

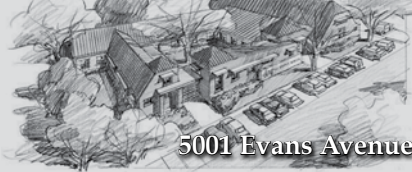
# February Meeting

**When:** 7:00 p.m.  
Monday, February 3, 2014

**Where:** The Griffin School  
5001 Evans Avenue

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

**New Meeting Location:  
The Griffin School**



5001 Evans Avenue

## HPNA General Meeting Agenda for February 3

- ◆ Announcements
- ◆ Update regarding HPNA communications and survey
- ◆ Presentation by David Butts, political consultant, about how 10-1 redistricting will affect Austin and our neighborhood

**See You There!**

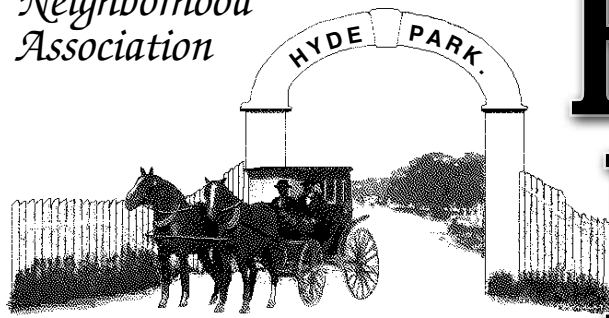
## Inching Forward

The next steps for the Upper Airport Boulevard Form-Based Code (FBC) Initiative have been announced. This update is an edited version of a December message to the Airport Boulevard Citizens Advisory Group from Jorge Rouselin, the Development Services Process Coordinator for the City of Austin Urban Design Division, Planning and Development Review Department. A large focus of 2014 will be to integrate the Airport Boulevard FBC Initiative with the CodeNEXT Initiative, an Imagine Austin Comprehensive Plan launched this year to revise the city's Land Development Code.

City staff will take the lead in coordinating the Airport Boulevard and CodeNEXT initiatives in the first quarter of 2014. "Our goal is to create an integrated code that will facilitate the

**Continued on page 4**

*The Hyde Park  
Neighborhood  
Association*



# Pecan Press

February 2014 • National Register District Neighborhood • Vol. 40, No. 2

## Exploring Lives

### Interview with Merle Franke

**E**ditor's note: Merle has the distinction of being one of the founders and the first president of the Hyde Park Neighborhood Association. Whether in his devotion to the neighborhood or in his work as an ordained Lutheran minister, he has led an admirable life of service.

**Pecan Press:** *Your ministry brought you to Austin in 1964, but you didn't move to Hyde Park until 1971. What led to your move to this neighborhood?*

**Merle Franke:** When Ginna, my wife, and I moved to Austin, we weren't able to purchase a house large enough for our five school-aged schoolchildren. We did, however, find a rental on 32nd Street very near to the church I was called to serve as pastor. Later on, we found a suitable house for sale on Avenue D, which is where we have been living since Labor Day weekend of 1971.

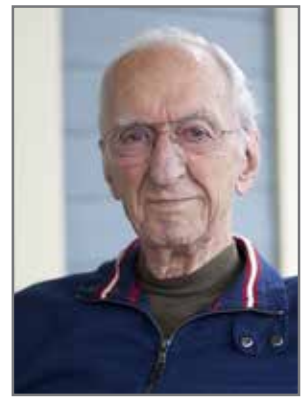
**PP:** *Many current residents are quite unfamiliar with what Hyde Park was like in the 70's. What were your impressions?*

**MF:** I often described Hyde Park as "a small Iowa town dropped down into Central Austin." Except that it desperately needed TLC. Our house was typical in needing major repairs and upgrading. A major negative impression was created by the destruction of grand old homes and their replacement with ugly square boxes called apartments. There seemed to be no children or young families here.

On the positive side, we saw the tremendous potential of the neighborhood once the destruction of past beauty could be stopped. We felt that there must be other residents who felt the same way.

**PP:** *Along with several others, you became committed to the idea of starting a neighborhood association. What were the motivating factors, and who were the chief movers?*

**MF:** I received a phone call from Janet Linder, a young woman who lived in Hyde Park and whom I had never met. Long-time resident Dorothy Richter had suggested to Janet that she get in touch with me, because, she said, "You need someone dignified to get involved." Well, I chuckled at that. I accepted Janet's invitation to attend a meeting in Ship



Merle Franke, photo by Lizzie Chen

**Continued on page 7**



## Looking Back

How many people can say they celebrated the holiday season in the company of Garibaldi, Jacob Grimm, Mad Ludwig of Bavaria, and Lady Macbeth? Only the fortunate Hyde Park neighbors who attended the Hyde Park Holiday Party at the Elisabet Ney Museum. From the wish tree that greeted everybody just inside the door to the music wafting down from the balcony, every feature of the party was magical. We extend our thanks to Oliver Franklin at the museum and to Tammy Young and her team of volunteers. And we hope this can turn into a frequent location for our end-of-year celebration!

## Looking Ahead

With the holiday season now past, the Hyde Park Neighborhood Association is gearing up for the work to be accomplished during 2014. Our January Steering Committee meeting focused on issues of communication. What are the best channels to let members know about upcoming meetings, events, and votes? Our notice list has fallen into disuse, we're not using Twitter at all, and there are

no fewer than four FaceBook pages somehow associated with Hyde Park! The members of our Social Media Committee are asking for your input. They need to know how – and how timely – you receive HPNA information. Please participate in their survey, so the Steering Committee can use your input to determine how to get information out to all members in the way that members want to receive it.

Another project that we hope will reach a satisfactory conclusion in 2014 is the Caswell Local Historic District. This project began several years ago, when HPNA funded a survey of the Caswell area at the request of its residents. Things intervened in the lives of the movers and shakers who initiated the project, but the residents of Caswell are once again interested in proceeding with the project. We would welcome protection for another part of Greater Hyde Park.

## A New Meeting Location

All of you who plan to attend the February HPNA meeting, make note of a change of venue: our February meeting will take place at the Griffin School, 5001 Evans Ave., just a block east of the Flight Path Coffee House on Duval. Adam Wilson, school director, has graciously offered the school as an alternative location for meetings. Those of you who live north of 45th Street and regularly trek down south to attend meetings can take it easy and stroll just a few blocks to the February meeting,



and those of you who live south of 45th Street and are spoiled by meeting so close to home can begin to explore the beautiful streets and avenues enjoyed by our more northern neighbors. We hope to see all of our regulars and many new faces as well!

– Kevin Heyburn  
& Lorre Weidlich  
HPNA Co-Presidents

## Pecan Press

The Pecan Press is published monthly by the Hyde Park Neighborhood Association in Austin, Texas.

Note: Each month's ad and editorial deadline is the 15th of month preceding publication.

### Editor

Michael Nill <editorpecanpress@gmail.com>

### Poetry Editor

Charlotte Herzele <herzele@gmail.com>

### Photo Editor

Lizzie Chen

### Advisory Board

Lisa Harris

Kevin Heyburn

John Kerr

Grant Thomas (Editor Emeritus)

### Production Manager/Advertising Director

Robert M. Farr 731-0617 <bobfarr@austin.rr.com>

### Mail Ad Payments to:

Steve Baker P.O. Box 49427, Austin, TX 78765

### Mail Ad Artwork to:

Robert M. Farr <bobfarr@austin.rr.com>

7500 Chelmsford Dr. Austin, TX 78736

### Distribution Coordinator

Rimas Remeza • 4105 Ave. F • 371-3158

<rimasx@yahoo.com>

### Area Coordinators

N of 45th/W of Duval • Syema Muzaffar

N of 45th/E of Duval • Jay Gerard & Carrie Laughlin 371-1546

S of 45th/W of Speedway • David Cashwell.....804-380-8969

S of 45th/E of Speedway • Martha Campbell.....452-2815

### Contributors Past and Present

Glen Alyn, Laurence Becker, Deaton Bednar, Steve Bratteng, George Bristol, Sharon Brown, Lewis Brownlow, Amon Burton, Martha Campbell, Inga Marie Carmel, Josephine Casey, Kitty Clark, Betsy Clubine, Elsy Cogswell, Carol Cohen Burton, William Cook, Susan Crites Krumm, Celeste Cromack, Herb Dickson, Avis Davis, Pam Dozler, Cathy Echols, Mark Fishman, Merle Franke, Cynthia Janis, Larry Freilich, Eugene George, Mary Carolyn George, Barbara Gibson, Larry Gilg, Susan Gilg, Ann S. Graham, Carolyn E. Grimes, Lisa Harris, Anne Hebert, Ben Heimsath, Albert Huffstickler, Susan Moffat, John Paul Moore, Jack Nokes, Jill Nokes, Wanda Penn, Dorothy Richter, Walter Richter, Kristen De La Rosa, Steve Sadowsky, Mark Sainsbury, Jessica Salinas, Mary Lou Serafine, Cathy Short, Sarah Sittin, Thad Sittin, Clay Smith, Niyianta Spelman, Julie Strong, Grant Thomas, Debbie Trammell, Rollo Treadway, Lao Tzu, Jennifer Vickers, Katie Vignery, Sandra Villalaz-Dickson, Lorre Weidlich, Adam Wilson, Hanna Wiseman Jacobs, Hermelinda Zamarripa..

Hyde Park Neighborhood Association  
P. O. Box 49427 • Austin, TX 78765  
<http://www.austinhdepark.org>

### – HPNA Officers/Steering Committee –

#### Co-Presidents

• Kevin Heyburn ..... <kmheyburn@gmail.com>  
• Lorre Weidlich..... <lweidlich@mail2sevenseas.com>

#### Co-Vice Presidents

• Mark Fishman ..... <mlfishman@gmail.com>  
• Kathy Lawrence ..... <mail@kathylawrence.com>

#### Co-Secretaries • Artie Gold • Adrian Skinner

• Co-Treasurers • PO Box 49427, Austin, TX 78765  
• I.J. Aarons ..... <ijaarons@aol.com>  
• Steve Baker ..... <sbaker@kentor.com>

#### Additional Steering Committee Members:

• Heidi Bojes • Jessica Charbeneau • Betsy Clubine  
• Ellie Hanlon • Dorothy Richter • Eric Stumberg  
• Pam Whittington • John Williams

#### HPNA Committee/Task Forces (w/chairs)

AISD • Annette Lucksinger  
Alley Coordinator • Carol Burton, <sky2wash@austin.rr.com>  
Austin Neighborhoods Council Rep. • Claire deYoung,  
<anc\_rep@yahoo.com>

Beautification • Robin Burch <robinburch@gmail.com>  
(903) 780-5275

Children's Programs • Elise Krentzel

Church/Neighborhood Liaison • Kathy Lawrence, <mail@kathylawrence.com>

Communications/Web • Michael Crider, <mpcrider@gmail.com>

Contact Team Liaison • George Wiche, <g@cjwyche.org>

Crime & Safety • Carol Welder

Development Review • David Conner <daypaycon@yahoo.com>

Finance • David Conner <daypaycon@yahoo.com>

Graffiti Patrol • Lisa Harris <ljharris@yahoo.com>  
420-0652

Homes Tour • Carolyn Grimes <cgrimes@cbunited.com>

Membership • Sharon Brown <donsharon4213@sbcglobal.net>  
• Karen Saadeh <kdmatthis@gmail.com>

Neighborhood Outreach • Larry Gilg <lgilg@grandecom.net>

Neighborhood Planning • Karen McGraw, 4315 Ave. C 459-2261

Local Historic District • inactive

Parks & Public Space • Mark Fishman, <mlfishman@gmail.com>  
656-5505

Social • Deaton Bednar, <deatonbednar@grandecom.net>

Transportation • Mike Pikulski, <mpikulski@yahoo.com>

Tree Preservation • .....VOLUNTEER NEEDED

Triangle Development • Cathy Echols, 4002 Ave. C 206-0729

Zoning • Dorothy Richter, 3901 Ave. G 452-5117

# Conservation: Preservation as if People Mattered

The urban pioneers who rescued Hyde Park from inner-city decay in the 1970's and 80's realized that the power of a neighborhood lies in its community of neighbors: not ordinances, not legal defense funds, not the denigration of neighbors' concerns, and not suing the city for not prohibiting neighbors from exercising property rights that exist elsewhere in Austin. They supported innovation and creativity by their neighbors in their homesteads, took pride in the accomplishments of their neighbors' efforts at renovation, and celebrated the fact that they were making things better and correcting past mistakes and inefficiencies in the built environment.

After a lively discussion of the 2014 budget at the January general Hyde Park Neighborhood Association (HPNA) meeting, an email appeared on the HPNA Steering Committee listserv proposing that the committee engage in a general discussion about the "non-preservation movement we saw at tonight's general meeting." Without going into detail as to what prompted this suggestion, the phrase "non-preservation movement" is very provocative and deserves further consideration.

The word "preserve" has its roots in the Latin *praeservare*, to guard beforehand. A closely related word, "conserve," also shares Latin roots: *conservare*, to guard together. These words have epitomized two diverging views for protecting the country's natural resources for over 100 years.

The environmental community was once very particular in its wording. The task of ensuring the protection of wilderness areas broke into two philosophical approaches which became defined as preservation and conservation. Simply put, preservation is deemed necessary for an area where the earth and its community of life are untrammled by man, where man as an individual leaves "nothing but footprints"; the nature preserve, for example, is managed

by preservationists for the good of the land itself. People are seen as intrusive and allowed to exist in the preserve only under special circumstances. Conservation, on the other hand, is nicely encapsulated in the Forest Service mission statement: "caring for the land and serving people." People are not only welcome to visit, but are vital inhabitants and the stewards responsible for the long term health of the habitat.

Continued on page 10



## Monthly Calendar

### February

- 3 — HPNA General Meeting  
(at the Griffin School)**
- 7 — Recycling Collection**
- 10 — HPNA Steering Committee Meeting**
- 21 — Recycling Collection**

Hyde Park Neighborhood Association Enrollment	2013-14 Membership	HPNA Membership Info
<p><b>Name</b> _____ <b>Phone</b> _____</p> <p><b>Address</b> _____</p> <p><input type="checkbox"/> I wish to be notified via email of HPNA meetings and events.</p> <p><b>Email</b> _____</p> <p><b>Dues (per person)</b></p> <p><input type="checkbox"/> Standard - \$5/year/person    <input type="checkbox"/> Senior Citizen- \$1/year/person</p> <p><input type="checkbox"/> New Member    <input type="checkbox"/> Renewing Member</p> <p>Payment: <input type="checkbox"/> Check    <input type="checkbox"/> Cash    Date _____</p> <p style="text-align: right;">Amount Paid \$ _____</p>	<p>Bring to an HPNA meeting, or send to:</p> <p><b>HPNA Membership</b> P.O. Box 49427 Austin, Texas 78765</p> <p>Make checks payable to HPNA.</p>	<p>All memberships expire on September 30th of each year.</p> <p style="text-align: center;">❖</p> <p>Membership in HPNA is open to all residents aged 18 years or older who reside within the boundaries of Hyde Park or within 300 feet of the designated boundaries.</p> <p style="text-align: center;">❖</p> <p>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.</p>

## We Welcome Your Submissions to Pecan Press

Send in your articles, letters, and photos (but not your poetry\*) by the 10th of each month to:

**Editor, Pecan Press**  
**<editorpecanpress@gmail.com>**

\*Send your poems to:  
**Charlotte Herzele**  
**<herzele@gmail.com>**

Note: The Pecan Press will not publish unsigned/unattributed poetry. All poems (even if written under a pen name) must carry a name and address or phone number for identification and verification purposes.

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## Inching Forward...

**...cont'd from page 1**

community's vision for Airport Boulevard and work in harmony with the citywide code," said Council Member Chris Riley, who has helped advance the Airport Boulevard initiative.

The Imagine Austin Comprehensive Plan, adopted after the Airport Boulevard FBC Initiative began, recommends undertaking the historic process of revising the overall citywide Land Development Code (a set of rules and processes that guides how land is used and developed in Austin). Austin's code regulates new development, redevelopment, zoning, subdivisions, transportation and parking, outdoor signs, site plans, drainage, watershed protection, open space, and other factors that impact quality of life.

Over the past two years, Gateway Planning Group has worked with the Airport Boulevard Initiative team to establish a community vision and a framework for the future



Airport Boulevard Initiative concept illustration, courtesy of Gateway Planning Group, Inc.

of the corridor. "Gateway Planning Group's work gives us a platform for moving forward, in conjunction with the CodeNEXT project, to create the rules and tools to bring the Airport Boulevard vision to life," Riley said.

City staff will now guide the initiative into the next phase, which is to align it with the overall code revision process and ensure creation of a cohesive set of development regulations. The Airport Boulevard Initiative Citizens Advisory Group will meet with city staff in early 2014 to review the plans for moving forward. To read more about the initiatives, go to <<http://austintexas.gov/airportboulevard>>, <<http://austintexas.gov/imagineaustin>>, and <<http://austintexas.gov/codenext>>.

– Doris Coward,  
HPNA representative to the  
Initiative's Citizens Advisory Group  
<[dcoward@mail.utexas.edu](mailto:dcoward@mail.utexas.edu)>



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# HPNA Meeting Minutes: January 6, 2014

The meeting was called to order at 7:04 p.m. by Kevin Heyburn, co-president. Following introductions, the agenda was presented, which included the annual budget, CodeNEXT (Austin's Land Development Code (LDC) re-write effort), and an update that no resolution pertaining to rental registration would be presented (because of a postponement at City Council).

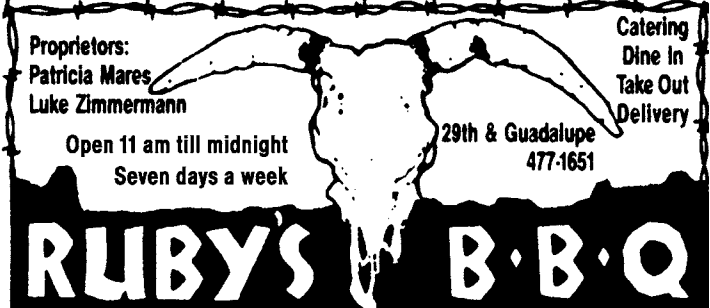
Prior to official business, there was a presentation from Conley Sports representatives Christina Yamanaka and Danny Spoons about the upcoming 3M Half Marathon and Austin Marathon. The courses for both of these races go through Hyde Park. On race days, east-bound 45th St. to south-bound Duval will be closed for the 3M Half Marathon on January 19th and east-bound 51st St. to south-bound Duval will be closed on February 16th for the Austin Marathon. Both races begin in the morning and APD officers will be present to direct traffic. Residents are advised to plan alternate routes on race days. Lamar and Red River will be unaffected by closures. Additional details about the races are available at <3mhalfmarathon.com> and <youaustinmarathon.com>.

To begin official business, the 2014 HPNA budget was presented and reviewed by Finance Committee chair I. Jay Aarons. After discussion, the budget was passed by a 31-1 vote with one amendment to split the Historic Preservation (Legal) fund budget of \$5,000 into two categories: a Historic Preservation Fund (\$3,000) and a Legal Fund (\$2,000). This amendment also passed 22-7.

Next, Karen McGraw provided information that led to discussion about CodeNEXT (the Austin Land Development Code re-write) and how it may impact the Hyde Park Neighborhood Conservation Combining District (NCCD) zoning overlay. Following discussion, members reviewed a draft resolution to Austin City Council stating the neighborhood's desire to be engaged throughout the Land Development Code re-write process. The resolution, prepared by Karen McGraw, was called for a vote and seconded. The resolution passed 26-0 with 1 abstention.

Official business concluded, Kevin Heyburn made announcements about the February general meeting that included a request for new topics from members and a notice that the February meeting may include a discussion about 10-1 redistricting. With no further business to discuss, the meeting was adjourned at 9:00 p.m.

– Artie Gold & Adrian Skinner  
HPNA Co-Secretaries



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## Merle Franke Interview... ...cont'd from page 1

Park of people interested in forming an association. And thus in June of 1974, Ginna and I joined about six other people, and discussed the subject with considerable enthusiasm.

**PP:** *In your discussion, did you know pretty much from the beginning what you wanted?*

**MF:** Yes, our small group knew that we wanted Hyde Park to be a *neighborhood*, with a heavy emphasis on what "neighbor" means. We were not in favor of a home-owners association because of some of the rigid rules that seem to apply in such associations.

There were three factors I felt were important for the association: (1) avoiding being a "crisis" organization that's active only when a serious problem arises, (2) holding regular monthly meetings, and (3) regularly publishing a newsletter to be distributed to all residents in Hyde Park.

**PP:** *How did you get neighbors to join in these efforts?*

**MF:** Quite frankly I don't recall how the word spread, but it certainly did. At our next meeting we had about 20 people. I wound up doing much of the talking, and was one of those who volunteered to draft a constitution and bylaws. A larger group met a few weeks later. One could just feel the growing pulse of enthusiasm. Numerous people volunteered to serve on committees. Neighbors young and old bonded in the process of working on a common dream.


As our numbers grew, we began meeting at the Church of Christ on Avenue B. And at the October 1974 meeting, which I was conducting, the 40 or so people in attendance adopted a constitution and bylaws to great applause. Then the inevitable further question arose: "What needs to be done next?" I hesitated to answer because I had a feeling what the result would be. But I answered, "Elect officers," which the group promptly accomplished. And that's how I became the first HPNA president.

**PP:** *As the association's first president, that must have been quite an exciting time for you. What were your biggest challenges and accomplishments?*


**MF:** There were challenges aplenty. We had to wake City Council up about what had happened to our grand old neighborhood, so we could get the city's help in our plans. There was the problem of seeing old houses — regardless of their condition — crushed by the blade of a bulldozer. And we wanted to bring renters as well as home owners into the task of improving Hyde Park. There was even a welcome, pleasant challenge: how to engage all the talented people who volunteered to help!

As to accomplishments, seemingly all of a sudden Hyde Park drew the interest of home buyers and realtors. We didn't see any more bulldozers; we saved numerous houses and other structures from


Continued on page 8



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## Merle Franke Interview... ...cont'd from page 7

demolition. The grand old Oliphant house is a good example. A friend of mine who was one of my parishioners was at the time associated with a high-flying group buying old houses and replacing them with those box-like apartments. On our way to a lunch meeting, he slowed down the car as we passed the Oliphant house and said, "Our group is going to buy and tear down that old wreck and build some slick apartments on that corner." His plan cratered: HPNA intervened and this grand old house is still there.

**PP:** After your time as president for three years, did you serve the association in other capacities?

**MF:** For a few years afterwards I edited the newsletter, which John Kerr had named the *Pecan Press*. In its early years, it was rather primitive, with copies run off on a mimeograph machine. In 1979, Grant agreed to take over editing responsibilities; he turned it into a much more impressive publication. Ginna and I remained active in the monthly meetings and as docents in the annual homes tours. In the mid-90's I served as Homes Tour co-chair with Margot Thomas. In the past several years I haven't had much involvement in HPNA activities. No reason for that other than my energies have been used in other directions.

Continued on following page



## Your Neighborhood Specialist

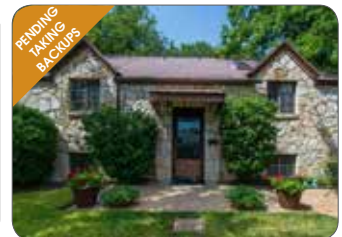
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**PP:** Let's move on now to your life's work. What made you decide to become a minister? What kind of work did you do for the Lutheran Church before you moved to Austin?

**MF:** As a teenager in Fargo, ND, I was strongly influenced by my pastor. He was the main reason I decided to study for the Lutheran ministry. Ordained in 1948, I served my first six years of ministry in the Virgin Islands. From there I settled in Minneapolis where I organized two new congregations, serving as pastor of the second one. From there I was called to serve on the national staff of our church for about 7 years.

**PP:** What about your ministry work in Austin?

**MF:** In 1964 I returned to parish work, as pastor of First English Lutheran Church— not far from Hyde Park— on 30th and Whitis. At the time there was much dissension in the country, Vietnam War being a big factor in that. Change was in the air; and our congregation, like most others, had members who resisted it. But all in all, my 20 years as pastor of the congregation were joyous ones, as members pitched in to bring the congregation into a new age. I closed out my years in ministry as an assistant pastor in Westlake Hills and then as an interim pastor in 7 other Austin churches.

**PP:** What was most satisfying aspect of your work for the church?

**MF:** Simply put, to have the opportunity to help individuals and families experience a better, more meaningful life because of their being part of a community of faith.

**PP:** Is there anything else you'd like to share with our readers?

**MF:** Well, I should mention two avocations that have been very important to me. Singing has been a big part of my life since I studied voice in college and graduate school. I have sung with the Austin Singers and Conspirare Symphonic Chorus for 14 years.

Then there's my writing. In addition to the writing I did in my role as a preacher, I've written volumes of free verse poetry and short stories, published 10 books, and have 5 manuscripts still on my shelves. [For examples of his poems, see pages 12 and 15.] I even wrote a weekly column, "A Pastor Speaks Up" for the *Austin American Statesman* in the mid-60s. The newspaper was a little more conservative than it is today, and I got a pink slip I think because I was a bit too liberal.

## Hyde Park Neighbors –

Biggs Plumbing, a commercial contractor for over 40 years, is now providing residential service.

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# Preservation as if People Mattered...

## ...cont'd from page 3

These two philosophical approaches both seek to attain a long-term, sustainable environment by different means. The same can be said of the debates over neighborhood protection in Hyde Park today.

Land use regulations (land development code, zoning districts, etc.) are developed by the government of the City of Austin to provide guidance and stability to the development process within the city. In rewriting the land development code in 1982 (implemented in 1985), city leaders recognized that one size does not fit all when it comes to separate, distinct areas or neighborhoods within the city. Therefore, the code contains provisions for neighborhood organizations to propose certain specific directives that supersede city regulations. After proposal, review and debate, these directives may be adopted into ordinance by the City Council and, along with the citywide ordinances, become the official land development regulations for that area.

HPNA has adopted specific directives that are now codified in several ordinances, including a Neighborhood Plan (NP), a Neighborhood Conservation Combining District (NCCD), and a Local Historic District (LHD). Without going into the details or the pros and cons of each ordinance, the guiding philo-

sophy of these, especially the NCCD and the LHD, is a prevalent preservation mentality, where certain development rights allowed under citywide ordinances are not permitted within Hyde Park; beyond that, extraordinary land use limitations are imposed on homeowners if their property is deemed to be a "contributing structure" within the LHD boundaries.

The succession of documents through time has gotten progressively less and less about people and more and more about restricting people's rights in support of retaining the existing housing stock. A word search of our NP (adopted April 2000) turns up 17 instances of the word "people," 27 occurrences of "neighbors," and 9 instances of "child" or "children." Phrases like "people oriented district is a high priority," "variety of people with common values," and "preserve residential character" reinforce the idea that a primary purpose of the built environment of a good settlement is to support the basic human values of people who live there. Goal Six of the NP is "Foster a genuine community of neighbors of every age and background." The only instances of the words "restrict" or "restriction" are in the section on the Hyde Park Baptist Church conceptual plan. At this point, all seems well with the Hyde Park community.

Continued on following page

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However, the NCCD (adopted January 2002), which was intended to be the permitting ordinance for the NP, contains only a single instance of the word "person" ("a person may not reduce the parking spaces..."); no instances of such words as people, resident, child(ren), play(ground) or neighbor are to be found in this document.

The LHD regulations are embodied in *The Hyde Park Preservation Plan and Design Standards* document dated December 9, 2010. There are only two instances of the word "person" (both limiting homeowners' rights), and no instances of such words as neighbors, people, residents, citizens, man, woman or child. The omission of any reference to people in these governing ordinances is stark. The community life of the neighborhood is discounted by an exclusive emphasis on retaining the existing form, historical correctness, and materials of properties in Hyde Park. This has had a disheartening effect on the neighborhood solidarity that HPNA worked hard to foster in the past.

The LHD finally tipped the balance of neighborhood protection strategies from a people-focus to an infrastructure-focus. By including the majority of buildings in Hyde Park on the list of contributing structures, the district makes a mockery of historic preservation. Requiring these contributing structures to meet extraordinary requirements to obtain a building permit implies that any change to the original facade that is different is, by definition, wrong. And with no attempt to develop a narrative as to how the historic context contributes to neighborliness, the LHD is a counterproductive, weak and fraudulent substitute for an effective historic conservation program. It exhibits an infuriating lack of trust in neighbors' intelligence and commitment to community by relying on a city bureaucracy to judge the appropriateness of their renovation efforts. While most neighbors highly value and support protection of truly historic properties, they scoff at the nondescript, recently remodeled or modernized structures that have been trumpeted as contributing to the historic district in the LHD. It seems preposterous to imagine that those who deemed these structures to be contributors to the historic district could sit in judgment as to the historic value of a homeowner's proposal for a renovation to his homestead. But they do.

Historic and architectural preservation of Hyde Park has become a mantra, an unexamined concept simply accepted as a universal good. Speaking out against a particular tenet that purports to provide neighborhood protection through preservation can be a lonely stance to take at an HPNA meeting. When neighbors question the preservation decisions made at these meetings, they are often met with a statement to the effect of "If people aren't happy with the decisions we make, well, they need to come to the meetings and vote." It is daunting for anyone, and especially those who are new to HPNA, to speak up at meetings, let alone vote against prevailing

dogma — more so if they feel that they will be deemed heretical for their view. One such experience can be enough to discourage a person from returning.

It would be a challenge for HPNA to take a conservation approach to neighborhood protection, trusting their neighbors to make wise decisions in maintaining Hyde Park as a good place for people to live, rather than developing ordinances that seek preservation for preservation's sake. But a conservation approach to neighborhood protection can bring out the best in a community, providing neighbors the opportunity to be creative stewards of their own environment, rather than embracing a list of "thou shalt nots" from a government bureaucracy.

Historic and architectural preservation threatens to become today's urban equivalent of the suburban gated community, and the preservationists among us see themselves as keepers of the gate. I'm not sure whether there is a non-preservation movement in Hyde Park; but if we ever want to return to a conservation approach to neighborhood protection, sign me up to help.

— Larry Gilg



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# Hyde Park Poets —

## Getting Hugged

Getting hugged  
has to be  
the next best thing  
to salvation

is that why God  
you invented arms  
just for hugging

maybe we should have  
signs for our arms  
warning  
not to be used  
for throwing rocks  
or other hurtful things

but when we've ignored  
other signs  
and warnings

getting hugged  
is a silent speech of love  
after angry words  
are spoken  
or when a son has died

getting hugged says  
I'm here  
and I love you

arms were  
a good invention God  
yours wrap around us  
and draw us close

maybe getting hugged  
is salvation

— Merle Franke

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# Around & About the Avenues

**Voice Your Views:** As indicated in this month's letter from the co-presidents on page 2, the Steering Committee is exploring ways to improve HPNA communications and needs to know how residents do receive and prefer to receive information. Hyde Parkers are encouraged to help in this process by taking a few minutes to complete the short online survey at <<https://www.surveymonkey.com/s/W29BLMZ>>.



**Mark Your Calendars:** The Second Annual Hyde Park Egg Scramble at Shipe Park will be on Saturday April 19, 2014, 10:30 a.m. – 12:30 p.m. Open to everyone in the neighborhood, this HPNA-sponsored event features refreshments and fun activities including egg hunts and a bouncy house! Last year's event was quite a success, and this year's goal is to make it even more festive!

The egg hunt will be divided into the following age groups: (1) under 3, (2) 4 and 5, and (3) over 5. If your child is going to participate, please drop off one dozen plastic eggs filled with age-appropriate treats any time between Saturday, April 12 and Friday, April 18 at the Rossomando/Williams house (4307 Avenue F) or the Luyet/Cabada house (4809 Eilers). Bins marked by age group will be on the front porches. Questions, comments, or interest in volunteering, please text Michelle Rossomando at 512-350-1095. More details to follow closer to the event.



**Big Challenge Ahead:** A month or so ago, NPR did a segment on what the future of traffic in Austin will look like. On the basis of computer modeling from the Texas A&M Transportation Institute, the current rush-hour time of 45 minutes required to go the 19 miles from downtown to Round Rock is expected to grow to 2 hours and 30 minutes by 2035. According to Tim Lomax, the director of the institute, avoiding this nightmare will require a massive shift to having people's jobs be located within 6 or 7 miles of their homes. Given what the NPR report perceived as Austin's history of dealing with roads, density, and public transportation, it was not optimistic about the city's ability to meet this challenge.



**Free Events at the Ney:** On Saturday February 22, 1-4 p.m.: Celebrate Urban Birds!—an opportunity to explore avian navigation techniques through a homing pigeon demonstration. Activities include gardening for birds, creating bird decoys and other bird-friendly topics.

Also, every Saturday in February, 10 a.m. to noon: instructed drawing classes! Using Ney's sculptural works as inspiration, attendees will develop observational and conceptual skills through unique drawing exercises. The museum provides all required materials, with trained staff offering constructive advice and guidance.



**Space for Growing:** Plots are now available in the Hyde Park Community Garden behind Hyde Park Christian Church at 610 E. 45th Street! The annual \$40 fee includes the garden plot, water, and access to the shared tool shed. Contact <[communitygardenhydepark@gmail.com](mailto:communitygardenhydepark@gmail.com)> for more information or to sign up. Also, neighbors should consider taking leaves from their yard to the garden's compost pile, located next to the tool shed. Leaves can be added to the current pile, or just left in bags next to it. Those wanting help unloading their leaves should come by any Saturday at 3:00 p.m.



**New Opportunity for Adolescent Boys:** Chartered by the Hyde Park Christian Church, a recently formed Boy Scout Troop (#610) currently consists of 10 scouts, supported by a very active adult membership. If you have boys between the ages of 11 and 17 who are interested in joining, email the scout master, Travis Wheatley, at <[travis.r.wheatley@gmail.com](mailto:travis.r.wheatley@gmail.com)> or come by the church's Fellowship Hall any Monday evening 7:15 – 8:15. The troop is also undertaking a fundraising effort through sales of mulch and compost. To obtain more information or to preorder, email <[Troop610mulch-sales@gmail.com](mailto:Troop610mulch-sales@gmail.com)>.



**Another Item to Mark on Calendars:** This year, It's My Park Day will be held at Shipe Park on Saturday, March 1, 9:00 a.m. – 1:00 p.m.





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## HYDE PARK AREA: 2013 PROPERTY SALES IN REVIEW

	Jan 1 - Dec 31 2012	Jan 1 - Dec 31 2013
NUMBER OF HOMES SOLD	168	178
AVERAGE SALES PRICE	\$334,954	\$395,135
AVERAGE SQUARE FOOTAGE	1,442 SF	1,538 SF
AVERAGE SOLD \$/SQ FT	\$238.43	\$267.73
AVERAGE DAYS ON MARKET	44 DAYS	37 DAYS

All statistics & square footage are from Austin MLS for Single Family Residence taken 12/30/2013 from the Austin MLS. For detailed market information about your home, contact Sam Archer, Broker.



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## Walking in the City

I walked  
through sorrow today God  
old broken tenements  
where you wouldn't  
want to live  
stuffed with too many  
of your children

that made them  
less than  
they ought to be

walking in the city  
is a sorrow

I walked  
through affluence today God  
overbuilt homes  
with hollow rooms  
where you wouldn't want to live  
and few others can

I walked  
through rushing today God  
where people were buying  
and selling  
each other  
I thought

you wouldn't want  
to live there  
where people are  
customers or clerks  
to be yelled at

walking in the city  
is a rushing

I walked  
through joy today God  
a gentle mix  
of houses and people  
young and old  
and you probably live there too  
walking in the city  
is a joy

— Merle Franke



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## 603 TEXAS AVENUE

Charming 1938 one-story brick traditional home near Lee Elementary. 3BR, 2BA, 2LIV, screened porch, 2-car garage. Updated kitchen. Beautiful hardwood floors.

Listed at \$635,000



JUST LISTED

## 4314 AVENUE G

1925 bungalow located just steps from Shipe Park and Ney Museum. Cozy 1BR, 1BA with efficient use of space, vaulted ceiling, built-in bookcases, screened back porch.

Listed at \$325,000



JUST LISTED

## 703 CAROLYN AVENUE

Fabulous custom renovation of 1938 brick Craftsman home on quiet street near Lee Elementary. 4BR, 3BA, 2LIV. Gourmet kitchen. Detached garage with alley access.

Listed at \$799,000



SOLD

## 5413 AVENUE F

Ideal investment property or first-time home with rental income to help pay the mortgage. 2BR, 1BA house built in 1939 plus detached garage apartment built in 2009.

Listed at \$375,000



SOLD

## 4006-1/2 AVENUE B

1923 Hyde Park bungalow with many updates and new paint. 2BR, 1BA, 1LIV, 1DIN. Large detached garage with workshop. Fenced yard. Alley access.

List Price \$325,000



SOLD

## 3711 GREENWAY

Charming 1950s split level home on huge corner lot near Hancock Golf Course and Lee Elementary. 3BR, 3BA, 2LIV, screened porch. Beautiful hardwood floors.

Listed at \$599,000



SOLD

## 4901 RED RIVER ST.

One-story contemporary custom home built in 2006. Industrial design with concrete floors, exposed ductwork, commercial-style glass doors. Wonderful courtyard.

Listed at \$439,500



SOLD

## 4316 AVENUE C

Extraordinary renovation of classic 1927 Hyde Park bungalow. Open floor plan with 2BR, 1BA, 2LIV, long leaf pine floors and custom milled woodwork. Two-car garage.

Listed at \$505,000

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