

February 2010

## 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 Mary Ann Osborne- mary.ann.osborne@gmail.com  
Secretary Carol Moczygemba- carolmoczygemba@sbcglobal.net  
Historian \_ vacant \_  
Neighborhood Council Liaison - Linda Guerrero  
--  
CANPAC Reps – Justin Clemens, Bart Whatley, Mike Hirsch  
Newsletter Editor – Carol Moczygemba  
Advertising - Kathleen Strong - kstrong@wt.net  
Webmaster – George Wilson – george@wilson.name  
Austin Police Neighborhood Liaison. – Kelly.Lahood@ci.austin.tx.us 974-5833  
--

### JOIN THE NEIGHBORHOOD E-MAIL GROUP

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

### HANCOCK TRAIL PROGRESS

by Carol Moczygemba

The HNA has been working with the Austin Parks and Recreation Department for more than a year to create a jogging/walking trail around Hancock Golf course.

Work is now starting on trail construction on the north and east sides of the golf course, along 41st and Red River. In January, PARD crews cut the trail and laid down the base material.

In February, the Youthworks organization will lay down the decomposed granite layer to finish it out. Youthworks is an organization that works with at-risk young adults to provide education, job training and community service. Any encouraging words or even refreshments for the crew would be appreciated.

The 38th Street section is delayed until the reinforcement work along sections of the cliff is completed. There is also bridge work over the creek that will be done at a later time.



**NOW OPEN SEVEN NIGHTS**

*Come enjoy a delicious entree!*



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

CG&S Design-Build believes in the power of renovation to restore, repair, and enrich the built environment, and our work is strongly rooted in the principles of green building.



Residential Architecture, Construction,  
and Outdoor Spaces

[www.CGSDB.COM](http://www.CGSDB.COM)

444.1580

## FORM-BASED ZONING

by Carol Moczygemba

A story by Katherine Gregor in the January 8 edition of the Austin Chronicle titled "Reinventing Airport Boulevard" takes a look at how an alternative zoning concept, form-based zoning, could transform the ragtag commercial corridor into a pedestrian/cyclist/neighborhood-friendly, central shopping district.

Council member Chris Riley is a proponent of form-based zoning and has visited with business owners and residents in the Airport Blvd. area who are enthusiastic about prospects for revitalizing the area with attractive infill projects such as a grocery store, coffeehouses, bakeries, bookstores, and cafes.

Form-based zoning is also known as "place-making" or "SmartCode," and specifies the form for new development--the look and feel -- rather than the uses allowed on the site.

For more information on this promising model for future development in Austin, go to the full Austin Chronicle article at <http://www.austinchronicle.com/gyrobase/Issue/story?oid=oid%3A935680>

For examples of large-scale corridor planning projects around the country, see the Project for Public Spaces publication "Great Corridors, Great Communities" at [www.pps.org/pdf/bookstore](http://www.pps.org/pdf/bookstore).

--

## CLEANING FOR A REASON

Cleaning for a Reason is a free cleaning service for women undergoing treatment for breast cancer. The organization arranges for free housecleaning once a month for 4 months for eligible women.

For sign-up information, go to <http://www.cleaningforareason.org>

Cleaning for a Reason serves the entire United States and currently has 547 partners to help women being treated for breast cancer.

*Vintage Properties Available*



**508 Texas Ave** - Coming soon - not yet in MLS two bedroom, one bath, 1433sf charming brick storybook Tudor style brick house at the corner of Texas and Liberty Streets. Four blocks to Lee Elementary **\$429,000**



**826 Harris Avenue - SOLD** - 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**



**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. **REDUCED to \$499,000!**



**3103 Harris Park Ave** This 1930 Cottage, 5 blocks from UT, has 4 bedrooms and 2 baths in 1568sf of living space, a 2-car garage with a 511sf upstairs apt. for a total of 2079sf. The lot is town-house-size, but Eastwoods Park is only a short block away. **Under Contract \$439,000.**



*Lin Team*

**Old Austin Realtor<sup>®</sup>**  
*Helping people save old Austin,  
one house at a time....*  
512-472-1930 lteam@austin.rr.com  
www.TheKinneyCompany.com

## FUNDRAISER FOR HOPE FOOD PANTRY

Hope Food Pantry Austin hosts its Third Annual Hunger Meal fundraiser Sunday, February 21 at 5:00 P.M. at St. John's United Methodist Church, 2140 Allandale Rd. Advance tickets are \$12 per person or 5 tickets for \$55, or \$15 at the door.

The Hunger Meal educates the public about hunger issues by using a lottery to divide attendees into upper, middle and lower income status groups represented in Travis County. The upper income group receives a 4-course meal served by a wait staff. The middle-income group receives a buffet-style pasta dinner, and the low-income group eats rice and beans.

A silent auction will also be held. Those interested in providing a silent auction item should contact Stephanie Humphreys at 744-5136.

Hope Food Pantry, located at Trinity United Methodist Church at 600 E. 50th St., partners with Capital Area Food Bank and other organizations.

Hope provides about 4 days worth of groceries to disadvantaged families. There is always more demand than supply, so recipients are chosen by a lottery. In 2008, Hope Food Pantry served approximately 8,000 individuals, half of whom were children.

Hancock Neighborhood residents' financial contributions to Natural Grocers during their Holiday Drive for Hope doubled donations to the Hope Food Pantry through their matching program.

### -- TAKE THE GREEN CITY CHALLENGE, AUSTIN!

The City of Austin's updated Green Neighbor program provides Austinites with a comprehensive guide to environmental protection. A new Green Neighbor booklet includes action items such as tips for saving energy and water, tips for reducing air pollution and information about gardening chemicals and waste.

The booklet serves as a resource for action items as well as statistics that demonstrate how these green strategies are beneficial. It also lists contact information and websites for City rebates and program information. Austinites can learn how to enjoy the environment with links to our parks and preserves or simply find the best bus route to work.

Each action item has an associated score and if an individual or family reaches the Green Neighbor scoring goal, they can receive either a free t-shirt or a pass to Barton Springs pool. If they want to partner with neighbors or co-workers, they can become a Green Neighborhood to receive website recognition and other benefits.

The Challenge is available online at [www.cityofaustin.org/watershed/greenneighbor](http://www.cityofaustin.org/watershed/greenneighbor). Booklets are available at all Austin public libraries. To request a larger quantity of guides, call 974-2446.



The image is a poster for the 'ASH DASH 5K BUNNY RUN'. At the top, there is a silhouette of a bunny with its ears up, surrounded by silhouettes of people running. Below this, the words 'ASH DASH' are written in large, bold, white capital letters, and '5K BUNNY RUN' is written in slightly smaller, bold, white capital letters. Underneath, it says 'Benefitting the patients of Austin State Hospital' in a smaller font. In the center, there is a black oval containing the text 'Sat., April 3, 2010' and '8:00 AM' in white, followed by 'Race. Run. Walk.' in a larger, bold, white font. At the bottom, it says 'Fast, flat course . Family fun event! Easter egg hunt following the race in beautiful historic Hyde Park' in white. Finally, the website 'www.ashvolunteers.org' and the phone number '512-419-2330' are listed at the bottom in a large, bold, white font.



# HybridRealtor@Stanberry.com

Hancock Home Owner and Neighborhood REALTOR®



Address: **4101 Ave A**  
Listed For: **\$459,000**

**FOR SALE**

[4101AveA.com](http://4101AveA.com)

Classic Hyde Park bungalow. This stylish remodel features fully updated kitchen w/Jenn-Air commercial cook-top, custom cabinets, stainless appliances, and tile counters/high ceilings/100% wood & tile flooring/full electrical & plumbing upgrading/custom lighting & hardware/3 bathroom configuration w/huge master bathroom w/separate shower & whirlpool bath.



Address: **1200 Norwood Road**  
Listed For: **\$229,000**

**FOR SALE**

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

Cute 2/1 home (1426 sf) on a huge tree-covered .55 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.



Address: **506 Texas Avenue**  
Listed For: **\$650,000**

**SOLD**

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

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.



Address: **113 West 33rd Street**  
Listed For: **\$775,000**

**SOLD**

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

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.



Address: **4701 Evans Avenue**  
Listed For: **\$295,000**

**PENDING**

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

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.



Address: **4812 Caswell Avenue**  
Listed For: **\$269,900**

**FOR SALE**

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.



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

**Stanberry & Associates**  
REALTORS®

## JANUARY NEIGHBORHOOD MEETING

The January 20 HNA regular meeting was held at the First English Lutheran Church as part of a CANPAC forum about the city's parking plan in UAP and the Parking Benefit Districts. Steve Grassfield from the Transportation Department was the guest speaker.

A Parking Benefit District is created by metering the on-street parking in "spillover" areas. Spillover occurs in residential neighborhoods near areas with a limited parking supply, such as retail corridors, educational facilities and park and ride centers.

The meters are either pay stations on the periphery of the neighborhood or traditional parking meters. Revenue from the meters, less City expenses for maintenance and enforcement, goes toward improvements in the neighborhood that promote walking, cycling and transit use, such as sidewalks, curb ramps, and bicycle lanes.

The City of Austin's first Parking Benefit District was established along San Antonio St, between MLK and West 26th Street, in January 2006. This street is located in an area generally known as "West Campus." In

2006, Council approved a zoning overlay in the area called the University Neighborhood Overlay (UNO) that aims to increase residential density.

## Chris Martin Landscape

512-669-6043

*Landscape design and installation*

*Water features and Koi ponds*

*Butterfly gardens*

*Natural patios and walkways*

*Dry creek beds*

*Seasonal cleanup*

**[www.greeneraustin.com](http://www.greeneraustin.com)**

All great landscaping begins with precision line of sight

[Austingreengardener@gmail.com](mailto:Austingreengardener@gmail.com)

## Your Wood Windows Can Work Like New!

We Restore Original Wood Windows (The Ones With The Ropes!!)



Are your windows painted  
shut, hard to open and drafty?  
Or are the ropes broken?



We can make them function  
smoothly and weather strip them  
to help with comfort and energy bills!

## Red River Restorations

**John Hindman 512.751.4075**

*VISA, Mastercard, and Discover Accepted*

~Fine Wood Working, Custom Doors, Wood Windows and Wood Screens~

~Historic Restorations, Building and Consulting~

**[WWW.RedRiverRestorations.Com](http://WWW.RedRiverRestorations.Com)**

**[johnhindman2005@gmail.com](mailto:johnhindman2005@gmail.com)**



## CITY CONSERVATION

Making Austin Homes Energy Efficient For 26 Years

### RESIDENTIAL \* COMMERCIAL

Your FULL SERVICE Provider for

- \*Air Conditioning
- \*Heating
- \*Attic Insulation
- \*Ductwork
- \*Solar Screens

FREE HOME ENERGY AUDITS

Approved by Austin Energy & City of Austin  
Participating in all Energy Rebate & Loan Programs

**(512)467-2689**

[www.cityconservation.com](http://www.cityconservation.com)  
[service@cityconservation.com](mailto:service@cityconservation.com)



**AIBA MEMBER**  
Locally Owned & Operated

625 Brentwood Street Austin TX 78752

THE McCALLUM ORCHESTRA PERFORMANCE FUND PRESENTS A BENEFIT CONCERT

# THE BEATLES

*Classically*  
with Full Orchestra

special guest  
*The Apple Trio*

## The Eggmen

WITH THE  
McCALLUM FINE ARTS ACADEMY ORCHESTRA  
RICKY PRINGLE, CONDUCTOR

**SUNDAY, FEBRUARY 21, 2010**  
**7 P.M.**  
**PARAMOUNT THEATRE**

Sponsored by:

For tickets call 866.4GETTIX or visit [AUSTINTHEATRE.ORG](http://AUSTINTHEATRE.ORG)

# “Make It Your New Year’s Resolution to Get the Price, Service and Coverage You Deserve!”



**I'M THERE**

## “Call Me Today for a Quote!”

**Steve Vinklarek, Agent**

3700 N. IH 35  
Austin, TX. 78705  
Bus: 512-452-0214  
[www.steveinsures.com](http://www.steveinsures.com)  
[steve@steveinsures.com](mailto:steve@steveinsures.com)



*“Your Good Neighbor, Literally”*



# State Farm™

## LEE LIVE FUNDRAISER

Don't miss Lee Elementary's Lee Live! fundraiser  
March 6 at La Zona Rosa.

Hear live music by Lee community musicians,  
including homegrown talent from Lee parents Kelly  
Willis, Bruce Robison and Darrel Mayers; Lee teacher  
Carolyn Hagler and the orchestral world music of  
Mundi, and Lee teacher Silas Lowe and his country  
swing band.

For more information go to  
[http://www.lee-elementary.org/PTA/lee\\_live\\_2010.php](http://www.lee-elementary.org/PTA/lee_live_2010.php)

Many neighborhood businesses, including VINO VINO  
and Grande, are donating cool goods and services for a  
silent auction.

Come join the fun and support your neighborhood  
school at the same time.

--

### Ticket and Sponsorship Levels

Choose from a variety of pricing levels, designed to fit  
every family's budget. Every dollar spent - from  
purchasing tickets to stepping up as a Sponsor  
(includes tickets) – counts towards Lee's fundraising  
goals.

#### SINGLE TICKET - \$30

- 1 Lee Live! Ticket

#### COUPLES TICKETS - \$55

- 2 Lee Live! Tickets

#### LEE 70TH ANNIVERSARY PACKAGE - \$70

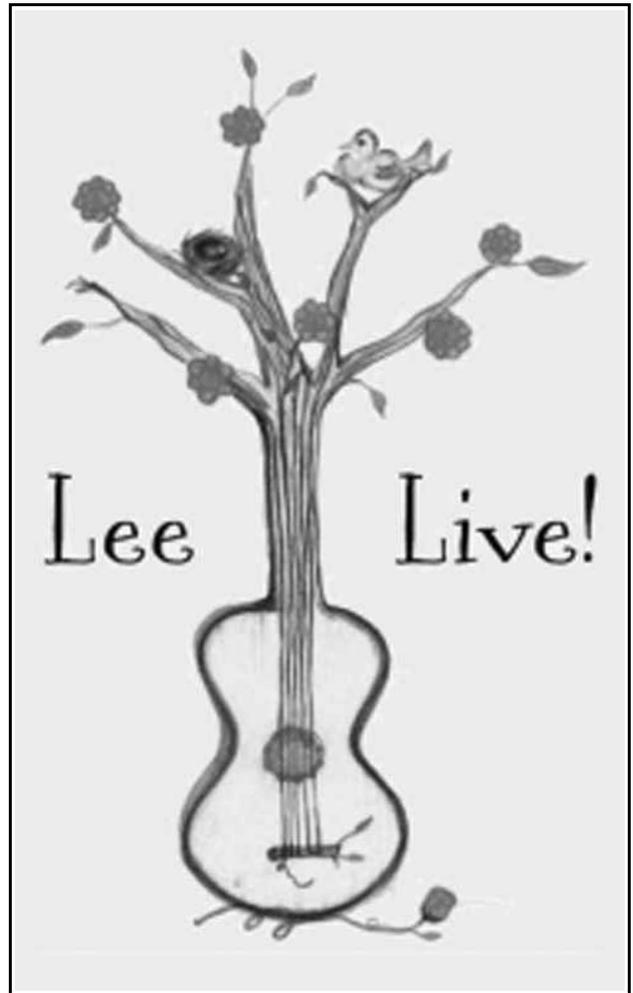
- 2 Lee Live! Tickets
- PLUS – Support a Teacher! – your purchase will  
help the Lee faculty and staff attend the event at no  
cost!

#### FAMILY FORCE SPONSOR - \$150

- 2 Lee Live! Tickets and 1 commemorative Lee Live!  
Kids T-Shirt
- Family recognition in weekly School newsletter

#### CHAMPION SPONSOR - \$250

- 2 Lee Live! Tickets and 2 commemorative Lee Live!  
Kids T-Shirts
- Recognition in School newsletter, in Lee Live!  
Program/Sponsor Directory, and in Pecan Press article



## HANDY WEBSITES

City of Austin Development

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

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)

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.



**2009 WINNER**

**Austin**  
Chamber of Commerce  
\*\*\*\*\*  
Greater Austin Business Awards  
Customer Service

**We're proud to say that we aren't the satellite company. We aren't the cable company.**

**We're GRANDE, winners of the 2009 Customer Service Award!**

*"Because Grande is supportive of my neighborhood, I feel strongly about being supportive in return. Great service, great price, great tech support and support of our neighborhood that is just humbling! I recommend Grande without hesitation!"*

*John Kerr - Local Neighborhood Leader & Loyal Grande Customer*

**Grande Communications**  
Your Choice for Better Service

**Grande**  
COMMUNICATIONS®  
INTERNET | PHONE | CABLE

Call Today! **220-4600** or visit us online at [www.GrandeCom.com](http://www.GrandeCom.com)

Other restrictions and charges may apply. Service not available in all areas. Grande is a provider of low-income Linkup and Lifeline services. To find out if you qualify, contact the Public Utility Commission at [www.puc.state.tx.us](http://www.puc.state.tx.us) or at 1.888.782.8477. Actual speeds may vary. All rights reserved. ©2009 Grande Communications Networks, LLC. Grande won "Best Customer Service Award" by the Austin Chamber of Commerce in 2009.

### 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 \$699,000



## 1206 West 22½ Street

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



## 4001 Avenue C

City Historic Landmark  
1907 Victorian home on double corner lot  
Listed at \$650,000



## 804 East 45½ Street

New luxury Craftsman bungalow with outdoor kitchen  
4BR, 4BA, 3Liv and 2Din  
Listed at \$779,990



## 5108 Martin Avenue

Beautiful 3BR, 2.5BA home with 1BR garage apartment  
Listed at \$479,000



## 4404 Avenue F

Rare opportunity - vacant residential lot across from Shipe Park & Pool  
Listed at \$299,000

## Your Neighborhood Real Estate Expert

Call Suzanne today for a free market analysis on your home or investment property. Suzanne has over 15 years' experience in marketing and selling Central Austin.



**AvenueOne  
Properties**



## Suzanne Pringle

REALTOR®, Broker

Mobile 512.217.1047

pringle@aveone.com

[aveone.com](http://aveone.com)