

April 2009

HANCOCK NEIGHBORHOOD ASSOCIATION NEWSLETTER

The Hancock Neighborhood extends from 32nd to 45th 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 41st. 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- mhnburch@yahoo.com
Secretary Angela Pack Zia - packa@austin.rr.com
Historian Karen Thompson
Neighborhood Council Liaison - Linda Guerrero

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CANPAC Representatives – Linda Guerrero, Bart Whatley
Newsletter Editor – Carol Moczygamba - carolmoczygamba@sbcglobal.net
Advertising – Kathleen Strong - kstrong@wt.net
Webmaster – George Wilson – george@wilson.name
Austin Police Neighborhood Liaison. –
Troy Schouest – 974-5829

JOIN THE NEIGHBORHOOD E-MAIL GROUP

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

How local are you?
Do your shopping in an
IBIZ District full of
locally owned shops!



East End

East 11th from I-35 to Angelina

Northcross

Anderson Lane and Burnet Road

Guadalupe

Guadalupe from 29th to 32nd

South Lamar

South Lamar from Hether to Bluebonnet

North Loop Strip

North Loop from Chesterfield to Avenue H

And coming soon...South First St.



www.IBuyAustin.com

WALLER CREEK CLEAN UP

HNA has agreed to clean Waller Creek as part of
KAB (Keep Austin Beautiful)

We will meet at 804 Harris Ave between 8:15 -
9:00am. We will pump you up with enough caffeine
and sugar, we will have some healthy choice too, so
you can make it for 2 hours cleaning along the creek.
*Neighbors, if you live along the creek, expect us to
come "cleaning" through:>)

Afterwards there is an awesome Volunteer Party and
Environmental Fair at Waterloo Park which includes:
free lunch, live music, kid's environmental activities,
green art, door prizes and more!

Date: Saturday, April 4th

Time: Cleanup is from 9:00am – 11:00am and the
Volunteer Party is from 11:30am – 1:30pm

Hope to see you there!



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Hancock Home Owner and Neighborhood REALTOR®



Address: **4101 Ave A**

Listed For: **\$455,000**

FOR SALE

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: **\$228,000**

FOR SALE

1200Norwood.com

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.



Address: **506 Texas Avenue**

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

SOLD

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

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**

SOLD

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 \pm 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

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MAR 18, 2009 NEIGHBORHOOD MEETING

The neighborhood approved a Residential Parking Program for the 500 block of Harris. Ninety percent of the residents on this stretch of Harris are in favor of the program. A Residential Parking Program request will be sent to the city, which grants final approval. Resident parking only along the street during the day will help keep parking available for residents who are now competing with people that drive in and park to catch a Duval bus to campus.

Mary McLeod from Austin Energy gave a presentation on the Austin Energy Green Building Program. This program was started in 1990 and was the first green building program in the world. Austin Energy has rebate and loan programs for energy efficient construction and upgrades. Additionally Texas Gas Service and the Austin Water Conservation program have rebate programs. There are also federal tax credits available. Discussed items included insulation, radiant barriers, water heaters, window upgrades, ductwork, and rain water collection. Regarding wood windows in older homes, it is generally not worth the costs to replace wood windows with upgraded windows. The energy saved is not substantial enough and wood windows have a very desirable aesthetic. One should seal wood windows the best they can and provide proper window shading with awnings, plantings, or sun screens. Mary McLeod may be reached at mary.mcleod@austinenenergy.com

Parks Committee update- A new section of trail along Peck has been completed as part of the remediation by the contractor for the use of the southwest corner of the Golf Course as equipment storage. The 38th Street section of the trail is in the approval process. Austin Parks Foundation, American Youthworks, and the city planner met on March 13th to review the trail plans and alignment. Once the plan is approved we hope to quickly move forward with construction of the 38th Street section.



1900 DAVID STREET

**Country Estate
in the City**

**A Timeless Gem of
Austin's Past.**

Offered at \$850,000

Cool happens here- amidst aged Oaks, high on a bluff, where the 1890's Carrington estate stands forever still ready for another chapter in history.


Once the main house for the Carrington farm, this early Texas home features 11 ft ceilings and grand open formals offering flexibility and comfort for today's living. The 4 bedroom and five bath home adjoins a later two bedroom, bath and a half carriage house, adorned with expansive verandas, balcony and gazebo from which to behold views of cascading grounds, city lights and glistening sunsets piercing through a veil of trees to Judge's Hill and Old Enfield beyond. Your own little world above it all within a mile of UT and Downtown Austin happenings. And if you wish, the 3-3 Carrington cottage is available just across the street.

*Main House -2630 sq.ft. *Carriage House -1,961 sq.ft. *Total Land Sq. Footage - 19,332, SF-3 Zoned**

**Sq. Ft. totals per Appraiser
***Sq. Ft. totals per TCAD

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Historic Committee update- Committee is looking at reprinting the Hancock history book, having a tour of homes, adding articles on history to the newsletter, and starting a local historic district within a portion of Hancock. Fund raising and volunteers will be needed for the local historic district.

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CANPAC UPDATE

Central Austin Neighborhood Plan Advisory Committee (CANPAC) is the umbrella planning team for the Central Austin Neighborhood Plan which consists of representatives from the seven member neighborhoods: Eastwoods, Hancock, Heritage, North University, Original West University, Shoal Crest, and University Area Partners (West Campus). This group meets at least once a month to consider plan amendments and other land use issues in the planning area. In August, the City requested that CANPAC submit an application with priorities ranked from the Neighborhood Plan of 2004 for budget purposes. Each neighborhood was asked to rank our top ten priorities about every two years. Hancock's specific priorities included sidewalks on various streets which have been promised over the years and the lack of local historic district status. These rankings were then culled by City staff; in a couple of weeks there will be a presentation by City staff announcing which priorities will be funded. Perhaps we will get those promised sidewalks before too long. Here's hoping for those pedestrian friendly changes!

VERTICAL MIXED USE

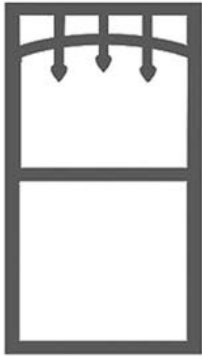
In June 2007, at the request of the City without any help the City staff, NUNA and the rest of the Neighborhood Planning area (CANPAC, the official planning team for the whole area) which includes Eastwoods, Hancock, Heritage, NUNA, Shoal Crest, Original West University, and the University Area Partners (West Campus) submitted the mandated application for VMU (Vertical Mixed Use). Vertical Mixed Use is only applicable to commercially zoned land, and with it there must be residential uses with commercial units. VMU does NOT affect height or height limits imposed on a neighborhood. VMU was based partly on the University Neighborhood Overlay district in the West Campus area. In a sense, our planning area, CANPAC, was ahead of the "curve" here. The VMU ordinance was conceived by Council Member Brewster McCracken.

The determining factor for VMU was the location of properties primarily along major, transportation corridors. VMU is concept intended to add density in the central part of the city and make neighborhoods more "user friendly" with amenities such as restaurants and shops within walking distance of residences. VMU combines two uses on a property- retail or office usually on the ground floor and a residential component on the other floors. There are other benefits for VMU such as a percentage of affordable housing units, a reduction in parking requirements, setbacks, FAR and site area requirements. Hancock Neighborhood elected to add a VMU zoning overlay to properties on 41st Street across from HEB/Hancock Center, at the Wells Fargo complex on 32nd and Red River, and at the SE corner of 45th and Duval. We thought that VMU might encourage more pedestrian friendly shops and restaurants across from the Hancock Center.

The question arose within our planning area (CANPAC), how does one determine fairly what might be eligible for VMU? We eliminated from VMU any small property that directly abutted single family, thinking that these properties were less desirable to developers and any development on them could be disruptive to adjacent single family uses. We also eliminated many older apartment complexes, with the thought that these complexes provide affordable rental housing.

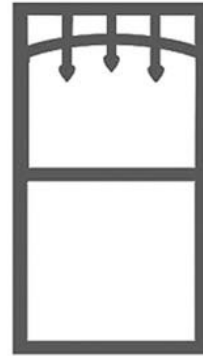
Our VMU application has been adopted by the City Council after a series of public hearings

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TIPS FOR HOME RESTORATION PROJECTS By John Hindman

Hancock Neighborhood has many charming older homes, many of which have been restored or are being renovated right now. If you are considering restoring your house, here are 7 tips to help you get started.

1. Make a plan. The hardest part of any task is the start so make this your first step. Deciding what you want to do and creating a vision is a process that takes time. Start a renovation notebook for your thoughts and ideas. In it you can analyze what works well and what doesn't in your house. Draw. Measure your rooms and make a diagram, noting the condition of walls, floors, etc. Also note the condition of the utility systems (i.e. electric, plumbing)
2. Get creative. Generate various ideas and designs by talking to neighbors, designers and looking at other houses. You can do the "Tour of Homes" in many neighborhoods around Austin to get fresh ideas.

Looking at magazines or websites that feature restored older homes can awaken your creativity and spur your imagination.

3. The Neighborhood. If you are considering exterior design changes, consider how well these would fit into the neighborhood. Odds are, your house is part of a historic neighborhood. Want to know the history of your Austin house? See:

http://www.ci.austin.tx.us/development/downloads/research_house.pdf

4. Permits. Before you start a project, talk to the City of Austin to find out if you need a permit. See <http://www.ci.austin.tx.us/development/bpinfo1.htm>. If you are using a contractor, you can save money by getting the permits yourself.

5. Financial. There are various ways to estimate the costs of your renovation. Talk to people who have done similar work, talk to the Austin Planning Department (see:

<http://www.ci.austin.tx.us/planning/>

cont'd

6. Sequence. It is important to do the renovation steps in a sensible order to avoid redoing work later. For example, if foundation, roof or structural work is needed, that should come first.

7. Pace yourself. Once you start, try to focus just on your next step, rather than all the things you have to do. Otherwise you may become overwhelmed. Have fun along the way, enjoy the work. Remember that most quality restoration jobs are done in stages over a period of years, rather than in a few months. In the end your work will pay off as your vision becomes reality.

John Hindman, a Hancock Neighborhood resident, is the owner of Red River Restorations. He has been building and restoring homes since 1986.

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SATURDAY LIFE DRAWING AT THE HANCOCK RECREATION CENTER

The Saturday morning life-drawing group, an open studio for local artists, meets once a week from 9:00 a.m. till noon at the Hancock Recreation Center. The group was started at the Elizabeth Ney Museum in the early '80s, but for a variety of reasons, the artists found themselves moving to a new location every two or three years. Then, in the summer of 1990, they settled into the Hancock Recreation Center. Since then, on any given Saturday morning, regardless of the weather, an average of 15 to 20 artists gather shortly before 9:00, lugging their easels and drawing boards.

The group is coordinated by Jim McIntyre, former college professor and Governor's Office employee. For more than 26 years, he has been taking care of the details necessary to keep the group going. The Saturday artists are a diverse group; they include architects, teachers, students, retired persons, and a few full-time artists. They range in age from early twenties to early eighties. Most live in and around Austin, and feel very fortunate that they can come to the Hancock Center once a week and for a \$5 fee have the opportunity to create art in a clean, well-lighted, air-conditioned space.

For more information, call Jim McIntyre at 451-5810, or the Hancock Recreation Center at 453-7765.



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Vintage Properties Available



3913 Avenue G The 1893 Page-Gilbert House, listed in the National Register of Historic Places, was one of Austin's first houses to be zoned historic. It features 2 or 3 bedrooms, 2 baths, +/- 2000 sf, all faithfully restored with period finishes. A 1990 two-car garage has a workshop and an upstairs apartment. **\$649,000.**



508 E 38 ½ Street This 1930 Mission Revival house has splendid native plants on a 75 x 143' lot between Duval and Hancock Golf. Hardwood floors, 2 vintage tile baths; a bedroom on each side of the large living area, which has a wall of built-in cabinets; plus office/study with a built-in storage wall; and two sink areas in the kitchen. **\$429,000.**



2903 Beanna Across from UT Law School is this beautifully remodeled 1932 traditional house with huge trees and exquisite gardens enclosed by architectural stone walls; 2 bedrooms (one with sitting room), 2 baths, separated by a large living room w/ fireplace, dining room and eat-in kitchen. **\$449,000.**



4104 Avenue B - Turn this dear 1910 wing and gable Victorian cottage into a home worthy of its character and location under huge post oaks on one of Hyde Parks best streets. It needs everything but the lot is large enough for expansion and there is alley access. **\$275,000.**



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THE GREEN LINE – FEB/MAR 2008

I'm Rosemary Vaughn and I have lived in Austin for 44 years and in Hancock (on Landon Lane) for the past 14. I have always loved gardening and now that I am retired I garden and work part time at Barton Springs Nursery (BSN).

I love walking around the neighborhood and enjoying other people's gardens. I like the friendliness of the neighbors and their willingness to help others. I learned to love gardening from my grandmother who grew up when times were really tough. She liked beautiful plants that were both native and tough and preferably passed along for free.

I am pleased to introduce an new column in which I will share my experiences and answer your gardening questions. That is also what I do at BSN between cashiering and dusting. 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.

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In the spring many people are concerned about choosing the best new plants to buy for our gardens. The City of Austin and the Travis County Extension service have produced a wonderful FREE booklet, the "Grow Green" guide to native and adapted low water use plants. This booklet, available in any area nursery, takes the reader through trees, shrubs, flowering plants, ferns, and so forth providing information about ultimate height, spread, deciduous or non, flowers, berries, light requirements, and water use. The Zilker Garden Center has a demonstration garden that includes all of these plants for visitors to look at.

The plants in this booklet are tried and true and work well in our area. The staff of any good nursery can give instructions and suggestions on how to plant and care for the plants you choose. Native and adapted plants save money in the long run since they use less water, an ever-more precious resource and are less likely to die in a drought or from disease. It is important to buy healthy plants from a nursery you trust. Big box stores offer interesting plants, but they are often poorly cared for and not adapted to our area. If you know your plants you can save money on those specific plants that are adapted.

Slow-release organic fertilizers are best for most plants and shrubs. They do not burn the plants; they continue to feed the plant and the soil as they release nutrients. Inorganic high nitrogen fertilizers are like eating a chocolate bar, lots of immediate energy with a distinct letdown as your blood sugar drops suddenly. Plants that are forced to grow new growth quickly become unhealthy and attract pests or diseases. These, in turn, require pesticides that hurt the beneficial insects, as well, as people and pets.

Upcoming garden events are listed on the website calendar of the Zilker Garden Center. Special events include the following:
Green Garden Practice symposium, noon to 4 on February 22nd
Annual Zilker Garden's Festival, 10 – 5 on February 28 and 29

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Here are some tips for February and March from the Master Gardener's Association.

www.tcmastergardeners.org

The average date of last frost in Austin is March 3rd.

Fertilize winter bloomers such as alyssum, dianthus, and pansies.

Complete transplant of roses, shrubs, trees, groundcovers and vines.

Move hardy seedlings outdoors.

Plant herbs, including dill, fennel, garlic chives, horseradish, lemon balm, mint, parsley, rosemary, summer savory

Prepare soil by adding compost and/or fertilizer. Till deeply. Check winter mulch and replenish if needed.

Apply corn gluten early in February as a pre-emergent weed killer.

Plant strawberries early in the month.

Prune roses on or near Valentine's day.

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We offer rebates to customers who install high efficiency HVAC equipment and do not require you have an energy audit to qualify.

Rebate Items

- Central Split Systems and Package Air Conditioners and Heat Pumps (14 SEER/11.5 EER or greater)*
- Window Air Conditioning
- Solar Water Heaters
- Heat Pump Water Heaters—all-electric homes only
- Heat Recovery Water Heaters—all-electric homes only

* Bonus: Extra 20% Rebate

Funding

Funding is limited and is available only to Austin Energy customers on a first-come, first-served basis. The offering is subject to change without notice.

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Homes more than ten years old benefit from energy analysis. Knowing how efficiently your home uses energy helps reduce electric bills and increase comfort. Contact a **participating company** for a home energy analysis.

A Home Performance with ENERGY STAR® Rebate covers up to 20% of the cost of certain improvements—up to \$1575.

We offer rebates on these improvements:

- Air conditioner or heat pump (14 SEER/11.5 EER or greater)
- Duct repair and sealing
- Additional attic insulation
- Solar screens, window film, and Low-E glass
- Caulking and weather stripping
- Attic radiant barrier/reflective material

Bonus: Extra 20% rebate for air conditioner and heat pump

Power Saver™ Program—Saving Energy Together

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Power Saver™ Program Solar Photovoltaics

Austin Energy offers rebates to help customers implement solar photovoltaic technology in their homes and businesses. The rebates help offset the cost of a solar photovoltaic electric system.

Note: As a municipally-owned utility, Austin Energy may only offer this program to its customers.

Austin Energy offers customers one of the country's best solar photovoltaic rebates, at \$3.75 per watt. This pays between 40% and 60% of the cost of installing a system.

For a typical residence, the cost of installing a one kilowatt (1,000 watts) solar photovoltaic system—the smallest considered practical—is between \$6,250 and \$9,375. Austin Energy will rebate \$3,750 (\$3.75 x 1,000 watts) of that.

RELATED OFFERING

Solar Water Heaters are a cost-effective and environmentally responsible alternative to conventional methods of producing hot water.

Power Saver™ Program—Saving Energy Together

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

Hancock Recreation Center

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

TRIANGLE ACTIVITIES

The Triangle currently has the Farmers Market every Wednesday 4-8pm (3-7pm Oct 29 until March) and the "Music in the Park" series - every Thursday 7-9 pm at Triangle Park.

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Check out the new Hancock Neighborhood Association website . Go to www.main.org/hna for upcoming events, current slate of officers, a history of the neighborhood, links to other neighborhood associations and information about joining Hancock Neighborhood Association.



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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



Just Listed

608 West 31½ Street

Updated 1915 home with high ceilings, long-leaf pine floors
2BR, 2BA and 1Liv
Listed at \$399,000



Just Listed

106 East 49th Street

Arts & Crafts-style home with spacious island kitchen
2BR, 2BA, 2Liv and study
Listed at \$379,000



Just Listed

608 East 48th Street

Fabulous renovation, One-story modern Craftsman style
3BR, 2.5BA and 2Liv
Listed at \$565,000



Just Listed

602 East 46th Street

Charming updated bungalow with luxurious master suite
3BR, 3BA and 3Liv
Listed at \$599,000



Just Listed

800 East 45½ Street

New Craftsman on large corner lot, hardwoods, outdoor kitchen
4BR, 4BA, 3Liv and 2Din
Listed at \$799,990



Just Listed

3312 Duval Street

City Historic Landmark, 1928 Colonial Revival estate
4BA, 4.5BA, 4Liv & guest house
Listed at \$1,500,000

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