

hancock

hancock neighborhood association newsletter - www.hancockna.org - oct 2013

Hats off to Marilyn Lamping, our guest editor, for editing this issue of the newsletter!

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WOODEN WINDOW WORKSHOP

By Jim Rankin

Our local expert craftsman, John Hindman of Red River Restorations (near 38th and Red River), recently conducted a hands-on training class at the Perry Estate Chapel. Preservation Austin (formerly Heritage Society of Austin) arranged the wood window restoration workshop.



All of us tried our hands at glazing John's sample sashes:

- o backsetting,
- o hammering points,
- o creating perfect putty lines and corners, and
- o cleaning up and smoothing with whiting powder from the Blue Moon Glass Store.

John also answered participant's questions and offered to give advice from his shop.

Thanks to both PA and John Hindman for this wonderful opportunity. ...I think I heard "Onto The Windows" echoing through the chapel as we all left....



(note: To see a video about restoring windows in old homes, go to youtube and search for Red River Restorations Window Restoration.)

Twenty participants, mostly from Austin neighborhoods having 60+-year-old homes, learned the essentials of

- o repairing wood sash windows,
- o glazing (perimeter putty required when replacing glass),
- o painting,
- o weather-stripping, and
- o unsticking painted-shut windows.

John also showed us how to remove the lead paint commonly used before the mid-1980's.

Wednesday
Nov 20 - 7pm
NEXT HNA MEETING
Hancock
Recreation
Center

hancock newsletter is published by the Hancock Neighborhood Association [HNA].

HNA meetings are held bi-monthly beginning in January, at 7pm on the 3rd Wednesday at the Hancock Recreation Center located at 41st & Red River.

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The Hancock neighborhood extends from 32nd to 45th Streets and Duval to I-35.

HNA Officers

President.....	Carolyn Palaima
VicePresident.....	David Yeager
Secretary.....	Julia Reynolds
Treasurer.....	Bruce Fairchild
CANPAC Reps.....	
	Bart Whatley, Bruce Fairchild
Neighborhood Council Liaison.....	
	Linda Guerrero

Please visit our website for email addresses

LOCAL HISTORIC DISTRICTS

By Terri Myers

As a member of the Hancock neighborhood, I want to inform readers of this newsletter about the possibility of doing something to protect our neighborhood.

I believe in the power of Local Historic Districts as a tool to maintain and enhance the neighborhoods. This tool is available to us for protecting the single-family character of our neighborhood and also our investments.

Today, there is protection only for designated Historic Landmark houses. Most of our Hancock houses don't rise to the level of Landmarks but collectively they do qualify for Local Historic District status.

In the past, if the houses on Harris, Carolyn, and Texas had become a Local Historic District, the City of Austin's Historic Landmark Commission would have had a great deal of influence on the size, height, character, design, setback and massing of the three student duplexes currently going in. The buildings would

- have been much smaller (thus limiting the number of students per unit),
- have been one-story (the prevailing type in the immediate vicinity), and
- had a more compatible design.

Also, the existing farmhouse (the pre-school building) would have been protected as a contributing building in the Local Historic District.

Perhaps some (or even most) people don't want the city's Historic Landmark Commission weighing in on what they can or cannot do to their private property but I think it is a small sacrifice to save the neighborhood at large.

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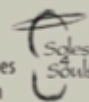
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TREASURERS REPORT 7-17-13

Beginning Balance May 15, 2013
10,347.07

Receipts:

Parking Fees	240.00
Dues	10.00
Newsletter Advertising	573.50
<hr/> Total	823.50

Disbursements:

Parking Fees	(240.00)
Newsletter Printing	(628.90)
APD – July 4th Picnic	(240.00)
Bank Charges	(12.00)
<hr/> Total	(1,120.90)

Ending Balance July 17, 2013
10,049.67



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MEETING NOTES

Hancock Neighborhood Association Meeting
Wednesday, July 17th 7:00 pm – 8:30pm
Hancock Recreation Center

1. Susan Rankin presents request to Approve of Resolution to Increase PARD funding:
Vote to approve resolution to increase Austin Parks and Recreation Department (PARD) budget to be submitted to the Mayor and Council as part of the Great Austin Parks coalition. Resolution is read to the HNA members, asking for an additional 4.75 million dollars. Discussion includes the shortage of foresters and inability of the PARD to care for trees in Austin parks due to shortfall.
2. Kathy Boone presents the petition on Harris Avenue for installation of speed bumps. Harris Avenue residents are asked to sign.
3. Hyde Park Market, 45th and Duval
Tony Hooman, owner
Request for Support: Zoning variance to have beer taps in the store to allow customers to purchase growlers for home consumption.
Additional Item: Possibility of small beer garden.
 - Membership votes on a motion to support Tony's request to install tabs: motion carries 18-4
 - Membership votes on a motion to gather more information on beer garden: motion carries 16-6
 - Chair asks that members send input to the zoning committee regarding Tony's requests
4. Motion to ask the city to study the intersection at 45th and Duval for improvements carries unanimously.
5. Residential Permit Parking for Park Blvd, between Duval and Barrow. Laura McAfee, presenter
6. Hancock Trail Update and Approval of Expenditure:
Expenditure: To furnish and install a 2 rail fence system along the drop off on the 38th Street or south side of the trail around Hancock Golf Course. The fence will be industrial construction and has been bid at \$5390. Motion to fund the fence carries unanimously.
7. Carolyn Palaima will ask for cost estimates to install foot bridges on 41st and 38th to complete the golf course trail.
8. CANPAC Vacancy:

Bruce Fairchild elected to fill HNA CANPAC position vacated by Mike Hirsch.

9. Updates:
 - Harris Avenue Duplexes
 - Rental Registration Resolution
 - HNA Bylaws (Mary Sanger is heading up the review of bylaws.)
10. Treasurer reports that HNA has a balance of \$10,050 in the bank.

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Make sure to catch CG&S on the Smarter Spaces Homes Tour, featuring smaller, right-sized urban homes in Austin.

September 7, 2013

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LOCAL HISTORIC DISTRICT - PARK BLVD.

Dear Neighbor, A Local Historic District Application for Park Boulevard is being made presently. Many of your neighbors have expressed a desire to apply for a Local Historic District designation. The purpose is to preserve the unique character of historic buildings and their surroundings, while encouraging new construction to include architectural designs that complement historic buildings.

The standards for design are being written and submitted to the City for comments and approval. Afterwards the standards will be given to the residents of Park Boulevard for their comments and approval.

The standards will address specific rehabilitation and design issues regarding the massing, scale and design of the exterior of properties. The standards will not prevent growth or development, but will encourage orderly, creative, and compatible development within the district.

What Local Historic District DOES do:

- Recognizes that Park Boulevard has a distinctive historic character important to the overall character of the City of Austin
- Encourages creative and compatible development within historic areas
- Requires that a Certificate of Appropriateness be obtained for exterior changes to contributing properties, demolition of buildings, and new construction
- Applies only to major renovations to the exterior of your house. Interior renovations are not restricted

What Local Historic District DOES NOT do:

- Does not regulate paint color
- Does not require repairs to be made
- Does not increase taxes beyond the normal increases for the City and other entities
- Does not prevent additions
- Does not prevent non-contributing homes from being demolished
- Does not require use of historic materials or historic building methods
- Does not require that you open your home to the public
- Does not restrict routine maintenance of properties



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FACTS ABOUT THE HARRIS AVENUE CONSTRUCTION

Cutsinger Custom Homes is completing for Kevin Cutsinger and Ross Cole the first of three planned duplexes on Harris Avenue across from Lee Elementary School. Each duplex will house six unrelated individuals with proposed parking for 18 vehicles in the alley behind the buildings.

Currently, the city has granted a permit only for the 718 address, not for the other two buildings at 720 and 722 Harris Avenue. These permits will not be issued until the City resolves concerns with the 100- year-flood plane which is partially located on the 722 lot and crosses the alley.

Mike Hebert and his wife, Mary Minor Hebert, have filed suits against Kevin and Wanda Cutsinger, Ross Cole, and the City of Austin regarding the parking in the alley behind the duplexes. The suits are pending in district court.

The lawsuits as well as information on the past hearings before the City's Environmental Board and the Board of Adjustment can be found at the

STOPSTEALTHDORMS.com website under the "Resources" tab.

Before construction began at 718 Harris, parents of Lee Elementary school children met with Cutsinger and Cole to voice concerns about the child safety and traffic issues posed by the construction. The parents also asked that plans be revised to make the 718 duplex desirable to families and/or professionals, and to build single-family homes on the other two sites. The builders were non-committal.

Lee Elementary PTA also met with the City's Public Safety Commission officer and voiced their concerns about the additional traffic that will impact the school. The PTA has not heard from the City on what steps it will take to ensure the safety of the children walking and biking to school.

At HNA's March 2013 regular meeting, approximately 100 HNA members voted against the Harris Avenue duplexes and the further development of dorm duplexes in the neighborhood.

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LOCAL HISTORIC DISTRICT FREQUENTLY ASKED QUESTIONS

Do I have a say as to whether my property is included in a Local Historic District? Yes. You are being informed before the application process so that your questions and concerns can be addressed. Before a Local Historic District is designated, all residents and owners of property in the proposed district have the right to express their views at public hearings.

Will inclusion in a Local Historic District restrict how I may use my property? No. Historic district designations do not restrict zoning or land use. There are no new restrictions placed on how properties in historic districts may be used.

What might happen to the value of my property if it is included in a Local Historic District? Designation of a property as an historic district will not directly affect property values. Because Local Historic District properties have some protection and some tax incentives are available, owners may be more inclined to make improvements to their properties and this may improve the value of all property in a given district.

Are all buildings within Historic Districts necessarily historic? No. When the boundaries are drawn for a Local Historic District, they will often include non-historic properties as well. Changes made to non-historic properties can often be done in a way that will enhance or be in keeping with the integrity of the entire district. Often improvements will increase property values to both historic and non-historic structures.

Will inclusion in a Local Historic District prevent me from making changes to my property? No. Designation as a Local Historic District does not prevent owners from making changes to their properties, but ensures that the changes do not detract from the architectural, historical, and /or aesthetic qualities of the district. Alterations to the exteriors of properties within Local Historic Districts must receive prior approval from the Historic Preservation Commission. Owners must apply to the Commission for a Certificate of Appropriateness (COA).

Will inclusion in a Local Historic District require me to make repairs or renovations to my property? No. There is no requirement for you to undertake renovation or changes to your home. The design standards apply to major renovations, demolition, and new construction. Routine maintenance of your home is not restricted.

Who determines the design standards of the Local Historic District? Residents and property owners within the Local Historic District determine the design standards for the district. The standards are currently being developed and your input is requested. The purpose of the standards will be to protect the distinguishing historic character and integrity of the district, provide guidance to people undertaking construction, and increase public awareness of historic structures.

Will the Certificate of Appropriateness process increase the cost and time of renovation to my home? Obtaining a certificate of appropriateness is an additional step in your renovation process. Neighbors from the other Local Historic Districts in Austin report that going through this process does not add significantly to the cost and time of a renovation project.

Will complying to the design standards greatly increase the cost of a home renovation? There is no conclusive evidence that complying with the design standards of a Local Historic District is more expensive than renovations outside of a Local Historic District when comparing renovations of the same quality. It is true that renovation costs may be decreased if no consideration is given to roof lines, window placement, window style and other design features.

Do you have other questions or concerns? Please address them to Laura McAfee 512-459-7930 lmcafee@austin.rr.com or Marilyn Lamping 512-467-7712 marilynamping@att.net.

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