

July Meeting

When: 7:00 p.m.
Monday, July 10, 2006

Where: Hyde Park United
Methodist Church
4001 Speedway

Who: YOU and your neighbors

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

HPNA General Meeting Agenda for July 10th

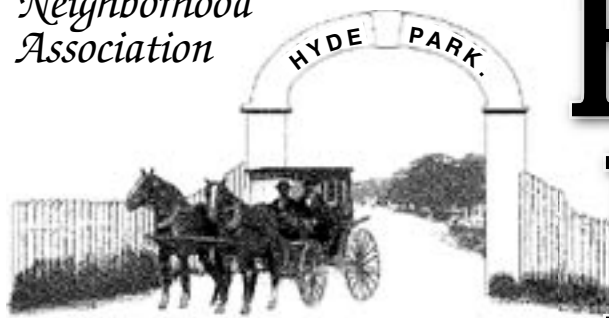
- ❖ Scott Harris, Executive Director of TreeFolks will explain the NeighborWoods program that is coming to Hyde Park to canvas each street in the neighborhood, leave small yellow "Free Tree Here" signs in front yards where there is a space for a shade tree and then leave order forms on the property owners' doors. There is no charge to program participants
- ❖ Clarissa Moore, In-Kind Services Coordinator for SafePlace (the domestic violence and sexual assault survival center for Travis County), will discuss the many different services SafePlace offers to women, children, and men who have experienced family and/or sexual violence in their lives. See related article on page 2.
- ❖ John Paul Moore, Tree Task force member, will ask for HPNA support for a resolution setting forth our options and intent for dealing with the inevitable resumption of Austin Energy's attempts to cut our trees. (Official Notice that a vote may be taken by membership)
- ❖ Members will have a chance to vote on matching funds for an Austin Parks Foundation grant to add three trees at Shipe Park to replace the three old patriarch trees there that are dying and that give important shade to the wading pool and areas where kids play — Jill Nokes (Official Notice that a vote may be taken by membership)

See you there!

2006 Homes Tour Photo Essay:

See pps. 10 & 11.

*The Hyde Park
Neighborhood
Association*



Pecan Press

July, 2006 • National Register District Neighborhood • Vol. 32, No. 7

Homes Tour '06 Reflections As "From Ney to Today" Becomes Yesterday: Two Days in the Life of a Homes Tour Chair



Pedicab on patrol past Kopperl House. (photo by Robin Silberling)

Saturday June 17

5:30 a.m. My dog Asha awakens me by whimpering and jumping on the bed, in response to the thunderstorm taking place outside. It is four and one-half hours until the Homes Tour begins. I sigh. The one thing I cannot control: the weather. I do not fall asleep again.

7:45 a.m. The face painter calls to find out whether I still want her to come. I cancel her for the day and hope for sun tomorrow.

9:30 a.m. Elaine Meenahan has moved the ticket table to just outside the door of the Elisabet Ney Museum. John Williams is blowing up balloons to hang on the museum fence to attract people. Mary LaTouf has arranged for the first musical act, Quartetto Lyrico, to perform one hour late inside the museum and the second act to perform on the porch of the Hodnette-McKesson house. Despite the rain, I am buoyed up by the competence and resourcefulness of my team.

10:00 a.m. People have already started to arrive, and everyone assures me the rain will pass in a few hours. Maybe the situation can still be salvaged. . . .

12 noon. The museum is full. Mary Collins Blackmon tells me that people were moved by the playing of the Quartetto Lyrico. Tourists at the von Boeckmann-Keeble house are backed up on the porch, so we begin advising people to start the tour at another house. The sky is lightening and the next musical act will perform on the outdoor stage. I have been to each house and left my cell phone number with each house captain, so I can be called in case of emergency. I plan to walk around all weekend with my cell phone in one pocket and my camera in the other.

1:30 p.m. The pedicabs have arrived, but nobody is using them. Alan Marburger is not a happy camper. "We're paying them and they're standing around empty!" He is also not happy that we have been suggesting that people deviate from the tour route. Alan instructs the pedicab drivers to take tourists to whichever houses they want to visit, and the ticket sellers begin explaining to tourists that the pedicabs are part of the tour and don't cost extra. Soon, the pedicabs are busily carrying people. People are still arriving in a steady stream. It looks like things may work out well after all.

6:00 p.m. The tour closes for the day. Everything is put up. The few

Continued on page 4

From the President's Desk:

The Public Space that Wasn't

Several neighbors have inquired about the status of the "Paseo Project." Last summer Mary Carolyn George presented the idea of closing the 4400 block of Avenue G and turning it into a public space, a "paseo." The members voted to authorize her to explore the idea. A committee was formed, including, among others, Jennifer Vickers, Karen McGraw, Suzee Brooks, Elaine Meenehan, Mary Carolyn George, Carol Burton, and myself. We first met individually with the three members of the City Council who made up the Land Use and Transportation Subcommittee -- Brewster McCracken, Betty Dunkerly, and Lee Leffingwell.

We were surprised at the enthusiastic reception by all three council members. We explained that this idea was proposed for our neighborhood plan, but was deleted when the city's transportation department objected, saying that Avenue G had to remain open because it was one of the few streets that went all the way between 38th and 51st Streets. One of the council members said, "That's precisely the reason why it should be closed." Councilman Leffingwell even sketched a design that would

increase parking for the park.

There were problems to address, of course. For example, Shipe Pool requires street access to the pumps for delivery of chemicals. But we really never got to the design stage. At the January meeting I reported on what we had done, asking that those who opposed the idea of a public space to wait until we had a chance to develop a proposal with neighborhood input, promising that nothing would go forward without approval of the membership.

It was not to be. At a March 20th meeting of the Land Use and Transportation Subcommittee, Karen presented our interest in creating a new public space. But at least four neighbors and a representative of the Ney Museum spoke against the idea of a public space, citing possible adverse effects on traffic.

The subcommittee offered to work with us on before and after traffic counts as a next step. But at the

following Steering Committee it was generally agreed that debating the issue in front of council members when we needed unanimity was making us look bad and the group voted to cease further exploration of the project.

So will we ever really know what might have been possible for this unique space in Hyde Park? Perhaps the current stretch of asphalt is the most creative use possible. Then again, perhaps not.

— John Kerr
451-3931
<jfkerr@yahoo.com>

Pecan Press

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

Editor

Grant Thomas 450-0464 <gthomas@youthlaunch.org>

Associate Editor

Sarah Sitton 459-4530 207 E. 39th St.

Poetry Editor

Nancy Taylor Day 892-0127 <Nancy@cipthersbyritter.com>
4001 Duval (Salon) 78751

Crime & Safety Chairman

Carol Welder 459-6205 <cjwelder@msn.com>

Treasurer

Carmin Way 310-6594 <carmin.way@photomask.com>
P.O. Box 49427, Austin, TX 78765

Production Manager/Advertising Director

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

Mail Ads to:

Print Deluxe

7500 Chelmsford Dr. Austin, TX 78736

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

Distribution Coordinator

Herb Dickson - 400 Towne Park Trail • 206-4426

Area Coordinators

North of 45th/West of Duval • Pam Dozler 458-8927
North of 45th/East of Duval • Sarah Heather 452-8486
South of 45th/West of Speedway • Robert Morris 371-7246
South of 45th/East of Speedway • Martha Campbell 452-2815

Contributors

Glen Alyn, Candy Gray Becker, Cynthia Beeman, Laurence Becker, Mary Collins Blackmon, George Bristol, Chris Brown, Sharon Brown, Lewis Brownlow, Kathryn Bryn, Mark Burkhardt, Amon Burton, Martha Campbell, Mike Capochiano, Inga Marie Carmel, Josephine Casey, Nicole Caspers, Kitty Clark, Carol Cohen Burton, William Cook, Susan Crites Krumm, Celeste Cromack, Rob D'Amico, Herb Dickson, Avis Davis, Don Davis, Barbara Daywood, Lynn Denton, Pam Dozler, Russell Duke, Cathy Echols, Merle Franke, Gregory Free, Larry Freilich, Robert Garrett, Eugene George, Mary Carolyn George, Larry Gilg, Susan Gilg, Ann S. Graham, Carolyn E. Grimes, Rachel Hector, Ben Heimsath, Sandi Heimsath, Susan Holman, Albert Huffstickler, John Kerr, Susan Kerr, Bo Kersey, Susan Kirk, Anna Kotacki, Mary Lehmann, Dennis Lensing, Karen McGraw, Sharon Majors, Alan Marburger, Peter Maxson, Brook Meggs, Elaine Meenehan, Fred Meredith, Susan Moffat, John Paul Moore, Jack Nokes, Jill Nokes, Wanda Penn, Cecil Pennington, Peter Pfeiffer, Dorothy Richter, Walter Richter Sheree Scarborough, Cathy Short, Sarah Sitton, Thad Sitton, Julie Strong, Kathleen Strong, Lao Tzu, Jennifer Vickers, Katie Vignery, Sandra Villalaz-Dickson, Lorre Weidlich, Joe Wiseman.

Hyde Park Neighborhood Association

P. O. Box 49427 • Austin, TX 78765

<http://www.austinhypark.org>

— HPNA Officers —

President • John Kerr • jfkerr@yahoo.com 451-3931
Vice Presidents • Denise Girard • girard.d@att.net 454-6584
• Elaine Meenehan • elainemeenehan@austin.rr.com 323-9772
Secretary • Sam Waring • 4610 Ave H 453-0730
Treasurer • Carmin Way • carmin.way@photomask.com 310-6594
PO Box 49427, Austin, TX 78765

Treasurer Emerita • Josephine Casey

HPNA Committee/Task Forces (w/chairs)

AISD • Ann S. Graham, 3815 Ave H 458-8096
Alley Coordinator • J.P. Young, jpyoung@jo.com 450-0707
Beautification • Larry Freilich, lmf@earthlink.net
Children's Programs • Chris Berry, cmcb@grandecom.net
Church/Neighborhood Liaison • Niyata Spelman, 3802 Ave. F. 459-8349
Communications/Web • Robin Silberling, robin@wcook.org 452-1783
Crime and Safety Chairman • Carol J. Weider, 4101 Ave F 459-6205
Development Review • Stan Kozinsky, 4604 Ave. G 451-4455
Finance • Nick Van Bavel, nvb123@yahoo.com
Graffiti Patrol • E. Meenehan elainemeenehan@austin.rr.com 323-9772
Homes Tour • Lorre Weidlich, lweidlich@mail2sevenses.com 300-2228
Membership • Doris Coward dcoward@mail.utexas.edu 453-2476
Neighborhood Planning • Karen McGraw, 4315 Ave. C 459-2261
Shipe Park • Joe Jernejcic 302-4074
Sidewalks • Jamie Caras, jcaras@sciencetechnologies.com 323-6565
Tree Preservation • JP Moore, johnpaulmoore@austin.rr.com 789-7025
Triangle Development • Cathy Echols, 4002 Ave. C 206-0729
Zoning • Dorothy Richter, 3901 Ave. G 452-5117
Austin Neighborhoods Council Rep. • Lisa Harris, ljh@texas.net

"Just" a Shelter? Think again!

SafePlace, the domestic violence and sexual assault survival center for Travis County, will have a representative at the July 10th meeting.

We will be collecting some items from SafePlace's "Desperate Needs" list at the July and August general meetings. Here's what you can donate this summer to help this organization carry on their mission:

- Baby wipes
- Full-sized deodorants
- Baby lotion/oil/wash
- Bed pillows (can be gently used)
- Twin-sized sheets (can be gently used)

Please bring these items to the July or August HPNA meetings, or give them to a neighbor who's attending, or contact Denise Girard at 454-6584 or <girard.d@att.net> to arrange pickup.

June Meeting Minutes

Association action and updates marked the June meeting, as several major issues either progressed or were finished.

Vice President Denise Girard called the meeting to order at 7:06 PM.

Homes Tour chair Lorre Weidlich announced that Tour publicity has been issued and placed. The Tour received a write-up in *The Good Life* magazine, and a complimentary quarter-page in the *Austin Chronicle*. Tickets went on sale at both New World Deli and FreshPlus.

Graffiti Task Force liaison Elaine Meenehan has been working with Officer Vargas and the task force on a project to paint murals on walls and other areas liable to tagging. The task force is looking for donations of materials for creating the murals, and of wall space for creating murals in the target area bounded by IH-35, Lamar Boulevard, 29th Street, and Anderson Lane.

HPNA's **Tree Task Force** representative John Paul Moore announced that the tree moratorium has officially ended, and that Austin Energy is proposing to resume its aggressive tree cutting program in coming weeks. John said that the neighborhoods' continuing united opposition is the only reason Asplundh crews aren't already back on

our streets and tagging trees to be taken out. The Tree Task Force report will be presented to City Council at its June 8th meeting. John encouraged everyone to keep communicating with Austin City Council members, voicing opposition to AE's clearance program, asking for three things: (1) forbearance from any cutting until the task force recommendations can be implemented; (2) that Austin Energy approach neighborhood groups such as HPNA with proposals and work with the neighborhoods, rather than issuing diktats; and (3) looking for future funding alternatives that follow the task force recommendations.

Doris Coward reported that speeding traffic has become a big problem on Red River north of 45th Street. City of Austin official traffic counts conducted between 2002 and 2006 show that more than half the vehicles traveling this stretch are breaking speed limits. The street is not eligible for standard traffic calming due to budget restrictions. However, a recently-passed state law allows cities to lower speed limits on narrow

Continued on page 8

Things NOT Seen in Hyde Park



This park in Arezzo, Italy, was one of the ideas put forth as a model for the space between Shippe Park and the Ney Museum. An oval walk path with several cut-throughs, a green central space, a bike lane along one side (on the right, above, next to a busy street), and tree shaded benches along the periphery. Such a space would be ideal for children learning to ride bicycles. The Steering Committee voted to discontinue exploration of the project at its April 27 meeting.



We Welcome Your Submissions to *Pecan Press*

Send in your articles, letters, and photos (but not your poetry*) by the 15th of each month to:

Editor, Pecan Press
4106 Avenue F
Austin, TX 78751
<hgthomas@youthlaunch.org>

*Send your poems to:

Nancy Taylor Day
4001 Duval
Austin 78751
<Nancy@ciphersbyritter.com>

Please enclose a self-addressed, stamped envelope for return of your materials.

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.

HPNA Enrollment Form

Name _____ Phone No. _____

Address _____

Are You at: Property Owner Renter

Category: (check one) Individual \$1 Couples/Families \$2 Ind Sustaining \$5 C/F Sustaining \$10

Dues paid by: Check Cash New Renewal

Membership: _____ Date _____ Zip _____

Please make checks payable to HPNA and mail with this form to:
 Doris Coward, Membership Committee, 4810 Red River, Austin, Texas 78751.

2005-06 Membership



Cats Love Housecalls
 Compassionate Veterinary Care
 in the Comfort of Your Home

Dr. Cecilia Burnside, DVM

8127 Mesa Drive, Suite B206, #330
 Austin, TX 78759

512.343.9200

www.catslovehousecalls.com

EXPERT HARDWOOD FLOOR REFINISHING

CUSTOM HARDWOOD FLOORS
NEW INSTALLATIONS EXPERT SANDING
& REPAIRS & FINISHING

Quality Service with Attention to Detail

RESIDENTIAL • COMMERCIAL

**FOR CONSULTATION
CALL DAVE – 257-2030**
"Over 40 Years Experience"



Featured in "Parade of Homes" & "AIA Tour"

sit. stay. good dog.



Training. Grooming. Boutique. Doggie Day Care.

Visit our NEW 12,000 sf Air Conditioned Location
706 Brentwood Street, Austin, TX 78752
Near North Lamar and Airport Blvd.

512 458 8800
findit@austincaninecentral.com

AUSTIN CANINE CENTRAL
Exclusive Home of Joyce Morgan Dog Training

NOTHING MAKES YOU THINK OF THE
FUTURE LIKE HOLDING IT IN YOUR ARMS.
WE LIVE WHERE YOU LIVE.



The wonder of being a new parent includes wondering how to plan for your new family's future. Do you have the life insurance coverage you need? To help you be absolutely sure, look to someone who's been there for you right from the start.



LIKE A GOOD NEIGHBOR,
STATE FARM IS THERE.™



Steve Vinklerek, Agent
Austin, TX
512-452-0214
Se Habla Espanol

State Farm Life Insurance Company (Not in NY or WI) • State Farm Life and Accident Assurance Company
On NY and WI • Home Office: Bloomington, IL
902378 1002

Homes Tour...

...cont'd from page 1

artisans who have turned out despite the rain comment on how much they enjoyed the music. Children have enjoyed the giant chess set. The museum and houses have had a steady stream of visitors. Not a bad day, all things considered.

Sunday, July 18

1 p.m. The sun is out. Many more artisans have set up. The ticket table has been moved to just inside the gate of the museum fence. Arvis, the face painter, has laid out her paints. The music is beginning. The pedicabs swing into action. Most important, people are arriving.

3 p.m. Elaine tells me that we have only 200 tour booklets left, of the 1000 I had printed. As insurance, I arrange for several of the houses to recycle booklets that tourists don't plan to keep. It's good to have something to do. My team has been so efficient that I have felt almost useless.

I have revisited all of the houses, this time for enjoyment. The houses are full of interesting details – the barn and root cellar at the Campbell-Turner house, the baronial upstairs bedroom at the Kopperl house, the Hurt house fish pond, the electric trains at the Hodnette-McKesson house, the period wallpaper at the von Boeckmann-Keeble house, Naranjal's kitchen dome and the bathroom ceiling inspired by the Kimball Museum. Docents at each house are knowledgeably describing the houses, their architecture, and their history to groups of tourists. My vision of a homes tour is being realized.

The museum grounds are full of people, listening to the music, exploring the art and craft booths, drinking lemonade, and eating Miss Ney's ice cream. Children (and a few adults) are playing with the chess set. Again, the artisans comment on how much they like the music. So does the face painter. My vision of a neighborhood fair is being realized.

4:45 p.m. Our friend Taylor Fry, from Grande Communications, brings the jar of entry forms to the stage and Suzanna Choffel, the performer, draws for door prizes. Mary LaTouf's husband wins the gift basket. Sometimes things work out exactly the way they should.

6 p.m. We've repaired to the after-party at NeWorldDeli – Deaton certainly knows how to arrange a party! The food is wonderful, the alcohol is copious, and of course the company couldn't be better. Many people on my team have volunteered for another year. Some people are chanting "One more year" at me. How did they know insanity runs in my family?

7 p.m. I sink into a comfortable chair at home. It's all over but the accounting. I have already warned the people at my job that I will be showing up Monday morning exhausted and hung over. I have another glass of wine and pet Asha.

– Lorre Weidlich
2006 Homes Tour Chair



SICK OF THAT DIRTY HOUSE?

**CALL US
451-4610**

WE'LL MAKE IT SPARKLE FOR YOU!

**ARE YOU AFRAID TO HAVE YOUR OLD
WOOD FLOORS DRUM SANDED?**

Now there is a beautiful and practical alternative.

We specialize in hand cleaning or stripping of older, delicate wood floors. We build a beautiful oil finish, your choice of sheen, that lasts for many years. We have 25 years experience serving Austin home owners.



**Bill Breaux
Fine Floor Finishing**

Call for a free estimate. 512.482.9423

Remodeling just got easier...



*Delivery within
24 hours*

*Pick-up available
six days a week*

*Smaller truck
minimizes risk of
pavement damage*

*Smaller container
provides easier
placement*

The Mini Roll-off

Let's face it...the last thing you want to think about is the debris from your project. With the TDS 14-cubic yard container, you can still get rid of seven tons of waste, but with less space.

Call today for a free assessment of your waste management needs.



**TEXAS
DISPOSAL
SYSTEMS**

1-512-421-7633

www.texasdisposal.com

**KELLY W. KEITH, D.D.S.
GENERAL & COSMETIC DENTISTRY**

**NEW PATIENT SPECIAL
CLEANING / EXAM / X-RAYS - \$80**

expires 12-31-06

**FRIENDLY, PROFESSIONAL STAFF
SEDATION DENTISTRY AVAILABLE
EMERGENCIES WELCOME**

**CREATIVE FINANCIAL OPTIONS
RESTORATIVE & COSMETIC SERVICES
IMPLANT CROWNS & DENTURES**



3800 SPEEDWAY

452-6405

www.KellyKeithdds.com



“Where Families
Grow Together”

9:15 a.m. Sunday School
10:30 a.m. Morning Worship

Hyde Park Christian Church (Disciples of Christ)

610 East 45th Street
(512) 452-2596
www.hydeparkcc.org

Youth Groups

1-12 Grades, meet on Sunday evenings.
We will meet from 5:00 p.m. – 7:00 p.m.

There's No Place Like Mother's

Located in the historic Hyde Park neighborhood, Mother's Cafe and Garden is a unique dining environment. Choose from our wide variety of healthful entrees and settle back to enjoy the plant-filled garden and a restaurant that truly cares about you. Lunch, dinner, or weekend brunch — You'll feel at home at Mother's



4215 Duval
451-3994
VISA & MC



THINK GLOBALLY, EAT LOCALLY!

Wheatsville buys organically grown produce from local family farms. Every day our buyers purchase directly from local growers. For you, this means the freshest produce possible. And dealing direct pays the best price to the farmers too. Look for the "Texas Grown" and "Texas Certified Organic" labels!

wheatsville food co-op
3101 Guadalupe 478-2667
Open 9am-11pm. Every Day



Around & About the Avenues

♦ **Notable Tours Dept.:** The final stats on total attendance and net proceeds were not yet in as we went to press; but whatever the final numbers are, there are multiple non-quantitative indications that this year's Homes Tour was one of the most enjoyable and successful events ever. Part of the reason, of course, is that all kinds of neighbors once again came through in all kinds of ways to provide the necessary volunteer (wo)manpower to bring the thing off. But another and major part was the inspiration and leadership that was provided by Lorre Weidlich -- who, having lived here for some time, knew full well what a relatively thankless and absolutely challenging task it is to chair the Tour, and yet took the task on in skilled and fearless fashion. And so, on behalf of a proud and grateful 'hood, we'd like to say Thank You, Madame Chair!



♦ **Notable Neighbors Dept.:** Congratulations to Mary Carolyn George of 4312 Avenue G, whose book *The Architectural Legacy of Alfred Giles* was recently published by Trinity University Press. The book features photographs by her similarly multitasking husband Eugene, whose El Naranjal was featured on this year's Homes Tour. (To order a copy, you can contact <books@trinity.edu>, or visit <www.trinity.edu/tupress>).



♦ **Notable Neighborhoods Dept.:** You may already know that TRIBEZA is the name of a very snazzy, very glossy, very stylish local magazine, but you may not know that in its annual issue focussing on a distinctive Austin neighborhood, folks at TRIBEZA will be looking at and writing about none other than ours truly. Notes Publisher and Editor Zarghun Dean: "Each year, we highlight an Austin neighborhood that is rich in creativity and energy. In past years, we've selected East Austin, Downtown, and South Austin. Hyde Park, like those neighborhoods, helps to define the character of our city." The issue will be overseen by Assistant Editor (and proud Hyde Park resident!) Lauren Smith Ford, who tells us that among the people/places/things to be featured are Keith Kachtick, the owner of Dharma Yoga; Bick Brown, proprietor of Hyde Park Bar and Grill; former HPNA Prez Ann Graham, Founder and Executive Director of First Night Austin; Hyde Park Theatre; graphic art in Hyde Park; Hyde Park Gym; Daya; Hyde Park wine tour; best desserts in Hyde Park; "and more!"



♦ **Trees? Please!** Several pieces in this month's issue focus on matters arboreal, including an update on Tree Task Force member John Paul Moore's fiercely resolute ongoing efforts to fend off further Asplundhering of our urban tree canopy; Treefolks of Austin's "neighborwoods" tree planting efforts, and a farsighted challenge that we begin thinking and acting now, not later, to ensure that majestic trees and bountiful shade will continue to be among the major attractions for Shipe Park visitors. It's a timely topic to consider, because we've heard from several residents on Avenue F that in the wake of Asplundh's "trimming" efforts in the alley, the trees there now provide little if any shading from the afternoon summer

Continues on following page

Around & About the Avenues

sun, and recent utility bills have risen dramatically. Accordingly, neighbors, we urge vigilance and action, or we may find that “made in the shade” has become a wistful and increasingly obsolete expression.



❖ **Say Yea, Ney!:** A particularly welcome piece of news in this issue is that the city has decided to reinstate the once-pledged, recently-threatened \$500,000 for the Ney Museum Restoration in the 2006 bond ballot. This righteous and happy outcome was decidedly NOT a foregone conclusion, so we'd like to offer our thanks to the many “Neybors” who weighed in on this matter by making their feelings known to local decision makers, and our congratulations to Ney Curator Mary Collins Blackmon for her skilled and caring stewardship of this museum, and this cause.



ALMOST PERFECT
CONSTRUCTION

Residential Remodeling
From Additions to Repairs

Quality Work
Since 1980

Member, Green Builders

Joe Zakes
445-4470




serving Hyde Park Patty Mora
512.420.0035

www.PetGirlsPetSitting.com

Creature Comforts
Quality Pet Care In Your Home


For Your Vacations!
Daily Dog Walks while at work
Total Cat Care
Plant/Home Care
Many years of experience

Cathy McDowell
451-4392 413-4214(CEL)
www.ccomforts.com



FLAMINGO

AUTOMOTIVE



VISA / MC / AMEX
459-9917
8-6 M-F

3512 Guadalupe
Austin, Tx.
78705



Henderson Plumbing

452-5963

- 💧 Licensed plumbing repair
- 💧 Clean, personal service
- 💧 29 years experience
- 💧 Drain cleaning

452-5963
Leave message





Central Texas TREE CARE

Quality Pruning, Diagnostics and Overall Tree Healthcare

Owned & Operated by Experts * Certified Arborist * Insured

Affordable, Competitively priced & personalized service

Attention to detail larger companies overlook!

Call today for a Free Consultation
973-9090
www.centraltexas tree care.com

Working Hands Construction

Minor to Moderate Repairs and Remodeling
Decks, Fences and Custom Woodwork
Pain-in-the-Neck Problems Solved
Friendly, Affordable, Hyde Park Based
Call Matthew Young 419-7650

PETE REED

Hyde Park Handyman

Big or Small, We Do it All

20 Years Experience

Free Estimates
(512) 736-6539

BLUE MOON *Glassworks*

CLASSES* and SUPPLIES for
Stained Glass, Glass Fusing,
Glass Beadmaking and
Precious Metal Clay
CUSTOM STAINED GLASS
Unique GIFTS Handmade
by Local Artists
ON-SITE REPAIR



* Daytime and Evening Classes Now Forming

NEW LOCATION Now Open At
108 WEST 43rd STREET
(43rd & Speedway, Celebrations Old Location)
380-0770 www.austinbluemoon.com

June Meeting Minutes... ...cont'd from page 3

and congested residential streets from 30 to 25 miles per hour, for as many as ten neighborhoods per year. Doris asked for HPNA to send a letter supporting a request that alternative **traffic calming** be implemented for the narrower Hyde Park streets, especially Red River. John Moore moved the Secretary draft and send such a letter, seconded by Kitty Clark. The motion passed on a show of hands.

Ben Heimsath presented a **redevelopment plan for a property on Caswell** north of 47th Street, now occupied by four dilapidated 1960s-era duplexes. The property currently has eight units in the four buildings, and the redevelopment will have the same number of units and buildings, which will be built in a bungalow style compatible with their context. Originally planned as two smaller units in front with larger ones behind, the development will instead have four buildings of equal size, developed as a mews with a central access/alleyway, which allows preservation of street-side amenities. The proposed development meets or exceeds NCCD requirements. Ben said the developer is asking for a variance from the Board of Adjustment to allow 61% impervious cover in the front units, but leaving cover in the back low enough to meet the overall 45% impervious cover limit, but was not asking HPNA for support of the variance

Continued on page 12

Realty Reality

Ask the Experts!



Mark Strub is a proud Hyde Park resident and HPNA member. Mark enjoys spending time close to his home on Avenue C. Luckily, his profession as a licensed Realtor® cooperates. You see, besides hanging out at Shipe Park with his family, devouring a tasty Gelato or homemade sandwich in the neighborhood, you'll find Mark out researching a comparative market analysis or enjoying frequent home previews in an effort to stay always on the edge of the ever-changing and fast-paced business of Residential Real Estate Sales.

Let Mark put his knowledge and experience to work for you! Next time you see him around, please don't hesitate to stop and ask that realty-related question that's been on your mind. After all- it's not just his job... It's his pleasure! Of course, your phone calls and emails are always welcome.



MARK STRUB, REALTOR®

mark@jwteam.com
512.922.8992 Cell
512.347.9599 Office



866-Hey-Mark

Russell Laing has been an authority in finance solutions for over a decade. Russ knows that when you make a decision about home financing, it's important to feel assured that your mortgage advisor is not only knowledgeable but ready to be your advocate in securing the best possible solution for your financial situation. Russ knows Austin, and he's ready to hear all about your needs.

From investment lending to First Time Buyer programs and everything in between, including refinancing, Russ will find the best fit for you. Just thinking about it or have a general question? Great! Make the call or drop him an email today!



bmc mortgage
The easiest way to buy your home.

Russell Laing, Loan Officer
russ@bmcloans.com
512.347.1500 Office
512.497.6966 Cell

TRIBELLA REALTY

Shannon Williams ♦ Broker, ABR, GRI

Your Hyde Park Realtor and Neighbor

ShannonWilliams@TriBellaRealty.com

210 West 38th St. Suite A • Austin TX 78705 • 512.300.2355

Jim-Dandy Service

"More than just handy"

763-1007

DEPENDABLE • FAST • GUARANTEED
Free Estimates Senior Citizen Discounts

ALL TYPES OF REPAIR

**Kitchen and Bath Upgrade!
Yard Projects Appliance Repair
Drain and Sewer Cleaning
Plumbing and Electrical
Remodeling Roof Repair
Power Washing Painting, etc.**

NO JOB TOO SMALL!

Jim Cardwell
Jim-Dandy, Inc.

Master
Handyman



THE GRIFFIN SCHOOL

AN ACCREDITED COLLEGE PREP HIGH SCHOOL
with a creative and individualized learning environment.
We help students find their unique voice.



Core Curriculum
includes Latin,
Community Involvement,
& Fundamentals of Art

Alumni attending:
CA College of Arts
Evergreen University
Guilford College

454-5797 • 710 East 41st Street • Hyde Park, Austin • www.griffinschool.org



PLANTS • FLOWERS • CORSAGES • ARRANGEMENTS
FOR ALL OCCASIONS
1806 WEST KOENIG LANE
AUSTIN, TEXAS 78756



NANCY WHARTON
DON WHARTON

(512) 451-0691
1-800-462-8426
www.ftd.com/casaverde

City Plumbing Company

35 YEARS EXPERIENCE

453-1115

Sewer and Water Heater Replacement

Slab Leaks • Gas Leaks

Sewer and Drain Cleaning Service

Repairs • Re-pipes • Remodels

ALL YOUR PLUMBING NEEDS

JOHN O. SCOTT

ATTORNEY AT LAW, P.L.L.C.

(A Professional Limited Liability Company)

4801 CASWELL AVENUE

TELE: (512) 458-8414

AUSTIN, TEXAS 78751

FACSIMILE: (512) 458-8414

E-MAIL: JSCOTT_ATTY@GRANDECOM.NET

MEMBER, COLLEGE OF THE STATE BAR OF TEXAS

Practice consists of Elder Law, Estate Planning, Wills, Trusts, Probate, Asset Protection, Federal Income Tax Law, Tax Disputes and Tax Litigation, Business Law including Choice of Entities, Partnerships, Limited Liability Companies, and Corporations.

Not Certified By the Texas Board of Legal Specialization

SERVING TEXANS SINCE 1973

Time yourself!

How fast can you answer these out loud?

$\begin{array}{r} 3 \\ \times 7 \\ \hline \end{array}$	$\begin{array}{r} 4 \\ \times 9 \\ \hline \end{array}$	$\begin{array}{r} 7 \\ \times 8 \\ \hline \end{array}$	$\begin{array}{r} 9 \\ \times 3 \\ \hline \end{array}$	$\begin{array}{r} 8 \\ \times 8 \\ \hline \end{array}$	$\begin{array}{r} 2 \\ \times 9 \\ \hline \end{array}$	$\begin{array}{r} 5 \\ \times 7 \\ \hline \end{array}$
$\begin{array}{r} 5 \\ \times 9 \\ \hline \end{array}$	$\begin{array}{r} 4 \\ \times 8 \\ \hline \end{array}$	$\begin{array}{r} 6 \\ \times 3 \\ \hline \end{array}$	$\begin{array}{r} 8 \\ \times 5 \\ \hline \end{array}$	$\begin{array}{r} 7 \\ \times 7 \\ \hline \end{array}$	$\begin{array}{r} 6 \\ \times 9 \\ \hline \end{array}$	$\begin{array}{r} 6 \\ \times 6 \\ \hline \end{array}$

If it took you longer than 15 seconds, then this Multiplication Facts Workshop is for you! Taylor-Made Tutoring in Hyde Park offers fun, interactive all-ages workshop for getting your facts down FAST. Go to www.taylormadetutoring.com to find out why speed is so important and for workshop details.

Taylor-Made Tutoring

Math instruction tailored to you.

Basics through Algebra 3rd grade - adult

Go to www.taylormadetutoring.com to read

"Why Summer is Such a Great Time to do Math Lessons"

1-877-TMT-MATH

lacie@taylormadetutoring.com

Be art healthy Exercise your creativity

Parties
Gifts
Classes



Camps
thru
Aug. 11th

1403 West 47th Street

323-0802

www.ArtPadStudio.com

Looking Back, Looking Good:

The Houses



The side porch of the von Boeckmann-Keeble house

Architect Eugene George and docent Lindsay Nakashima



The Hodnette-McKesson porch



The Campbell-Turner porch

Owner Bill Barbee and friends at Naranjal



The Museum



Perfect accommodations

Mary LaTouf consults with treasurer Carmin Way



John Paul Moore, Catherine Moore, and Elaine Meenahan sell tickets

Grant Thomas chats with Taylor Fry and Libby Malone of Grande Communications



An enthusiastic artisan



Suzanna Choffel draws the name of the Grande door prize winner



The 2006 Homes Tour

Kid Stuff



Lemonade aid along the route



Chess, anyone? Or do you prefer face painting?



Ada Barbee mans the kids' table



The Pedicabs



On patrol

The Music



Blues, Jazz, Bluegrass, and more



And an attentive audience



The Party

Dave and Cynthia Lyon and the youngest Lyon



John Williams and Jay Farrell

Eugene and Mary Carolyn George with John Paul and Catherine Moore



Photos by Sue Marriott, Robin Silberling, and Lorre Weidlich

June Meeting Minutes...

...cont'd from page 8

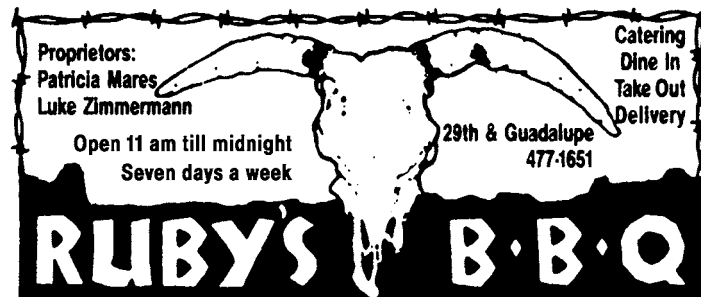
request. The units will be run as a condominium development, governed by condominium association rules, and cannot be sold away from the development as individual properties. Pam Whittington, who has met with the developer as a representative of nearby neighbors, added that many hours of negotiation and research had gone into the agreement. They were able to negotiate the original development plan from five to four buildings, saving several trees on the perimeter of the property, and to adjust setbacks to alleviate building loom from street level. She said there are still some tweaks to be worked out, but that the neighbors and the development had agreement in principle on the major points.

McMansion Ordinance Task Force representative Karen McGraw reported that the ordinance was being presented for first reading to City Council on June 15th. The draft ordinance was a very hard-fought compromise between neighborhoods and development interests. Karen said that on one of the most contentious issues, floor-to-area ratio (FAR), 97% of Austin homes meet the proposed 0.4:1 FAR standard. One issue not resolved is occupancy limits, which continue to drive construction of many slab-sided structures in neighborhoods with high student populations. Karen presented computer renderings to help neighbors see the practical impact of terms such as "building envelope" and "billboard" frontages. Sharon Majors moved that HPNA support the ordinance as drafted by the task force, seconded by Pam Whittington. The motion passed unanimously on a show of hands.

Bylaws Revision Committee chair Catherine Moore presented the draft bylaws for adoption. She noted the principal changes involved membership of the Steering Committee (current officers, the past president, and six elected neighborhood members), term limits for officers, and providing notice for issues up for vote before the Association. There are already a few issues the committee will bring back to the membership as amendments in a month or two. Sam Waring moved and Elaine Meenehan seconded to accept the bylaws as presented. The motion passed unanimously on a show of hands. Denise thanked the committee for their work in developing new bylaws.

The meeting adjourned at 8:27 PM.

— Sam Waring
HPNA Secretary
4610 Ave. H



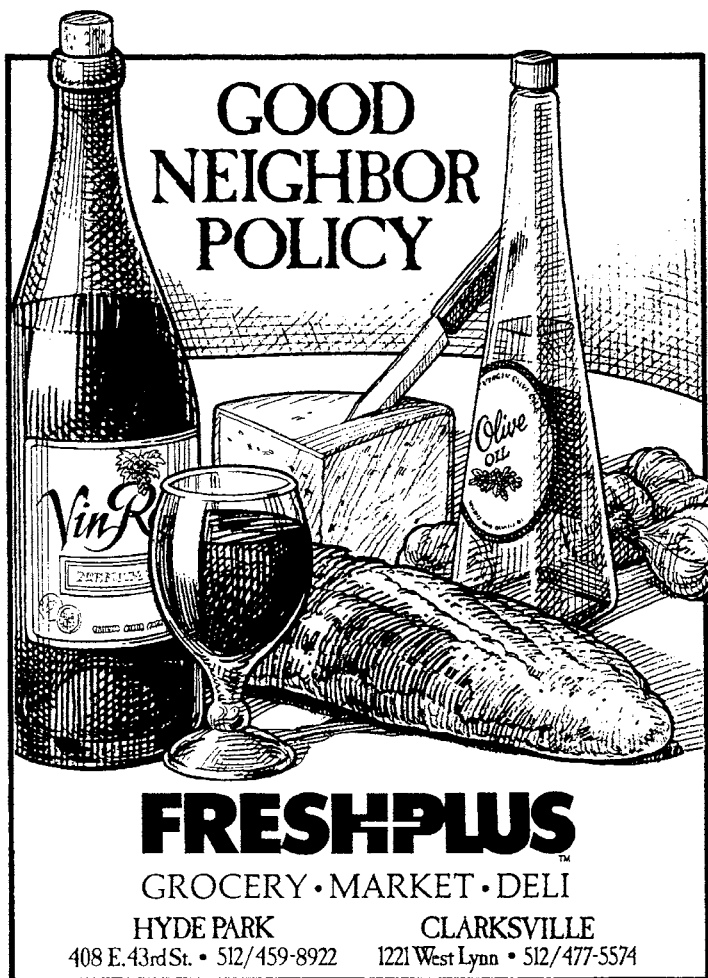
Proprietors:
Patricia Mares
Luke Zimmermann

Open 11 am till midnight
Seven days a week

29th & Guadalupe
477-1651

Catering
Dine In
Take Out
Delivery

RUBYS B.B.Q.



GOOD NEIGHBOR POLICY

FRESH PLUS

GROCERY • MARKET • DELI

HYDE PARK CLARKSVILLE
408 E. 43rd St. • 512/459-8922 1221 West Lynn • 512/477-5574



The Tree Tender

My heart felt thanks to the wonderful people of Hyde Park for allowing me to care for your trees since 1973. So far I have served over 200 homes for you

280-1958

Certified Arborist
Nickey Bishop

QUALITY CRAFTSMANSHIP



MAGIC SPACES



design • complete project management (512) 452-2514 • hassawhomes.com

Dharma Yoga

Guadalupe & 41st Street
512.420.0009
www.Dharma-Yoga.net



- **CERTIFIED YOGA INSTRUCTORS WITH OVER 30 YEARS OF TEACHING EXPERIENCE**
 - 90-MINUTE CLASSES
 - GUIDED MEDITATIONS
- **WORLD MUSIC RANGING FROM BALINESE FLUTE TO BOB DYLAN AND JEFF BUCKLEY**
- **ON-GOING SERIES FOR HEART PATIENTS**
- **EASY PARKING IN GREAT HYDE PARK LOCATION**
- **FIRST CLASS FREE WITH 3-CLASS PASS**

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
9:30-11:00	Hatha	Vinyasa	Cardiac	Mixed	Vinyasa	Mixed	Hatha
11:30-1:00						Basics	Vinyasa
5:00-6:30	Mixed	Hatha	Mixed	Vinyasa	Mixed		
7:00-8:30	Vinyasa	Mixed	Basics	Hatha			

Fine Properties Available



Charming 1940 stone cottage on a hilltop just east of IH 35 and S of Riverside: the house has an extra-large living room with a stone fireplace, vaulted ceilings, and wood floors. Three bedrooms, one bath and a 100 x 128 lot that offers potential for addition. 1501 Inglewood \$259,000



Charming and spacious 1939 Craftsman-style 2-story house with 3 or 4 bedrooms, 3 baths, 3 living areas, high ceilings, newly refinished wood floors and decorator colors. Private back yard with large porch, play area, and lovely landscaped garden. 402 East 35th St. \$589,000



Historic Landmark in downtown Round Rock historic district 20 minutes from Central Austin. Among lovely old homes on large lots, this 1922 charmer has 4 bedrooms, 2 baths and a detached studio on a .47 acre lot with a swimming pool and professional landscaping. 202 N Stone St. \$349,500

Lin Team. Old Austin REALTOR®

*Helping people save old Austin...
one house at a time.*

THE KINNEY COMPANY
Real Estate Services
www.TheKinneyCompany.com

Elisabet Ney Museum Restoration Included on 2006 Bond Ballot

The Elisabet Ney Museum Restoration was included for \$500,000 on the ballot for the 2006 City of Austin Bond. The reinstatement of the Ney Restoration, initially included in the bond, was due in great part to the generous advocacy provided by residents of Hyde Park together with advocacy from the Elisabet Ney Museum Save America's Treasures Restoration Campaign Committee, the Heritage Society of Austin, the Texas Association of Museums and members of CANPAC, Preservation Texas, and Preserve Austin. If approved by Austin voters on November 7, 2006, the bond issue will significantly help to restore and preserve Elisabet Ney's Formosa, established in Hyde Park in 1892. The museum is continuing to raise the balance of the funding needed for the estimated \$2 million restoration.

The museum would like to thank the residents of Hyde Park who provided support for the inclusion of the Elisabet Ney Museum Restoration on the 2006 Bond Election - Proposition 3. This effort has proven to be a critical step toward achieving the restoration capital campaign goals, and ultimately the restoration and preservation of the museum.

— Mary Collins Blackmon
Curator, Elisabet Ney Museum

BUG HUNTER PEST CONTROL

General pest, termites, rodents, W.D.I. reports

Ken Howell

Owner

Call today for a free no obligation termite inspection

Family owned and operated **748-3573**



CG&S Design-Build specializes in residential remodeling, tailoring our projects to the needs, budgets and personalities of our clients with quality construction and fine detailing.



Billy Guerrero, Sales/Estimator
Stewart Davis AIA, Design Director
For more information call our offices at
(512) 444-1580 and visit our web site at
www.cgsdb.com to see photos of our
projects.



NOW is a great time for a positive, healthy beginning! Upgrade your current workout or start fresh. **Strong bodies don't just look good.** Improve your glucose and cholesterol levels, reduce blood pressure, and boost metabolism. **Let's get started NOW.**

KIRBY'S

KIRBY SAMS, cscs
512.452.6533
kds.riptorn@juno.com

Hyde Park Gym
4121 Guadalupe Street
Austin Tx 78751



Lucien, Stirling and Gray Advisory Group, Inc.



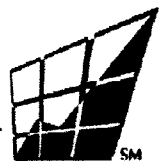
Located in the Historic John Rutledge House

4005 Guadalupe · Austin, TX 78751
(512) 458-2517
www.lsggroup.com
info@lsggroup.com

We are an independent, Austin-based investment advisory and financial planning firm specializing in unique, personal relationships with all of our clients.

We offer fee-based asset management and planning services to people who know that wealth is more than just money.

LUCIEN, STIRLING & GRAY
ADVISORY GROUP



"Smart Decisions About Serious Money"

Celebrating 10 Years in Hyde Park!

DOLCE VITA

4222 DUVAL • 323-2686

In the neighborhood

OPEN 7:30 AM - MIDNIGHT

Continental Breakfast • Mini-Omelet Specials

GELATERIA & ESPRESSO BAR

Homemade Italian Ice Cream & Sorbetto

Espresso • Cappuccino • Latte

Arabic Coffee • Chai

New Orleans Cafe Du Monde

WONDERFUL ARRAY OF DESSERTS

Tiramisu • Cannoli • Ricotta Pie

Creme Brulee • Baklava • and more

INTERNATIONAL BAR

Premium Liquors & Liqueurs

Port • Sherry • Wine • Grappa • Imported Beers

Parents' Night Out at Trinity United Methodist Church

Twice voted *Austin Chronicle's*
"Best Place to Leave the Kids"



2nd Friday of each month from 6:30 - 9:30 p.m.
\$10 per child; \$15 family maximum

For reservations call: 459-5835, ext. 14
600 East 50th Street (one block east of Duval)

Crime Report



by Carol Welder

Summer has arrived, and that means that some of our neighbors will be going away on vacation. I encourage all of you to look out for one another and, if you are going away, that you ask your neighbors to keep an eye on your property. Sometimes preventing crime can be as simple as awareness.

Officer Rick Vargas, Hyde Park's District Representative, reports that home burglaries have decreased, but that doesn't mean that we should let our guard down. Keep your doors and windows locked. The "Tire Slasher" has returned with several incidents having been reported. It appears that Avenues A & B are hit the hardest. Officer Vargas believes that it may be the same homeless person as before, so please report any suspicious behavior that you may see. He also reports that we had one serious rape on East 55 1/2 St. He says that this case was the first in which the perpetrator was a total stranger and no alcohol was involved. The suspect entered through a window, so as already mentioned, please make sure that your doors and windows are kept locked. There have been a number of calls on a Peeping Tom in the Hyde Park area. The suspect is a Hispanic male, 24-30 years old, and reportedly drives a green pick-up.

As always, auto vandalism and burglary continue to be a challenge for our area. If at all possible, park your cars in a driveway or cover them at night with a tarp. As a reminder, a Courtesy Office with officer presence is located at 4719 Harmon, or you can contact Officer Rick Vargas at 974-5801.

Finally, be sure to mark your calendars on the first Tuesday in August as National Night Out. And as a longer-term followup to that event, if you are interested in helping with a Neighborhood Watch Program, please contact me. Have a safe summer and remember to Be Alert.

— Carol Welder
HPNA Crime and Safety Chair
459-6205, <cjwelder@msn.com>

**dare
to read**

Individual tutoring for struggling readers in Austin, Texas

Eugénie Harris

Certified Phono-Graphix® Reading Therapist
(512) 656-9327 • eharris@daretoread.org • www.daretoread.org

Hyde Park Presbyterian Church



Second Sunday Lunch

July 9 at 12 Noon
Neighborhood Invited

Space available for small group meetings

Sunday Worship 10:30 am
3913 Avenue B 459-7747

– Child Care Provided –

hydepark@austin360.com
www.main.org/hydeparkpc

A country church in the city center.

ARBORTECH

940-0705

Member of and certified by the
International Society of Arboriculture



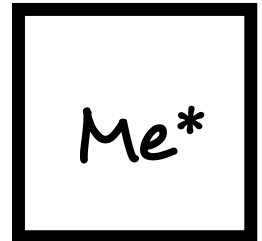
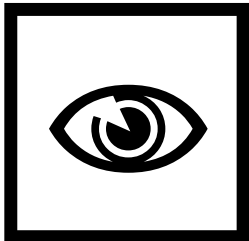
Serving Hyde Park since 1988



- Pruning
- Storm Damage
- Removals
- Cabling
- Roof Clearing
- Native Tree Experts



Insured for your
protection



*CATHERINE HOLDER PRATHER

REALTOR®

BUYING OR SELLING -
YOUR REAL ESTATE NEEDS
ARE MY FIRST CONCERN.

297-8150

feel free to call me,
even if just to ask questions



www.moreland.com

Thursday Coffees

Join us Thursdays from 9 to 10 am, and hear all about our unique approach to learning. Coffees are held in the former Perry Mansion.



grades K-10, established in 1995 • 1 to 4, adult/child ratio

Sri Atmananda
MEMORIAL SCHOOL

4100 Red River, Austin 78751 • 451-7044 • www.samschool.org

GWYNDOWS



Window Cleaning

**Woman Owned
& Operated**

**Commercial
& Residential**

AFFORDABLE

Fully Insured

444-1954
www.gwyndows.com

Planting the Next Generation of Trees for Shipe Park

An informal and totally unscientific survey conducted separately by my neighbor Michael Horowitz and myself suggests that we are having somewhat of a baby boom in our neighborhood. At least it seems that way if you have been by Shipe Park any time recently. In the evenings and most weekends the park is full of young families enjoying the simple pleasures of play and commiseration that are so much a part of that stage of life. To me, it's also a joyful sign of a healthy, diverse neighborhood.

Unfortunately, some of the old patriarch trees closest to the wading pool, cabin, and north playground side are not in such good health. An old post oak recently had a major limb amputated by a windstorm, and near by, an old granddaddy live oak has a thinning and skimpy canopy indicative of old age and decline. A third tree, an American elm by Ave. F, is also elderly and we can expect to lose some of the over-extended branches over the next several years.

It's important to start thinking about leaving a legacy of trees at Shipe Park, and we may get help with this by applying for a matching grant from the Austin Parks Foundation. I propose that we ask for \$750.00 from APF, and raise the other from the neighborhood so that next winter we can have three really large (four inch caliper, twelve to fifteen feet boxed or balled and burlapped trees) planted to replace these older specimens. I would like to diversify the selection of trees at the park to include native trees like Cedar elm, Chinquapin oak, and Monterrey White oak. Really big trees cost about \$500.00 to install, and come with a one-year guarantee.

To qualify for this grant, the neighborhood must provide, along with monetary support, some "sweat equity" investment and commitment. We will need to recruit a team of neighbors who will rotate responsibility of watering and protecting the trees during the year or so when they are becoming established. It's my hope that the garden hose can be passed from one family to another.

I will be making this presentation to the HPNA Steering Committee meeting on July 7th. If you have any ideas, questions, or comments, please call me at 450-0776 or email to <jill@nokeslandsca.pedesign.com> Deadline for the grant is July 14th, and awardees will be announced in September. For more information on the grant, see the APF website: <www.austinparks.org>

— Jill Nokes
4200 Ave. F



HybridRealtor@Stanberry.com

Hyde Park Resident & Neighborhood REALTOR®

Address: **3916 Avenue H**

Listed For: **\$1,130,000**

Magnificent estate on 100' X 124' lot in the heart of Hyde Park. Outstanding Arts and Crafts detailing on this recent construction of over 4,000 SF. The highest standards of craftsmanship, in-ground pool, and a separate guest house.



Address: **1520 West 29th**

SOLD

Listed For: **\$535,000**

Gracious Bryker Woods Home. 75 X 93 Corner lot. Stylishly remodeled, with private gardens, and a fully fenced yard. Hardwood flooring, period detailing, and a four bedroom configuration. An amazing family home.



Address: **4701 Evans**

Listed For: **\$309,000**

Charming remodel on amazing 75 X 135 corner lot. Open floorplan. Hardwood floors. Original tile bath. Private deck area, garage and a white picket fence.



Address: **4212 Avenue D**

SOLD

Listed For: **\$369,000**

Classic Arts and Crafts house on one of the best blocks in Hyde Park. 3Bed/2Bath with additional living/study off master bedroom. Large traditional front porch, 2 Car Garage, fabulous long leaf pine floors, period detailing and accents. Great family floorplan.



Address: **4104 Burnet Rd.**

SOLD

Price: **\$279,000**

In the heart of Rosedale. This home's tastefully updated. Only 1/2 block from Ramsey Park. Large 50' X 135' beautifully treed lot. Updated kitchen and bathroom. Hardwood flooring. Walking distance from Central Market.



Address: **5305 Avenue H**

SOLD

Price: **\$299,000**

Fabulous fully restored bungalow on Avenue H. Charming 3Bed/2Bath with a great designer color scheme, hardwoods, and fully updated kitchen and baths. Family home with a large yard and professional landscaping.



Jeff Baker 619-7421
ABOR, REALTOR®, Former State Licensed Appraiser

Stanberry Associates
 REALTORS®

HYDE PARK HOMES GALLERY



4302 Avenue A

1920 Hyde Park fixer upper, over 2000 SF. Great potential. \$349,000



4606 Avenue C

4BR, 3.5BA, 2Liv, built 1900. Fabulous updated kitchen. \$545,000



4002 Avenue C

3BR, 2BA Victorian with 2BR, 2BA garage apartment. \$499,000



809 East 46th Street

3BR, 2BA, 3Liv, built 1910. City Historic Landmark. \$625,000



808 Keasbey Street

2BR, 1BA, 1Liv, updated 1935 cottage, pine floors. \$299,000

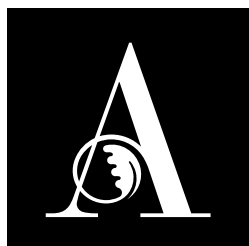


4534 Duval Street

3BR, 2BA with remodeled kitchen and 2nd story addition. \$339,000

Your Hyde Park Real Estate Expert

Call Suzanne today for a free market analysis on your home or investment property. Over 13 years experience marketing and selling Hyde Park!



AvenueOne
Properties

LOVE
YOUR
AREA



Suzanne Pringle
REALTOR[®], Broker
Office 531.3127
Mobile 217.1047
pringle@aveone.com
www.aveone.com