

February 2010

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
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Treasurer Mary Ann Osborne- mary.ann.osborne@gmail.com
Secretary Carol Moczygemba- carolmoczygemba@sbcglobal.net
Historian _ vacant _
Neighborhood Council Liaison - Linda Guerrero

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CANPAC Reps – Justin Clemens, Bart Whatley, Mike Hirsch
Newsletter Editor – Carol Moczygemba
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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!*

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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.

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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 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!**



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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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.

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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. Booklets are available at all Austin public libraries. To request a larger quantity of guides, call 974-2446.



**ASH DASH
5K BUNNY RUN**

Benefitting the patients of Austin State Hospital

**Sat., April 3, 2010
8:00 AM
Race. Run. Walk.**

**Fast, flat course . Family fun event!
Easter egg hunt following the race
in beautiful historic Hyde Park**

**www.ashvolunteers.org
512-419-2330**



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Hancock Home Owner and Neighborhood REALTOR®



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

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: **\$229,000**

FOR SALE

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

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**

PENDING

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
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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.

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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

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.

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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

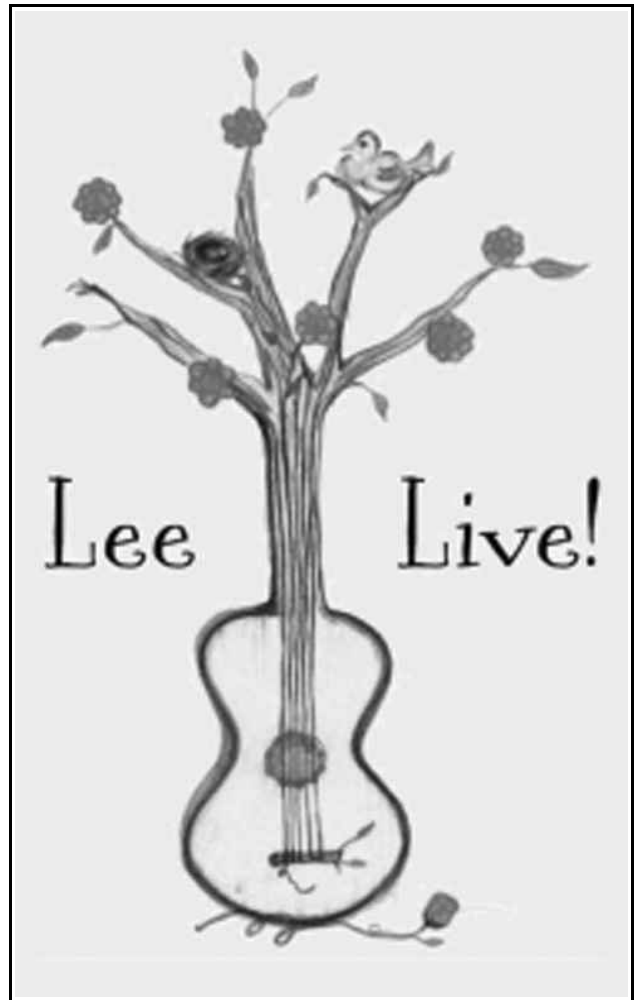
- 2 Lee Live! Tickets
- PLUS – Support a Teacher! – your purchase will
help the Lee faculty and staff attend the event at no
cost!

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

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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John Kerr - Local Neighborhood Leader & Loyal Grande Customer

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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 \$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

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