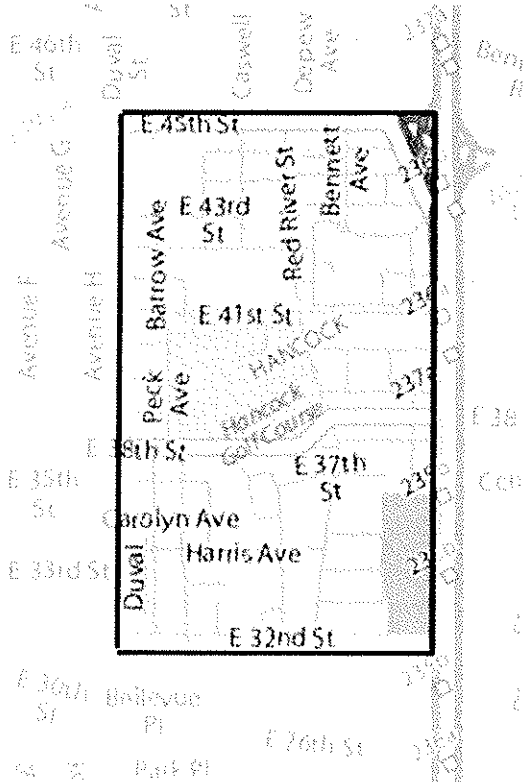


August 2009

## HANCOCK NEIGHBORHOOD ASSOCIATION NEWSLETTER

The Hancock Neighborhood extends from 32<sup>nd</sup> to 45<sup>th</sup> and Duval to I-35. HNA bimonthly meetings take place at 7:00pm on the third Wednesday of the month (usually) in January, March, May, July, September, and November.

Meetings take place at the Hancock Recreation Center (downstairs and in the back). The Recreation Center entrance is on 41<sup>st</sup>. Street just west of Red River.



### OFFICERS

President Carolyn Palaima- c.palaima@austin.utexas.edu

Vice Pres. Rafi Anuar -  
rafi.anuar@gmail.com

Treasurer Mark Burch- mhurch@yahoo.com

Secretary Angela Pack Zia -  
packa@austin.rr.com

Historian Karen Thompson

Neighborhood Council Liaison - Linda Guerrero

--  
CANPAC Reps – Linda Guerrero, Bart Whatley, Mike Hirsch

Newsletter Editor – Carol Moczygemba -  
carolmoczygemba@sbcglobal.net

Advertising - Kathleen Strong - kstrong@wt.net

Webmaster – George Wilson – george@wilson.name

Austin Police Neighborhood Liaison. –

Kelly.Lahood@ci.austin.tx.us 974-5833

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### JOIN THE NEIGHBORHOOD E-MAIL GROUP

Go to-  
groups.yahoo.com/group/hancockneighborhoodassociation

### SURVIVAL GARDENING

During this time of severe drought I am sure many of you have questions about lawns and brown patches. Even though we have had some rain, the overall rainfall is behind the average by several inches. It is always better to water deeply twice a week rather than more frequently with less water. The best way to measure is to place small cans around the yard and see whether they accumulate at least an inch during a watering session. Early morning watering is best since late evening water is more likely to encourage fungus, although with our current low humidity that advice is probably not applicable. If you have spreading patches of brown, treatment with Actinovate is often very helpful. Actinovate is a product recommended by the Natural Gardener and includes naturally occurring antifungal ingredients and Actinovate with iron helps release the iron in the soil that is bound by our alkaline soil and city water.

Mulching is very important to reduce the need for water. Mulch should be applied thickly enough to cover the soil without touching the stem of the plant being mulched. Leave a 1-inch unmulched ring around the main trunk

Our treated water is precious. I have had and used a single rain barrel and have recently purchased 7 more. I have engaged a company to design and install a large tank for one side of the house that includes a pump. It is now possible to use grey water with the city's approval. Grey water has to come from bathtub/showers, washing machines, and utility sinks. Kitchen sinks and toilets are not allowed. The water has to run through a filter and cannot go into rain barrels; it can be funneled through soaker hoses to water lawns and trees. I recently saw a grey water system at a local business, Ecowise, filter grey water for flushing toilets.

As I walk around our neighborhood and Hyde Park to view and enjoy other people's gardens. You might enjoy the garden at the house on the corner of Harris Street and Montrose. My neighbor has integrated vegetables and a living area into her front yard in a ...continued...

...continued...

lovely and inviting arrangement. My own garden is just around the corner at 704 Landon Lane. You can email your questions to me at vaurosemary@yahoo.com. Questions by email are welcome and will be researched. Results of general interest will be published in future columns.  
-Rosemary Vaughn

## Chris Martin Landscape

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### AT&T RESPONSIVE TO NEIGHBORHOOD CONCERNS ON UTILITY INSTALLATION

AT&T began installing equipment in the front yard of a single family home at 921 East 37th Street recently, prompted by the East Avenue development. After strong neighborhood objection, AT&T put the half-completed large project on hold. The project is a concrete pad approximately 25'x25' and it includes 3 large metal boxes. The street is entirely residential, and this installation would significantly alter the character of the street. The location of the equipment is a house owned by the developer of East Avenue. Almost all of the front yard would be filled with equipment. The developer maintains he will not demolish the house and plans to sell it one day. Although, workers on site reported that they understand the house will be demolished. There has been concern the developer will be looking to expand his large commercial development onto this site. After AT&T heard of the citizen outrage to this unsuitable location, they agreed to stop the construction. AT&T wanted to be a good neighbor. AT&T requested a site from the developer closer to IH-35, however the developer lead them back to the single family lot on 921 East 37th. Having a large installation of communications equipment on a single family lot

diminishes the residential character, diminishes the value of nearby homes, and hurts the viability of the lot to continue to function as a single family home. Both AT&T and the developer have been told by the neighborhood executive and zoning committees that the location of communications equipment on the 921 East 37th property to serve a commercial development is unacceptable to the neighborhood. Good news is that with AT&T's sensitivity to citizen's concerns, the utility cabinets are now being installed on the East Avenue development.

-Bart Whatley

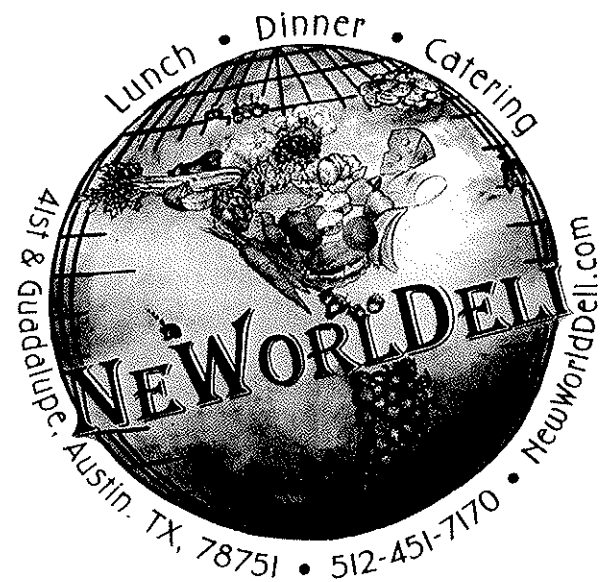
### HANCOCK NEIGHBORHOOD WATERMELON SOCIAL

The annual Hancock Neighborhood Association watermelon social is scheduled for Friday evening, September 11.

Come join your neighbors for a fun filled event featuring activities for youngsters, food, and music. More details to come via the YahooGroup Email.

NOW OPEN SEVEN NIGHTS

*Come enjoy a delicious entree!*



*Full Bar! Happy Hour 4-6pm  
Enjoy a Delirita from the Deli Lama!*

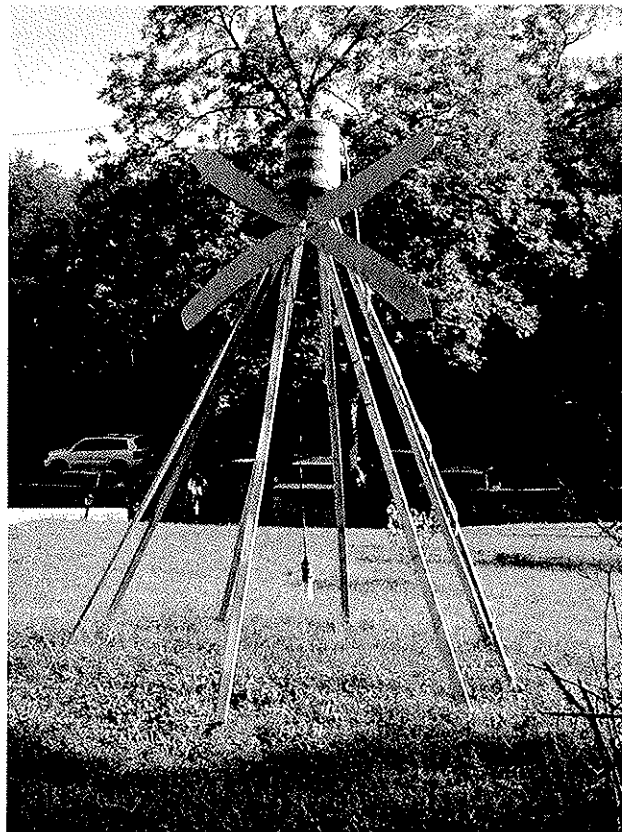
## GRIFFIN SCHOOL SCULPTURES

The sculptures you see at the Griffin school are a product of our workshop class, "experimental outdoor sculpture." Before teaching art I was an industrial designer and owned my own hardscaping and construction business. I wanted to bring some large scale 3-D projects to the school and help change our outward appearance to the neighborhood. There is so much artwork done inside the school, but there was none to invite the community into our world. Outdoor artwork is something that everyone can share and be a part of. The projects were designed in such a way that they were platforms for creative extrapolation.

I showed the students how to mix concrete, form a mold, use various tools, and work in a team to achieve a greater goal. Once we made the base platform for the works (1" x 2" sticks and concrete), the students flipped them over and through various means anthropomorphized them.

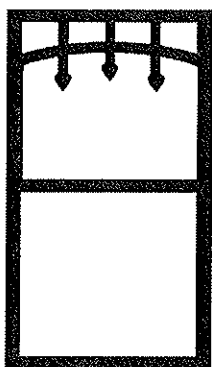
The grass couches were a pure experiment, using a substrate of hay bales, and finishing them with St. Augustine sod and pressure treated construction grade lumber for the outside form. These seats invite students to visit and experience the outdoors in an elevated and new way.

-Christian Ward, Griffin School Art Teacher



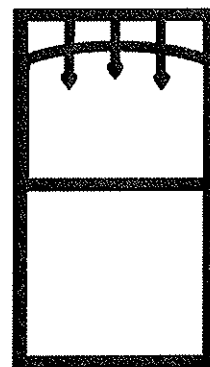
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## JULY 15 MEETING SUMMARY

1) Austin Zero Waste Plan presentation by Jessica Kingpetcharat-Bittner of the Solid Waste Services Department. The goal of the Zero Waste Plan is to reduce the amount of waste Austinites send to the landfill by 90% by the year 2040. The city also has a 2020 carbon neutrality goal. The Zero Waste Plan is focused primarily on single family and city departments, as the city presently has little control over multi-family and commercial trash. The city will work to involve commercial landowners in recycling. It is suggested that neighbors "pre-recycle" and look to save money by reducing their trash container size. The city will help citizens that wish to compost. A city waste master plan is being started. See [www.austinrecycles.com](http://www.austinrecycles.com) for more information.

2) Justin Clements was nominated to serve on CANPAC, the Central Austin Neighborhood Planning Advisory Committee. CANPAC is recognized as the city as a Neighborhood Plan Contact Team for the Central Austin Neighborhood Plan. This plan was approved in 2004. CANPAC is made up homeowners, renters, and business owners in the plan area. The Planning Area stretches from MLK to 45th and Lamar to I-35 and includes Original West University Neighborhood Association, University Area Partners, Shoalcrest NA, Heritage NA, North University NA, Eastwoods NA, and Hancock NA. CANPAC is made up of 2 representatives + 1 alternate from each member neighborhood association. The Central Austin Neighborhood Planning Advisory Committee (CANPAC) serves as the Steward of the Combined Central Austin Neighborhoods Plan by: Supporting the goals of the overall Plan and the goals of the individual neighborhoods within the Plan; Reviewing proposed changes to the Plan for the potential effects on the Plan area; Monitoring proposed City ordinances or changes to ordinances for their effects on the Plan area; Reviewing the Plan periodically for the purpose of recommending improvements or clearing up ambiguities in the Plan by the Plan Amendment process; and As needed and upon request from individual neighborhoods in the Plan area, serving as a resource when new projects are introduced into the Plan area that could change the overall Plan significantly. The Central Austin Combined Neighborhood Plan can be found at:

[http://www.ci.austin.tx.us/zoning/central\\_austin.htm](http://www.ci.austin.tx.us/zoning/central_austin.htm)

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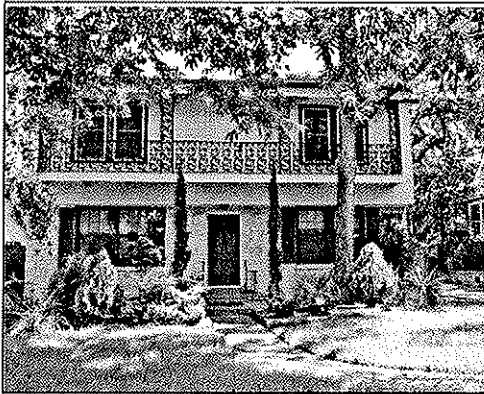
*Vintage Properties Available*



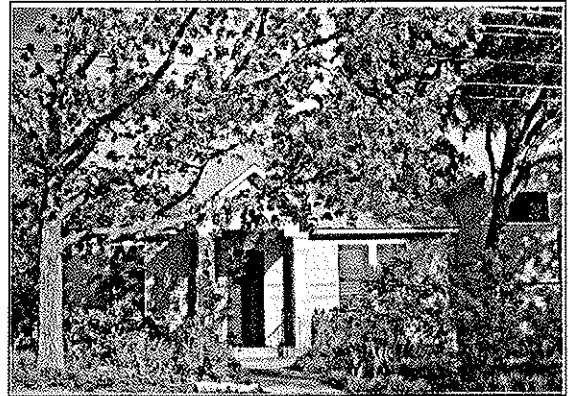
**703 East 32<sup>nd</sup> Street** This updated 1940 cottage has room to entertain -- indoors and out -- spacious living, formal dining and family room plus study/office. Three bedrooms, 1.5 baths, detached garage and storage, large shady back yard. Six blocks to UT, 2 to St. David's, 2 to Lee Elementary, 2 to Eastwoods Park. **\$419,500**



**801 East 32<sup>nd</sup> Street** This 1959 ranch-style house on Waller Creek has been translated into a tropical garden with pool, spa and greenhouses. It has two bedrooms, three baths, two living rooms, a formal dining room, breakfast area, utility room, huge rear sunroom, 2496 sf of living space on the main level and a full basement. **\$539,000**



**826 Harris Avenue** Charm, character and convenience - all in this updated, energy efficient 1939 traditional home with formal living and dining, large kitchen & breakfast room, 1 bedrm & bath downstairs; 3 beds, playroom and bath up; 2-car gar. 8 blocks to UT, 1 to Lee Elementary **\$591,862**



**3103 Harris Park Ave** This 1930 Cottage, a short walk from UT, has 4 bedrooms and 2 baths plus a 2 car garage with a 500 sf upstairs apartment. Redone in and out with decorator colors. It has a town-house-size lot, but Eastwoods Park is only steps away. **Reduced to \$449,000.**



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3) The Parks Committee is finalizing trail plans and costs with the city's Parks and Recreation Department. The neighborhood will look at the option of installing pedestrian bridges over Waller Creek for safety. The city is planning to work on the cliff / grade changes along 38th Street. The neighborhood will plan on coordinating trail work with this roadway/right of way work. We will invite the Project Manager for the new Street and Bridge project to the August Hancock Neighborhood Association meeting.

4) 509 E. 41st zoning variance request: The Zoning Committee recommended accepting a variance request from the homeowner. The membership concurred. The owner is looking for some variances for a garage apartment. It has been a garage apartment for a while (1970s?), but was never permitted as such. It shares electric with the house. The owner wants to install a dedicated electrical meter. The structure has to be classified as a garage apartment for this and he plans to do this but the built garage apartment does not comply with current codes, thus the variance requests to- 1) Modify 5' side yard setback to 3', 2) Modify minimum door setback from side yard from 10' to 7'. This seems like a legitimate problem for the owner according to the Zoning Committee

5) The developer of East Avenue (now University Park) presented a request to modify the zoning for Parcel 9 (The north east most parcel along IH-35) to allow for Hospital Uses. This use was disallowed by the negotiated PUD zoning in 2007. This parcel was planned for office, but now the developer is looking for the option to build an assisted living facility that includes on-site hospital services for residents. The closest example is Sunrise in NW Austin, although this facility has no hospital services. The Zoning Committee will meet with the developer to discuss this request in more detail. Additionally, the developer indicated that he has dropped his request to adjust setbacks on the townhouse site B3 that is closest to existing residences on East 37<sup>th</sup>.

6) Cell phone towers will be discussed in the next meeting.

Submitted by Bart Whatley

## **HOT WEATHER, HIGH UTILITY BILLS**

Looking for ways to save money and energy this summer? I think we all are concerned about energy usage and our electric bill. Here are 3 affordable, do-it-yourself ideas for your home:

Programmable thermostats are great and allow you to set the desired temperature for different times of the day and days of the week. This helps you avoid both turning off the AC while you are away (allowing your home to get very hot) or running it more than you want to. For example, while you are at work you may keep your house at 85 degrees and then 1-2 hours before you come home, you may program it to cool down to 78 degrees. Programmable thermostats range from \$40-\$80 and you can buy them at any hardware store or online.

Radiant Barrier: A Radiant Barrier is something you could easily do in a weekend and could make a significant difference in your energy bills. Here's how it works: you staple a reflective "sheet" material to the underside of your roof (bottom side of the rafters) in your attic. That's it! This prevents heat transfer into your attic keeping the attic much cooler, thus you don't have an "oven" over your head heating up your house! Insulation in your attic floor is certainly still important, but preventing the attic temperature from reaching 120+ degrees is a huge help. You can buy radiant barrier online and probably do your whole attic for less than \$100.

Holes and Cracks: Check for holes/cracks in siding and around windows and doors and fill them. Breed's Hardware on 29thSt. has a great selection of caulk and other products to fill cracks and gaps and the staff usually makes great recommendations. Also consider installing weather stripping in windows and doors as needed.

-John Hindman - 3707 Red River Street



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Listed For: **\$399,000**

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[www.Hancockview.com](http://www.Hancockview.com)



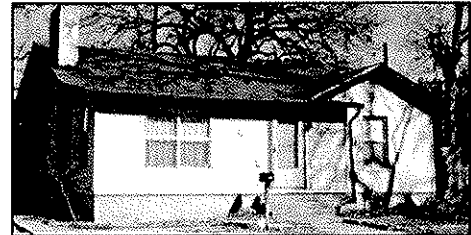
Address: **1200 Norwood Road**

Listed For: **\$219,000**

Cute 2/1 home (1426 sf) on a huge tree-covered .28 acre lot. Just north of Airport Blvd and adjoining the Mueller development hike and bike trail. (trail actually enters neighborhood via an easement on the west edge of the property) Close to everything, great investment potential, and at a bargain price.

**FOR SALE**

[1200Norwood.com](http://1200Norwood.com)



Address: **506 Texas Avenue**

Listed For: **\$650,000**

One of the great historic homes in Austin is now available. This 1914 grand estate features a .37 acre lot, 3252 sf main house and 482 sf guest house. Original stained wood trim, high open ceilings, period detailing & hardware, amazing wood flooring, & a classic front porch overlooking one of the best streets in Austin.

**SOLD**

[www.506TexasAve.com](http://www.506TexasAve.com)



Address: **113 West 33rd Street**

Listed For: **\$775,000**

Classic Aldridge Place estate. 3081sf 4 or 5 bedroom/3 bath main house and 236 sf garage apt. Traditional brick construction, slate roof, original long leaf pine wood trim, beautiful hardwoods, amazing period tile work, stunning master bath, and antique lighting.

**SOLD**

[www.33StClassic.com](http://www.33StClassic.com)



Address: **4701 Evans Avenue**

Listed For: **\$295,000**

Great house on a great lot. Outstanding location- just a few blocks from all the Hyde Park shops and restaurants. Enormous 75'X135' / 10,125sf corner lot. Bright open floor plan with huge windows and hardwood flooring. Large hip kitchen, versatile utility room, formal dining room, and a study with french doors overlooking the huge private back yard.

**SOLD**

[www.4701Evans.com](http://www.4701Evans.com)



Address: **4812 Caswell Avenue**

Listed For: **\$269,900**

Perfect owner occupy - let side B be pay for ± 100K of your mortgage. Expansion possibilities - adding bedrooms at \$500-\$600/month per bedroom could make this a huge money maker. These units are super tasteful, rock solid and in an amazing location.

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## KEEP AUSTIN WILD

Join the National Wildlife Federation's (NWF) nationwide team of volunteers who serve their communities as Habitat Stewards(tm). The City of Austin Parks and Recreation Department and NWF, in partnership with the Travis Audubon Society, are offering a specialized training to teach you how to help others create and restore wildlife habitat in backyards, schoolyards, and other private and public areas. This training is offered through the Parks and Recreation Department's Wildlife Austin program, which spearheaded the certification of Austin's NWF Community Wildlife Habitat.

### Training Topics Include:

Native Plants for Wildlife: Attracting Birds & Butterflies

Landscape Design Principles: Invasive Plants & Habitat Restoration

### Habitat Stewards Receive:

30+ hours of intensive, hands-on training, A comprehensive training manual including regional resources, Advice and practical training from local conservation professionals, Field trips and hands-on educational sessions with community members

In return for training, volunteers must provide 30 hours of service to NWF within one year of the training. Examples of projects include: helping neighbors transform their landscapes to benefit wildlife, writing an article for a local newspaper, or distributing habitat information at a local festival.

Training fee: \$40.00 All Classes Must Be Attended!

Thursday Sept. 10 6:00pm-9:00pm  
Saturday Sept. 12 9:00am-3:00pm  
Thursday Sept. 17 6:00pm-9:00pm  
Saturday Sept. 19 9:00am-3:30pm  
Thursday Sept. 24 6:00pm-9:00pm  
Saturday Sept. 26 8:30am-12:00pm  
Thursday Oct. 1 6:00pm-8:30pm  
Saturday Oct. 3 8:30am-12:00pm

Registration deadline is August 27, 2009. Enrollment is limited. Application process required. Must have Austin address to register. Cancellation policy applicable, see website for more details, [www.keeptaustinwild.com](http://www.keeptaustinwild.com)


Please contact Alice Nance with the Austin Parks & Recreation Department to apply and/or for more information: [alice.nance@ci.austin.tx.us](mailto:alice.nance@ci.austin.tx.us)  
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## HANDY WEBSITES

City of Austin Development

<http://www.ci.austin.tx.us/development/default.htm>

[m](#)

City of Austin Green Garden Project

<http://www.cityofaustin.org/greengarden/>

City of Austin Neighborhood Planning

<http://www.ci.austin.tx.us/zoning/default.htm>

Central Austin Combined Neighborhood Planning Area

[http://www.ci.austin.tx.us/zoning/central\\_austin.htm](http://www.ci.austin.tx.us/zoning/central_austin.htm)

[m](#)

Hancock Recreation Center

<http://coawebparks.ci.austin.tx.us/registrationmain>

[.sdi](#)

## HANCOCK NEIGHBORHOOD WEBSITE

Please take a look. Go to [www.main.org/hna/](http://www.main.org/hna/) for upcoming events, current officers, a history of the neighborhood, links, and information about joining Hancock Neighborhood Association.

## TRIANGLE ACTIVITIES

The Triangle has the Farmer's Market every Wed. 4-8pm (3-7 Oct 29-Mar) and the "Music in the Park" series every Thurs 7-9pm at Triangle Park.

## SEPTEMBER MEETING

In September we are planning on having a speaker from the city's Code Enforcement division.



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### Neighborhood Dues:

January is the month that the neighborhood association collects dues. Dues are not required unless you are a regular member and wish to vote. Dues are appreciated and are only \$5.00. Some of the items that dues help fund include The Summer Watermelon Social, events like the Pet Parade, membership in groups such as the Austin Neighborhood Council, Trail of Lights donation, and donations to the Hancock Recreation Center. The neighborhood can also meet to discuss using dues for other neighborhood promotion/preservation and charitable events. Thanks!

HNA Membership yearly dues \$5 to HNA. Mail to HNA Treasurer Mark Burch, 510 E. 39th, Austin, TX 78751.

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

Address \_\_\_\_\_ Zip \_\_\_\_\_

Email \_\_\_\_\_

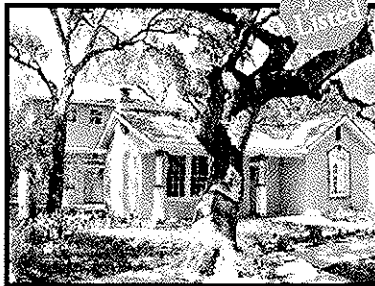
**THANKS!**

# GALLERY OF HOMES



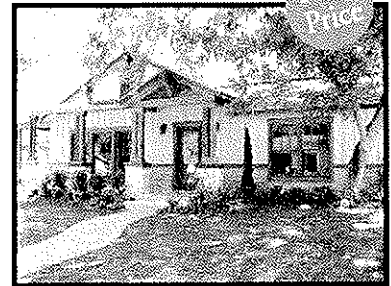
## 3910 Avenue H

Arts & Crafts bungalow plus guest house in historic district  
4BR, 3BA, 2Liv and 2Din  
Listed at \$719,000



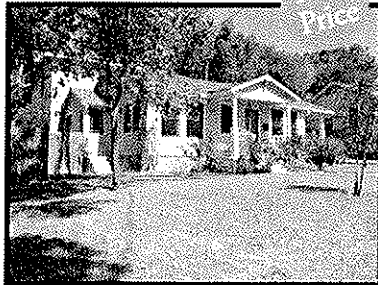
## 1206 West 22½ Street

Quality renovation with period detailing and stained glass  
4BR, 3BA, 2Liv and 2Din  
Listed at \$925,000



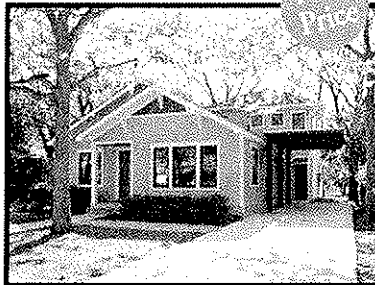
## 608 East 48<sup>th</sup> Street

One-story modern Craftsman with open floor plan  
3BR, 2.5BA and 2Liv  
Listed at \$509,000



## 602 East 46<sup>th</sup> Street

Beautifully updated bungalow with downstairs master suite  
3BR, 3BA, 3Liv and garage  
Listed at \$575,000



## 4605 Eilers Avenue

Renovated Hyde Park bungalow with master addition  
3BR, 2BA, 2Liv and carport  
Listed at \$529,000



## 4601 Depew Avenue

New contemporary green townhomes with fenced yards  
3BA, 2BA and carport  
Listed at \$369,000 each

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