the African American cultural legacy in central east Austin. Walling it off from the western half of the city reinforces a regrettable past of segregation and redlining. Current Robertson Hill residents reflect the socio-economic and racial diversity to which Imagine Austin aspires. Stakeholders within 200 feet of the site include new

Community Land Trust homeowners who do not own the land beneath their houses and therefore cannot sign a valid petition to protest what they consider a rezoning that will degrade the quality of life they anticipated in July, 2015, when they became Community Land Trust homeowners, unaware of this case. One Two East would stand in stark contrast to and loom over every structure, use, and heritage tree around it for blocks, undermine a historic cultural area, undercut diversity by accelerating the displacement of low and moderate income renters and homeowners, and compromise the long-term viability of a single-family neighborhood that was platted in 1875.

Central city neighborhoods are asked to stand with Central East Austin in defense of all that the East 11th Street NCCD stands to lose, to stand up for the original intent and integrity of the NCCD tool, and to urge Council to honor Austin's commitment to balance preservation of central city neighborhoods with our imperative to accommodate growth.

For the OCEAN flum, see [ftp://ftp.ci.austin.tx.us/npzd/Austingo/centra\\_east\\_flum.pdf](ftp://ftp.ci.austin.tx.us/npzd/Austingo/centra_east_flum.pdf).

— Tracy Witte



## Word Find

### Answers

FESTIVAL FORMUSIC  
OPERABEANDIPPER  
OISETAUTOHARPUBS  
FNAILATINANEBAAL  
JAMFAYDOGGODGUNS  
DPAIRRSTEERPARIO  
DMOPOETIXOILEROF  
LIECRANKHPOMPURL  
ETCELLOKEWILLYGU  
ZAPSUVICHENUMBAT  
GRATISAUHEILONE  
NODOPERUBSORTEMP  
URLRILBOLLAREALM  
VIALAGBASSOONERU  
NHAHNUANCEPULSAR  
OPENOBMORTICIAN

- 1)BUGLE; 2)ACCORDION; 3)AUTOHARP;
- 4)VIOLIN; 5)CELLO; 6)BAGPIPE;
- 7)TROMBONE; 8)PIANO; 9)TUBA;
- 10)BASSOON; 11)TRUMPET; 12)TIMPANI;
- 13)FLUTE; 14)ORGAN; 15)FRENCH HORN;
- 16)DULCIMER; 17)BANJO; 18)TIN WHISTLE;
- 19)HARPSICHORD; 20)FIDDLE



# Hyde Park Stabbing Suspect Arrested...

## ...cont'd from page 1

only by the presence of crime scene tape and emergency vehicles but also by the repeated frustration of their efforts to uncover what had happened. A short time later, Lawrence received a phone call from Scott Morris of the North University neighborhood, who had faced a similar situation when Esme Barrera was murdered in the West Campus area in 2012. Morris described to her the efforts taken by that neighborhood at the time. Ultimately, Lawrence was contacted by the victim herself, who had been encouraged to request the assistance of the neighborhood in locating the assailant.

In mid-December, Lawrence met with Crime and Safety co-Chairs Welder and Remeza to plan a course of action. Their first step was the distribution of flyers requesting that anyone with information contact the Austin Police Department. Willing volunteers collected stacks of flyers from Lawrence's porch and distributed them throughout the central Austin area. As a result of the flyers, neighbors contacted the trio with tips and were directed to the police.

The second step was to create continuing public awareness and exert ongoing pressure for a resolution of the investigation. Remeza wrote an article for the *Pecan Press* (December 2015, page 1). Co-Presidents Reid Long and Kevin Heyburn wrote to Austin City Council members, Austin City Manager Marc Ott, and Austin Police Chief Art Acevedo expressing concern and requesting intensified investigative efforts.

On December 17, KXAN produced a follow-up story about the assault and neighborhood efforts. "Neighbors are not satisfied with sitting around and waiting for an arrest. . . 'We want to make sure nothing gets lost in the shuffle,' said Kathy Lawrence, the neighborhood association's vice president." ([kxan.com/2015/12/17/hyde-park-neighbors-push-warnings-until-stabbing-solved/](http://kxan.com/2015/12/17/hyde-park-neighbors-push-warnings-until-stabbing-solved/)). On February 1, when KEYE was directed to Lawrence for a story about the use of the

NextDoor app by the Austin Police Department, she seized the opportunity to bring up the stabbing assault and investigation once again. "'Recently there was a very violent stabbing in our neighborhood that we are all quite concerned about,' Lawrence said. 'It's still unsolved.'" ([keyetv.com/news/local/apd-uses-next-door-to-poll-neighborhoods-identify-issues](http://keyetv.com/news/local/apd-uses-next-door-to-poll-neighborhoods-identify-issues)).

Efforts culminated with the January HPNA meeting, during which Austin Police Detective Holsonback

described the efforts of the police department to investigate the crime (*Pecan Press*, February 2016, page 1). While Lawrence, Remeza, and Welder contemplated further action – a community gathering and fundraising for reward money – the case broke. On March 1, a suspect was arrested. The flyers produced by the HPNA proved instrumental in solving the case. As the affidavit states, "On February 14, 2016 Pearl Moen was involved in a disturbance with her mother ... which resulted in bodily injury. [Her mother and mother's boyfriend] told the responding officers that they had seen a flyer posted about the stabbing and said the description of the stabbing suspect matched Pearl Moen."

The process followed by Lawrence, Remeza, and Welder provides a model for neighborhoods faced with similar crimes. In Lawrence's words, "We have a way to think about how to mobilize ourselves should there be a need in the future."

The neighborhood owes a debt of gratitude to co-Vice President Kathy Lawrence and Crime and Safety co-Chairs Kristin Remeza and Carol Welder and to all the volunteers who distributed flyers throughout the central Austin area. Their work was instrumental in bringing about justice for the victim and restoring a sense of safety to Hyde Park.



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**Hyde Park Sold Out...**  
**...cont'd from page 1**

implications of said designation for property values in the area; and (2) the election last October of MCC employee Larry Gilg as HPNA President, thus reflecting neighborhood endorsement of what Feikishu said was his company's corporate motto: "Effective leadership without high technology is as inscrutable as sushi without wasabi."

At least initially, the area covered by the purchase will consist of the original Hyde Park neighborhood, bounded by 38th Street on the south and 45th on the north. Pending municipal approval of certain proposed changes – including closure of 45th, damming of Waller Creek in order to create a carp pond, conversion of nonponded portions of Shipe Park into a rock garden, and installation of sumo pits on the current site of the basketball court – the company intends to acquire the Hyde Park Annex as well, and may even exercise an option to buy everything south of 51 St. While exact details were not available at press time, the total purchase price was apparently "well into" nine figures.

Mr. Feikishu took pains to assure neighbors that despite the company's takeover, day-to-day living in Hyde Park is likely to change very little. Dorothy Richter will continue to serve as Mayor, and in fact is currently en route to company headquarters in Sapporo for two years of intensive training in Japanese language, customs, and organizational dynamics. In her absence, husband Walter has been appointed by the firm to serve on a pro bono basis as Mayor pro tem; pending clearance of his views by the Japanese Ministry of Public Affairs, his "Corner on Politics" column in this publication will be discontinued. Other than mandatory Saturday tutoring classes and self-discipline seminars for neighborhood children between the ages of 2 and 18, price ceilings on rice dishes at HPNA potluck suppers, and a ban on Chrysler Corporation products within the neighborhood, he promised that no significant changes in Hyde Park's traditional lifestyle are anticipated "at present."

Interestingly enough, the only part of the neighborhood not included in KHJ's purchase is property owned by the Hyde Park Baptist Church. "If we had been interested in that sort of architecture, we would have bought Waco," said Mr. Feikishu. Another factor, he went on to note, was that the Church's refusal to be included as part of the National Register District had rendered its property "virtually worthless." Notwithstanding its noninclusion in the purchase, however, there are clear signs that the church and the company intend to establish a collaborative relationship. Plans are underway, for example, to convert the church's parking structure on Speedway into a Shinto shrine; HPBC Sunday School director Bob Edd Shorwell has been offered a six-figure management post at the company's Ministry of Morale in Osaka; and a videotape of highlights from Pastor Ralph Smith's sermons, entitled "Church Property in America: Land of the Rising Son," will be made available upon request to KHJ employees around the world.

Reaction to the purchase from local leaders was swift and decisive. "I was afraid something like this would happen," said Mayor Bruce Todd, as he and fellow council members (save one) promptly initiated an effort to appoint a task force to explore options for hiring a consultant to form a committee to look into the matter. The exception? – "If you people hadn't been so worried about Saving Your Springs, maybe you wouldn't have lost your neighborhood," sniped Councilmember Louise Epstein, announcing her retirement from politics in order to accept a position as golf envirotherapist for Freeport-McMoran. Asked for details on his role in the purchase, HPNA President Gilg responded, "Don't try to pin this one on me! I know how these people work, and this deal was sealed on Heimsath's watch. Gotta catch a plane," he concluded, referring further questions to his attorneys.

(continued on p. 39)

**Postscript:** During that time period, the Austin American-Statesman included a column written by Ellie Rucker. Readers submitted questions of all kinds to Rucker, and she researched the answers. On May 25, she published the following item in her column:

**Q:** I have a friend who is elderly and lives in Hyde Park.

The Hyde Park Neighborhood Association has a newspaper that printed an article about the Japanese buying Hyde Park and she's very concerned and upset about it.

The article implied it's no longer going to be part of Austin but will be Japanese-owned and they will have total authority.

Can you find out anything about such an article? Anything to relieve her fear or let me know something about it? – Alice Ray

**A:** Sure.

"It was an April Fool's joke, and it was really hokey and if somebody didn't get the joke and is upset by it, we're sorry, we regret it," says Grant Thomas who writes the local newsletter called *Pecan Press*. "Gosh, I hate to have my name in the paper as an abuser of the elderly! Could you just say you talked to the staff and it was a joke???"

Somehow things that get into print follow Murphy's Law closely – if anything can be misinterpreted, it will be.

Sounds like y'all were having some fun! (And we're for that!)

Now that all is clear, can we say . . . it WAS a funny article!



**Blessing of the  
Animals**

**Saturday, April 9<sup>th</sup> at 11:00 a.m.**

**Blood Drive  
Music  
Food  
Fun**

Hyde Park Christian Church  
610 E. 45<sup>th</sup> St. [HydeParkCC.org](http://HydeParkCC.org)

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# HYDE PARK & NORTH UNIVERSITY HOMES GALLERY



## 4012-B DUVAL STREET

Modern Craftsman-style townhome that lives and feels like single family. 2,050 SF with open floor plan, 3 BR, 2.5 BA, covered patio, 2-car garage, fenced yard.

Listed at \$599,000



## 3303 LIBERTY STREET

New construction Craftsman-style home in Hancock neighborhood. Over 2,500 SF with 4 BR, 2.5 BA, 2 LIV, 2 DIN, 2-car garage with alley access. High-end finishes.

Listed at \$989,000



## 308 WEST 37TH STREET

Charming home built in 1920 with high ceilings, spacious rooms, beautiful hardwood floors. Almost 2,000 SF with 3 BR, 2 BA, 2 LIV, updated kitchen and baths.

Listed at \$599,000



## 110 WEST 32ND STREET

Picturesque 1926 Tudor Revival home in historic Aldridge Place. 3,249 SF with 4-5 BR, 2.5 BA, 3 LIV, 2 DIN plus detached office. Wonderful screened-in back porch.

Listed at \$999,500



## 806 WEST 29TH STREET

Zoned LO-MU allowing residential and/or light office. Ideal for professionals seeking to live/work at home. 3 BR, 2 BA, 3 LIV or 6-7 offices spaces plus detached studio.

Listed at \$995,000



## 4113 AVENUE C

First time on the market in 40 years! 1924 Hyde Park bungalow located in heart of historic district. 2 BR, 1.5 BA, lot size 50'x120'. Ready for renovation.

Listed at \$399,000



## 310 EAST 35TH STREET

Custom built in 2011. Craftsman home with high-end contemporary interior. Main house with 3 BR, 3 BA, 3 LIV plus separate 1 BR, 1 BA garage apartment.

Listed at \$965,000



## 304 EAST 35TH STREET

Custom designed contemporary "Smart Home" built in 2014. Energy efficient with high tech features throughout. 4BR, 3BA, 2LIV, decks, 2-car garage, gardens. Must see!

Listed at \$1,250,000

**This is the time to start planning ahead if you are considering buying or selling this spring. Forecasts remain very positive for Austin's real estate market in 2016. Contact me today for a complimentary market analysis and customized marketing plan for your property.**

## Suzanne Pringle

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