Exploring Hyde Park
The Moving History of the Hyde Park Presbyterian Church

A glimpse of the Hyde Park Presbyterian Church – the gleaming white, simple but elegant structure set within well-tended landscaped grounds – is enough to move the viewer. The church structure, built in 1895, has been physically moved twice, expanded, and included on the National Register of Historic Places. Through its 100 years of changes, it has provided a welcoming setting for all.

The story begins in 1909, with a trilogy of circumstances: the desire by three students of Austin Presbyterian Theological Seminary to open a Presbyterian church in Hyde Park, a well-conceived plan to rid the neighborhood of the saloon and simultaneously establish a Presbyterian church in the neighborhood. Dr. Penick approached Monroe Shipe with his plan. Shipe, eager to help, offered to donate the land for the church on one condition – the church had to be on the land in time to keep the saloon from receiving its liquor license that year.

In 1909 and 1910, Hyde Park Beer Garden operated at 404 West 40th Street between Avenue A and Avenue B, to the displeasure of many neighbors and land owners. Its liquor license was coming up for annual renewal. The Presbyterian Seminary students enlisted Dr. O. Pennick, a professor from the UT Greek Department and a member of the University Presbyterian Church, who conceived the plan to rid the neighborhood of the saloon and simultaneously establish a Presbyterian church in the neighborhood. Dr. Penick approached Monroe Shipe with his plan. Shipe, eager to help, offered to donate the land for the church on one condition – the church had to be on the land in time to keep the saloon from receiving its liquor license that year.
Happy June to everyone! Like many other things, the Pecan Press is embracing its online presence and will remain digital-only this month. We’ll see what happens this summer with regard to future issues and in-person meetings. Until then, we have updates for you on a few neighborhood goings-on.

Several of you have contacted us with concerns about disruptions related to the Google Fiber install in Hyde Park, especially now that so many people are at home. We’ve included the latest update from Google in this issue (“Around & About the Avenues” on page 7).

Like you, we are eager for face-to-face interactions at the newly renovated Shipe Pool as soon as it is safe for diving. According to its operator, Shipe Park is in frequent contact with the Aquatics Division and will remain digital-only this month. We’ll see what happens this summer with regard to future issues and in-person meetings. Until then, we have updates for you on the neighborhoods, including the Hyde Park Neighborhood Association in Austin, Texas.

COVID has also impacted the 2020 Hyde Park Homes Tour, which we have canceled this year – with plans to revive it in 2021. While we will miss the day, there is a wonderful outdoor-only walking tour of the neighborhood compiled by the Austin History Center, which you can find at http://www.austinhydepark.org/wp-content/uploads/2018/04/Walking-Tours-Hyde-Park.pdf. You can also learn about past homes tours, dating back to the 1970s, by browsing through the Homes Tour brochures archived at http://www.austinhydepark.org/homes-tour/history/.

We hope to see you soon. Until then, stay safe and stay well.

— Sarah Cook and Betsy Clubine
Co-Presidents, HPNA

From the Desk of the Co-Presidents

Hyde Park Neighborhood Association
P. O. Box 49427 • Austin, TX 78765
www.austinhydepark.org
— HPNA Officers & Steering Committee —

Co-Presidents
• Betsy Clubine....................... betsyclubine@gmail.com
• Sarah Cook.......................... cooksicle@gmail.com

Co-Vice Presidents
• Pauli Rhodes........................ paulsmith1274@gmail.com

Co-Secretary • Karen Mosser..................... kmheyburn@gmail.com

Acting Co-Secretary • Bonnie Neel .............. bonnie.neel@straighttalkmortgage.com

Co-Treasurers • PO Box 49427, Austin, TX 78765
• Susanra Walker ...................... suzwalkercps@gmail.com
• Lorre Wiedlich ....................... lwiedlich@grandecom.net

Additional Steering Committee Members:
• John Burnham • Mango Carrico • Sumit Gaba • Kathy Jackson • Ben Reid • Phil Selbert

— HPNA Committees & Task Forces —
ASH (joint HPNA-CT committee) • John Williams, jawilli@grandecom.net
Austin Neighborhoods Council Rep • Lorre Wiedlich, lwiedlich@grandecom.net
Church-Neighborhood Liaison • Kevin Heyburn, kmheyburn@gmail.com
Crime & Safety • Carol Welder, cjwelder@tmon.com
• Kristen Remeza, kremeza@yahoo.com
Development Review • David Conner, daypaycon@yahoo.com
Finance • David Conner, daypaycon@yahoo.com
Flooding • Kevin Heyburn, kmheyburn@gmail.com
Graffiti Patrol • Lisa Harris, lharrisus@yahoo.com
Historic Preservation • Joan Burnham, jgburnham@gmail.com
Homes Tour • Kim Dollar, kipdollar@tcom
• Chad Crow, chad@secondlabwine.com

Membership • Sharon Brown, donsharon4213@sbcglobal.net
• Karen Saadeh, kmadhith@gmail.com

Neighborhood Planning • Karen McGraw, mcgrawkal@earthlink.net
Nominating • John Williams, jawilli@grandecom.net
Parks & Public Space • Mark Fishman, mmfishman@gmail.com
Social Events Coordinator • Sarah Cook, cooksicle@gmail.com
Social Media Coordinator • Ellie Hanlon, eliehanlon@gmail.com
Tree Preservation • John Walewski, jwalewski@civil.tamu.edu
Website • Graham Kunze, grahamkunze@gmail.com

Austin Police Department
Hyde Park Liaison
Lawrence McIntosh III, 4816, Region 1 Patrol, 8808...........
737-228-8350 (work) .................. lawrence.mcintosh3@austintexas.gov
512-802-4922 (pager)
Natalia Lee, Auto Theft Division.................. natalia.lee@austintexas.gov
512-974-1346

Pecan Press
The Pecan Press is published monthly by the Hyde Park Neighborhood Association in Austin, Texas. Advertising deadline: 15th of the month preceding publication. Editorial deadline: 10th of the month preceding publication.

Editor Lorre Wiedlich lwiedlich@mail2sevenseas.com
Poetry Editor Charlotte Hezzele herzele@gmail.com
Puzzle Editor Steve Bratteng
Production Manager & Advertising Director Robert M. Farr, 731-0617, rundeboy_robbie@gmail.com
Payments for Ads HPNA, PO Box 49427, Austin, TX 78765
Distribution Coordinator
Rimas Rezema, 415 Ave. F, 371-3318, rimas@yahoo.com
Area Coordinators
N of 45th/W of Duval
• Rosa Maria Lopez Reed ......... elsalvadorchrist@yahoo.com
N of 45th/E of Duval
• Jay Geratl & Carrie Laughlin .. 371-1356
S of 45th/W of Speedway
• Betsy Clubine...................... betsyclubine@gmail.com
S of 45th/E of Speedway
• Martha Campbell ................. 452-2815

A vibrant and engaged high school community

GRiffin SCHOOL
Cultivating individual potential and intellectual curiosity
www.griffinschool.org

Homes Tour/History/.

— Sarah Cook and Betsy Clubine
Co-Presidents, HPNA

New Pecan Press Advertising Rates
(Effective September, 2015)

<table>
<thead>
<tr>
<th>Size</th>
<th>Price</th>
</tr>
</thead>
<tbody>
<tr>
<td>Back Cover</td>
<td>$400.00</td>
</tr>
<tr>
<td>Full Page</td>
<td>$300.00</td>
</tr>
<tr>
<td>1/2 Page</td>
<td>$200.00</td>
</tr>
<tr>
<td>1/3 Page</td>
<td>$150.00</td>
</tr>
<tr>
<td>1/4 Page</td>
<td>$100.00</td>
</tr>
<tr>
<td>1/6 Page</td>
<td>$ 80.00</td>
</tr>
<tr>
<td>1/9 Page</td>
<td>$ 60.00</td>
</tr>
<tr>
<td>Full Page</td>
<td>$300.00</td>
</tr>
<tr>
<td>Back Cover</td>
<td>$400.00</td>
</tr>
</tbody>
</table>

Pecan Press
Page 2 — June 2020 — Pecan Press
Jumbled-up Viruses by der Brat

Unscramble the given word or words to make the virus or condition indicated by the clue in brackets. The shaded boxes are the letters that unscramble to fill in the riddle. Solid boxes are word breaks.

CARNIVOROUS [it’s in the news now]

SERBIA [why you don’t pick up bats on the ground]

EEL MASS [making a comeback – thanks, antivaxxers]

STAR WAR PLANT [sores on the soles]

Riddle me this:
Did you hear about the cool internet video about COVID?

Solutions on page 12
The Hyde Park Specialist

Sam Archer, Juice Real Estate Group
512.633.4650 | sam.archer@compass.com

Every house in Hyde Park has a story. I have lived and invested in Hyde Park for nearly 20 years. I love this neighborhood and that connection makes a difference. Whether you are buying or selling, I will help you with incomparable professional experience and personal commitment that goes beyond the transaction.

Hyde Park Area: Year in Review

<table>
<thead>
<tr>
<th></th>
<th>2017</th>
<th>2018</th>
<th>2019 (YTD)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Homes Sold</td>
<td>27</td>
<td>25</td>
<td>18</td>
</tr>
<tr>
<td>Avg. Sales Price</td>
<td>$602,463</td>
<td>$700,920</td>
<td>$793,949</td>
</tr>
<tr>
<td>Avg. Square Feet</td>
<td>1,714 SF</td>
<td>1,817 SF</td>
<td>2,022 SF</td>
</tr>
<tr>
<td>Max Price Sold</td>
<td>$1,200,000</td>
<td>$1,185,000</td>
<td>$1,220,000</td>
</tr>
<tr>
<td>Median Days on Market</td>
<td>14 Days</td>
<td>14 Days</td>
<td>25 Days</td>
</tr>
</tbody>
</table>

For more detailed market information about your home contact Sam Archer, Broker Associate. Helping clients buy and sell in Austin with integrity and unparalleled representation.

hydeparkismyhome.com

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

I am a house of shadows
I am alone amidst the trees
Shadows cast from a misbegotten cabin
Did we say 1847?
A cabin on a remote road
RR something off the beaten track
I have seen this one before
In sepia, or was it brown?
Perhaps it was an ochre shade
No mind, I see it now
And green – I call it Texas Tornado
The winds swirl in my mind
The sky turns green in Texas
Foretelling winds of woe
Winds that blow the world away
Winds that blow and blow
The sky turns green and
All around, change blows into great howls
But this is calm before the storm
Green because I know,
Green because last time,
It was brown, and had no name
It’s not the same,
This house, my house, my me
I am a house of shadows,
Blown away, blown away,
Blown away.

Herzele
04/28/2020

News from the Ney

As of the writing of this Pecan Press update, it’s still not known for certain when the Ney will reopen. Please keep your eyes and ears open for announcements on Facebook and Instagram as well as Nextdoor and elsewhere. The Museum’s staff misses your company, but all in due time.

Though its doors are closed, like much of the museum industry, the Ney has added to its list of activities—including tours and activity demos—at the museum’s website! Go to www.elisabetneymuseum.org for details. There, the site provided by the City of Austin has links to a video tour of Elisabet’s work, as given by Museum Site Coordinator Oliver Franklin; a tour of the Barbara Attwell exhibit (which will remain on exhibition when the museum reopens); and a tour of the spring landscape, given by the museum’s landscape specialist and Hyde Park resident Mino Giunta.

Dig a little deeper into the website and you’ll find a tour of the museum’s second floor and the tower; a great kids’ activity demo with Barbara Attwell; and other Ney staff educators showing you fun and creative things like bookmaking, plein air painting, and more. There’s also curriculum with activities on Texas women’s history, art activities, the intellectual world of pre-Imperial Berlin, and clay arts.

Finally, note that the Centennial of the ratification of the 19th Amendment is coming on August 18, 2020! Elisabet, of course, was a very deeply committed suffragist. The Ney is planning a very cool project for that date. Since reopening protocols are still undetermined, details of the event are going to have to wait till the next Pecan Press. But mark your calendars!

Till the doors open again, Sursum!
Jen Berbas Realtor®
Committed to Serving Hyde Park Since 2000

SOLD 715 East 43rd Street
Seller Represented

SOLD 4411 Avenue C
Seller Represented

SOLD 4106 Avenue B
Seller Represented

SOLD 4532 Duval Street
Buyer Represented

Contact me for information about the value of your home.

RA REALTY AUSTIN

Jen Berbas
REALTOR®
512-655-3830
JenBerbasTeam@realtyaustin.com
Update on Google Fiber Installation. Google Fiber does not have a work completion date for Hyde Park, but expects construction to continue for the next few months as it moves into different parts of the neighborhood. As of mid-May, Google Fiber is still primarily focused on building out the area along Avenue G, as this serves as the backbone of its network for the neighborhood. North of 45th Street, Google reports that quite a bit of construction remains, though most of the intrusive work (that is, microtrenching the street) has been completed. After this initial installation phase winds down, there will be additional work done in the future, both north and south of 45th Street, to splice the fiber that has already been laid and to connect whenever a neighbor orders service. However, according to Google Fiber, these phases of construction are far less invasive. If you have any problems that result from the network installation, call the dedicated construction hotline at 877-454-6959.

Hyde Park Residents Found Online Art School. After noticing that so many people who are interested in art never had the opportunity to take an art class in college, Renee Lai and Sarah Fagan, Hyde Park residents and lecturers at the University of Texas and St. Edward’s University, decided to address that situation. To that end, they created The Art Local, offering classes that are more rigorous and intellectually engaging than wine and drink places, but less pressure than taking a class at a community college. It’s a way for people who are interested in art to have a chance to learn more about it in a pared-down, university-style course. They are currently offering lightly guided Drink ‘n Draw drop-in figure drawing sessions over Zoom, with a professional clothed model and a suggested donation of $5. They are also rolling out classes for the summer, including a color theory weekend workshop, an intro to drawing course, and a sequential art course for teens (similar to a one week camp). Contact Renee and Sarah at theartlocal@gmail.com and view their website at theartlocal.com. Their Instagram tag is @theartlocalatx.

Hyde Park Artist Work Published by CityLab. CityLab recently invited readers to draw maps of their worlds in the time of coronavirus. More than 300 artists, from all over the world, responded, including Hyde Parker Champ Turner. Champ’s map, 3 Ways to the Creek, was published by the CityLab website (https://www.citylab.com/life/2020/04/neighborhood-maps-coronavirus-lockdown-stay-at-home-art/610018/) on April 15. Many of you will recognize your houses on his map.

Continued on page 10
Pennick’s plan was simple: He had learned that the Hyde Park Baptist Church was planning to build a new sanctuary. He arranged to purchase their existing sanctuary, built in 1895 and located on the south west corner of Speedway and 39th Street, for a sum of $450 and to move it to the property adjacent to the saloon. According to legend, Dr. Pennick rode on the roof of the structure with a pole to raise and lower the trolley lines while D.D. Smyth, later elected one of the elders of the new church, led the four strong horses pulling the structure, holding two kerosene lanterns at night to avoid automobile and trolley traffic. The next morning, the saloon keepers were astonished to find a church as their next-door neighbor. The Baptists and the Presbyterians shared the small relocated church sanctuary until the new Baptist church was completed.

The church remained on the north side of 40th Street, between Avenues A and B, until 1919 when prohibition was voted in. At that time, the congregation decided to move the church to its current lot on Avenue B, which included stately oak trees that made the small sanctuary even more attractive. Once more, Monroe Shipe offered the land, but this time for the price of $1,400. The second move was completed in December, 1921. Expansion of the sanctuary followed, to be completed in 1926 for a cost of $1,118. The juxtaposition of older long-leaf pine to newer oak flooring shows the line of addition. The greater part of the debt was paid by the Ladies Aid Organization, which was also responsible for many of the material achievements during the early history of the church. Other renovations followed, including the donation of a new pulpit and new pews in 1921 by two parish families. The almost 100-year-old pews still exist today.

In 1948, the church purchased an Army barracks to attach, with architectural finesse, to the back of the sanctuary. This was christened Wooten Hall in honor of Ed Wooten, Clerk of the Session 1943-1977. Wooten Hall housed the pastor’s office until the room was changed to a nursery. Later the church added a full kitchen. During the 1980s, the Hyde Park Neighborhood Association held their monthly meetings in Wooten Hall.

Further renovations and additions included the replacement of choir lofts in the sanctuary and the purchase, in 1952, of the 1947 house next door. This house was named the Mavis House after Mavis Buck, who was active in the church as well as in community and charitable organizations. It became the church annex and has been used by many bridal parties. The most recent work took place in 2010 - a complete renovation, including new siding, windows, signs, and porch, accompanied by impeccable landscaping of the grounds and the addition of an irrigation system. Even a new shed in back, built in 2018, is picture perfect.

For the foreseeable future, the Hyde Park Presbyterian Church is stable. It has served the Austin community and Hyde Park neighborhood for over 100 years and continues to do so, with acts of generosity, hospitality, and social justice, and it welcomes everyone.

Kitchens need to do a lot more than cook these days. What was once only culinary space now has to be a conversation space, homework space, and every space in between. Let us find you a lasting solution, so you feel right, at home.
REAL ESTATE BY THE NUMBERS

MEDIAN PRICE FOR SINGLE-FAMILY HOMES
$335,200

NEW LISTINGS ON THE MARKET
-12% to 3,770

AVERAGE DAYS ON THE MARKET
54 days

ACTIVE HOMES ON THE MARKET
-26% to 4,908

AVERAGE INVENTORY
-7 months to 1.6 months

PENDING SALES
-19% to 2,852

When it's time to choose a Realtor®, choose a true Hyde Park expert with proven results marketing and selling our neighborhood's unique homes.

www.seedpropertygroup.com

TAMMY YOUNG
Principal, Owner
Realtor®, GRI, CRS, CLHMS
512-695-6940  
tammy@seedpropertygroup.com

I live here, I work here. Your Hyde Park specialist.
Little Things

Little things elude me now,
Names of characters in TV shows I watch,
Words that describe certain things,
I try to ask about one, “Hey, Siri,
What is it called when you have a lot of words
In a sentence…” (that’s me
Trying to put my thoughts together)
“...I found this on the web…”
Nuh uh – the word I wanted was alliteration
And I don’t know why I even wanted to know that
At 1 a.m. in the morning.

Sometimes, it takes a while for a word to come,
Short-term memory loss, mild cognitive impairment (MCI)
Will it creep up on me? Will I be living
In my own private universe where it is perfectly normal
To not remember words?

Maybe I know too much about dementia and,
Maybe I just need to get my fears out,
Maybe there’s a word for that but,
I’ll be damned if I know what it is.

— Herzele
01/24/20
WEIRD RECYCLING

I have a friend who told me that he would do a better job of recycling if he knew the reasons why there are certain rules and guidelines. Some of these rules and guidelines don’t seem to make sense at first, so they seem weird. Let’s explore some of them.

What is the difference between compostable and biodegradable? Compostable material is always biodegradable but biodegradable material is not always compostable. Compostable materials will break down in a compost pile and become dirt or humus. Biodegradable products are designed to break down into smaller pieces, but they never become dirt or humus. For example, a biodegradable plastic bag degrades into small pieces of plastic, while a compostable plastic bag becomes dirt. Therefore, it is important that you place only compostable materials and bags into the green curbside compost collection bin.

What is the advantage to biodegradable products if they never completely go away? They are made with fewer fossil fuels, so they reduce the demand for crude oil in their production.

Why can we put plastic coat hangers but not wire coat hangers into our blue recycling bin? Wire coat hangers get wrapped around the sorting machinery at the recycling facility. It is very costly to repair the damage caused by wire coat hangers. It is also very dangerous to the workers to remove them. Plastic coat hangers do not cause any problems to the machinery.

My pizza boxes look clean. Can I throw them into my blue recycling bin? No. Even if the box looks clean, it has absorbed grease that is not visible. This grease makes the cardboard unable to be processed properly for recycling. All pizza boxes can go into the green curbside compost collection bin or the trash can.

Straws are made of plastic. Can they be recycled? No. Straws are difficult to recycle because of their size and shape. They are too small to get sorted properly at the recycling facility. They can fall through the cracks on the sorting conveyor belts and therefore get thrown into the landfill. They can also get wrapped around the machinery and cause damage. Plastic straws should go into the trash can.

Can I recycle plastics if they don’t have the recycling triangle on them? No. The triangle marked on plastics tells what constitutes the plastic. This helps the workers sort the plastics properly at the manufacturing recycling facility (MRF). If plastic is not labeled, the MRF won’t know how to process it. These types of plastics need to go into the trash can.

Check out the very informative City of Austin recycling website, http://www.austintexas.gov/what-do-i-do.

Stay tuned for future tips that will include creative ways to recycle or reuse. If you have any questions or recycling ideas, please send them to recycling@hpwbanana.org.
Hyde Park Neighbors –

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

Consider us for your:
• Kitchen and bath remodeling
• New tankless water heaters
• Service calls

We live in the neighborhood and understand the challenges of older plumbing. Let us help you with your next project.

512–837–5955
service@biggsplumbing.com
http://www.biggsplumbing.com

TX Masters License M36811

Shipe Park & Pool Update...
...cont’d from page 4

Other challenges associated with re-establishing swimming pool operations are related to available certified lifeguards. In March 2020, PARD suspended lifeguard training classes in response to COVID-19. Currently, the Aquatics Division has approximately 234 fully trained lifeguards ready to work upon confirmation of safe work conditions. The Aquatics Division typically hires 800 lifeguards; therefore, it will operate on a modified schedule. In addition, another challenge will be each individual’s willingness to work with the uncertainty of COVID-19.

As for a grand Shipe Pool opening party, all ceremonies and social gatherings are prohibited at this time. Once we return to substantially normal operations we can work on resuming events. The safety and well-being of our citizens and staff are the most critical concerns for the PARD Aquatics Division. We acknowledge that access to a safe pool space is an essential part of the Austin experience. We will continue to make every effort to meet the needs of communities by finding amicable solutions during this unprecedented time. We thank you for your continued patience.

– Jodi Jay, Aquatic Division Manager
City of Austin Parks and Recreation Department

Jumble Solution
CORONAVIRUS; RABIES; MEASLES;
PLANTAR WARTS  Riddle: IT WENT VIRAL

Around & About the Avenues
...cont’d from page 7

Hyde Park Resident Featured in Austin American-Statesman Article. The work of Hyde Park resident Laurie Eiserloh as an advocate and reformer was the subject of a March 20 article in the Austin American-Statesman. “Eiserloh follows political trail blazed by mentor Glen Maxey,” by Ryan Autullo, discussed Eiserloh’s career in the early 1990s, just after her graduation from UT Law School, while she worked in the Texas Capitol as Director of the Lesbian/Gay Rights Lobby of Texas. She drafted hate crimes legislation, successfully fought to restore AIDS funding, and worked to end discriminatory laws. Read the article at https://www.statesman.com/news/20200320/eiserloh-follows-political-trail-blazed-by-mentor-glen-maxey.
Luxury Independent Living, Assisted Living and Memory Care in the center of The Triangle with walkability to a variety of shopping and dining options and great proximity to all things Central Austin. Enjoy an exceptional lifestyle with outstanding culinary cuisine, life enriching programs, concierge services and signature amenities. Continue to Live Life Well® with the ease of our spectrum of care and wellness services offered within the community and tailored to meet your needs. The Village at The Triangle is centered around you and the life you deserve.

Limited apartment homes available. Reserve yours today!

Independent Living | Assisted Living | Memory Care
4517 Triangle Avenue | Austin, TX 78751 | 512-377-9468 | VillageAtTheTriangle.com
HYDE PARK & NORTH UNIVERSITY HOMES GALLERY

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

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

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

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

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

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

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

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

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

Suzanne Pringle
Broker, REALTOR®
512.217.1047
suzanne.prinlge@sothebysrealty.com

Kuper Sotheby’s INTERNATIONAL REALTY