

December 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- mhburch@yahoo.com

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

Historian Karen Thompson

Neighborhood Council Liaison - Linda Guerrero

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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

HISTORIC 4001 DUVAL STREET

Submitted by Nancy Taylor Day

The charming red brick building at 40th and Duval streets has stood as a neighborhood institution for 80 years. Built in 1929 by V.A. “Mike” Cuneo and his wife Lula, the building served as a rental property.

Early tenants included two grocery businesses, one belonging to the Jourdan family who leased 4001 Duval for many years. After the Jourdan’s left, “Art Hall,” a well-known trophy business, moved into the building.

Next “Piano Forte” rented the space. The owner sold both new and refurbished instruments. He also repaired and tuned pianos. Then came “Her Gear,” a sports outfitter for women.

Although the dates are unknown, a lawn mower repair shop occupied 4001 Duval. During that time, the building caught fire, seriously damaging the interior, but the building stood.

On December 2, 1980, Debra Day and Carol Wagner opened “4001 Haircutting,” a business which has continued to occupy the building. They have since purchased the property. In addition to the salon, Debra and Carol have created an art gallery showcasing local painters, photographers, and collagists.



Painting by Jeff Baker

Chris Martin Landscape

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Seasonal cleanup*

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NOVEMBER MEETING RECAP

submitted by Carol Moczygemba

At the November 18 meeting of the Hancock Neighborhood Association, the following officers were elected: president, Carolyn Palaima (second term); vice president, Rafi Anuar (second term); secretary, Carol Moczygemba; and treasurer, Mary Ann Osborne.

Neighborhood Advisor Carol Gibbs was on hand to explain her responsibilities in the newly created position with the City of Austin Neighborhood Planning & Zoning Department. Gibbs and her colleague, Jody Zemel, were hired to serve as advocates for neighborhood associations working with the multi-layered bureaucracy of City departments and commissions. She urged HNA members to complete the online Austin Comprehensive Plan survey at <http://www.imagineaustin.net/survey.htm>.

Mark Burch relayed a request from Alexandrina Development to allow hotel use on Parcel I of the University Park development (formerly Concordia University). This would allow a hotel in addition to the one already approved for a different parcel. Members voted unanimously to authorize the HNA Zoning Committee to negotiate with Alexandrina Development (Andy Sarwal) regarding the request.

Ashley Fisher, a homeowner in the Mueller development, and also a member of the Robert Mueller Municipal Implementation Advisory Commission or RMMA PIAC, talked about future plans for the community and the success of present patterns of development, including the affordable housing program.

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FOOD PANTRY DONATIONS MATCHED

submitted by Stephanie Humphreys, Dir. of Hope Food Pantry

During November and December, Natural Grocers at 3901 Guadalupe Street, is matching all in-store donations up to \$50,000 to Hope Food Pantry Austin, a non-profit organization that partners with the Capital Area Food Bank to alleviate hunger in our community. The Pantry, located in Trinity United Methodist Church near 51st and Duval, purchases food from the Capitol Area Food Bank at a greatly reduced price, so cash donations go farther than donations of food, although both are needed.

Sponsored by a coalition of central Austin churches, Hope Food Pantry provides four days of groceries to needy people on Thursday and Friday mornings. Many of the clients are elderly, single parents, homeless, disabled, jobless or under-employed. In 2008, the Pantry served 7,844 individuals of whom 4,339 were children. Hope provides canned vegetables, soup, pasta and pasta sauce, canned and frozen meat, rice and beans, peanut butter, juice, cereal, bread, snacks and fresh produce. Based on availability, they provide special request items such as toilet paper, diapers, baby food, toothpaste, deodorant, soap, shampoo, laundry detergent, trash bags, sugar, and coffee.

Hope Pantry depends on volunteers to open the pantry, interview the clients, and bag the groceries to each family's request. It serves residents of nine central Austin zip codes, including Hancock's zip codes, 78705 and 78751. Find more information online at www.HopeFoodPantryAustin.org and www.naturalgrocers.com.

More info online at www.HopeFoodPantryAustin.org and www.naturalgrocers.com.

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



608 East 48th Street

One-story modern Craftsman with open floor plan, large yard
3BR, 2.5BA and 2Liv
Listed at \$499,000



602 East 46th Street

Beautifully updated bungalow with downstairs master suite
I represented the seller
Listed at \$779,990



4605 Eilers Avenue

Renovated Hyde Park bungalow with master addition
3BR, 2BA, 2Liv and carport
Listed at \$519,000



4404 Avenue F

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

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HALLOWEEN AT THE HANCOCK RECREATION CENTER

submitted by Lauren Pontious-Powell

Hancock Recreation Center's Community Pumpkin Festival was a celebration of all things fall and Halloween. It was a fun and safe environment for children of all ages to dress up and come and enjoy games, arts and crafts, a cupcake walk, and the 'Haunted Basement'! Children were encouraged to wear their costumes and for every game they played, were rewarded with a candy treat. It was a really fun evening for everyone who came!



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October 2009 Single-Family Residential* Report for the Hancock Area

Here are the latest figures for Areas 4 and UT-a large area of Central Austin of which the Hancock neighborhood is a part. Below is a brief explanation.

Area UT-South of 38th St*(Includes Condos and Townhomes)

Number Sold	Average Sales Price	Days on Market	Absorption Rate
2009 - 6 Units	2009 - 283,450	2009 - 160	2009 8.4 Months of Inventory
2008- 7 Units	2008 - 285,429	2008 - 111	

There is little difference in the units sold in 2009 and 2008 or in the average sales price, which is only 0.7% lower in 2009 than in 2008. However it took 49 more days to sell a property this year than in 2008. The average absorption rate for a balanced real estate market is six months. (Numbers over 6 represent a buyers' market and those below a sellers' market.) The inventory at the end October stands at 8.4 months.

Area 4-North of 38th St*(Includes Condos and Townhomes)

Number Sold	Average Sales Price	Days on Market	Absorption Rate
2009- 22 Units	2009 - 309,523	2009 - 94	2009 7.8 Months of Inventory
2008- 18 Units	2008 - 298,806	2008 - 45	

The number of units sold in 2009 was approximately 18% more than 2008, and the sales price was 3.60% higher. But properties took on an average of 49 more days to sell in this year-twice as long than 2008. The inventory at the end of October stands at 7.8 months.

For more details, including price distribution, ask your Realtor®, or go to www.realtoranderson.com.

Submitted by,
Sharon Anderson, CRB
Certified Real Estate Brokerage, Mgr.



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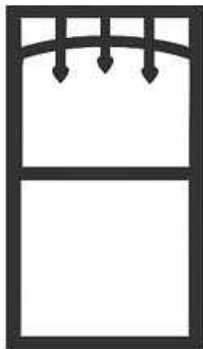
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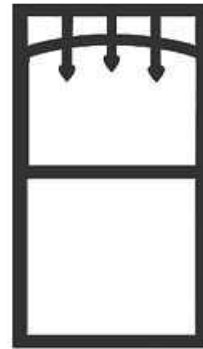
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NEIGHBORHOOD WATCH DURING THE HOLIDAYS

from the Austin Police Department

The holiday season is a time for families to get together, share warm memories and share the gift of giving. It can be a joyous time but if you are a victim of burglary, it can be a time of heartbreak. There are a few tips that we would like to remind you to do so that your holiday season is free from crime! First and foremost we need all of you to step up your neighborhood watch programs and keep your neighbors safe. This means really watch cars and people that go by and report any suspicious activity going on. If there is, PAY ATTENTION and write things down. Write down license plate numbers, description of people from head to toe, the time and place would be extremely helpful if some crime was committed. If you do see something out of the norm and it's occurring at the time, you need to call 911. If the person or car is already gone but you still saw something suspicious, please call 311 and have the call takers document this. What you think may not matter may be the key to crack a case wide open. As much as we would like to have an officer posted in your neighborhoods for close patrol, we don't have the manpower and will not be able to be there as much as we would like. This is why we are asking the folks that live there to watch out for one another. Besides, you live there and know much better than us what is "normal" for your neighbors. You will have less tolerance for suspicious activity than we would.

Another suggestion would be to not display your valuables from the street. There is nothing I used to love to see more than a beautifully displayed lit Christmas tree in the front window of a home with lots of colorful presents under the tree. It always reminded me of how blessed I was and how wonderful it will be to visit with my family. It saddens me to say that the times have changed and you will be putting yourself in a situation that may end up with someone else having a great Christmas and not you. Please keep your blinds and curtains closed if at all possible. This may keep you from getting burglarized.

Let's talk about Burglaries involving vehicles...Many people make it so easy for someone to break into their cars when it only takes a minute or less to drastically lower your chances of being a victim. I can't tell you how many cars we randomly check for exposed valuables and the number that fail. We see purses, wallets, backpacks, shopping bags with receipts inside, watches, iPods, GPS, Radars, cash, Laptops, clothes,

blankets, electronic chargers left in the plugs, and even personal mail. WHY do we leave our hard earned things out in the open for everyone to see and for some burglar to take? If you've had something other than your stereo taken from your car, you really need to ask yourself if you did everything you could to LOCK, TAKE and HIDE you things. If you didn't, the only person you failed is yourself. PLEASE, clean out your cars, place things in your trunks or lock things up in your compartments. Burglaries will only continue if the opportunity presented to them.

On another note, burglaries do get higher during the holiday season due to all the shopping we do. Every year we have increased patrol at shopping centers and malls but we can only do so much. All that I ask you shoppers to do is hide your shopping bags and don't leave your receipts inside your bags. We all have done it...we take our heavy shopping bags to the car, lock them up and walk back to the stores to shop some more, right? What you may not realize is that there are burglars watching you do this and see an opportunity to take what you've just purchased! If you tend to leave the receipts in your bag, the criminals can get cash for your returned purchases. The best thing you can do is to get into your car after your first round of shopping and simply move it to another parking lot or space away from where you just were. I know it's a bother but at least that person that has watched you will think that you left all together and they will focus on another target and not you! Do not leave empty gift boxes out on the streets on trash days. Cut up or crush boxes and place them in bins or bags so as not to be seen. An empty TV box tells the crook that you have a recently purchased TV inside your home. Help us stop crime one person at a time, starting with you!

This warning goes out to you with a heavy heart. The goal of this article is to keep you as safe and victimless as possible. No one wants to have the holiday cheer stolen from them, so let's all work together and have a wonderful season!

Happy Holidays to all!
Officer Kelly LaHood
Central West District Reps

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SPECIAL NOTE

This edition of the newsletter marks Steve Vinklerek's tenth year anniversary as an advertiser. Thank you, Steve, for your support.

Vintage Properties Available



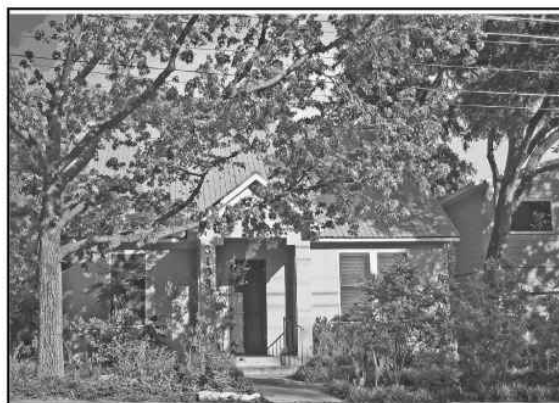
508 Texas Ave - Coming soon - not yet in MLS two bedroom, one bath, 1433sf charming brick storybook Tudor style brick house at the corner of Texas and Liberty Streets. Four blocks to Lee Elementary **\$429,000**



801 East 32nd 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!**



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**



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.**



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Address: **4102 Peck Avenue**

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

SOLD

www.Hancockview.com

Stylish remodel across from Hancock Golf Course. Features include NEW electrical and plumbings/roof/siding with insulated exterior and most interior walls/energy efficient low-E Pella windows/slab granite counters in kitchen and baths/wood floors throughout/stainless appliances/HVAC system.



Address: **1200 Norwood Road**

Listed For: **\$209,000**

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: **512 Clarkson Avenue**

Listed For: **\$183,000**

FOR SALE

CENTRAL AUSTIN AT A BARGAIN PRICE, Cute 2/1 home on private tree covered lot that backs to a creek. Close to downtown, UT, the new Mueller district with it's extensive hike and bike trail system and new retail development, and an amazing collection of local restaurants. Well maintained and updated and features hardwood flooring and central heat and air conditioning.



Address: **4812 Caswell Avenue**

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

SOLD

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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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>

HANCOCK NEIGHBORHOOD WEBSITE

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

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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.



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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.

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