

February 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 Representatives – Linda Guerrero, Bart Whatley

Newsletter Editor – Carol Moczygemba -
carolmoczygemba@sbcglobal.net

Advertising - Kathleen Strong - kstrong@wt.net

Austin Police Neighborhood Liaison. –
Kelly LeBrook – 974-5833

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JOIN THE NEIGHBORHOOD E-MAIL GROUP

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

NOW OPEN SEVEN NIGHTS

Come enjoy a delicious entree!



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

NEIGHBORHOOD EVENTS CALENDAR

Happy New Year! Stay tuned as we announce throughout the year the various events that our neighborhood members and neighborhood association will be hosting in 2009!

April 4 Waller Creek Cleanup

On April 4th, the Hancock Neighborhood will be participating in the Keep Austin Beautiful (KAB) annual Clean Sweep Event by cleaning up the section of Waller Creek in our neighborhood. Volunteers from the neighborhood are needed! An after party will be held at Waterloo Park.

To volunteer, please contact Ron Heinrich at
ronheinrich@yahoo.com.

To learn more, visit

<http://www.KeepAustinBeautiful.org/cleansweep>.

Cont'd...

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Cont'd from page 1...

April 4 Lantern Festival

Beginning at 4:00 pm, Sri Atmananda, a non-sectarian private school located at 4100 Red River, will host their annual Lantern Festival. Open to the public, the Lantern Festival incorporates lantern making, live music, children's activities, a parade of lanterns, and much more on the beautiful grounds of the former Perry Mansion built in 1927. For more information, visit www.samschool.org under the events section or contact Marg Pedroza at 512-252-0031, samarg@netzero.net



LOVE YOUR COMMUNITY, GET INVOLVED TODAY!

Dear Hancock Neighbor,

If you would like to get more involved but you're not sure where to start, we have lots of options. We welcome your participation in one of the committees or subcommittees listed below. To get involved, contact Angela Pack Zia at packa@austin.rr.com and let her how you would like to participate. Provide your contact information and we'll get in touch with you soon. See main.org/hna for more information.

Neighborhood Outreach Committee

Mission: To build community by fostering collective engagement through family & community activities & neighborhood correspondence.

Parks & Natural Environment Committee

Mission: To enhance and preserve existing open space, parks, and the natural environment.

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get involved cont'd...

Planning & Zoning Committee

Mission: To promote development that coincides with the nature & characteristics of the neighborhood.

Transportation Committee

Mission: Ensure safe environment and opportunities for all modes of transport.

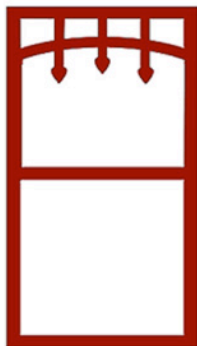
Public Health & Safety Committee

Mission: To promote general public sanitary conditions & safety throughout the Hancock Neighborhood.

Historic Preservation Committee

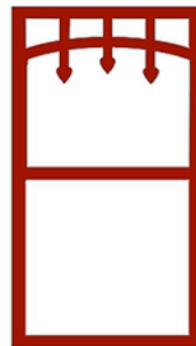
Mission: Preserve the integrity of the original residential development in our neighborhood.

IS YOUR HOUSE READY FOR SPRING?



Windows painted shut?
 Ropes broken?

Want to be more "green"
 by opening the windows
 instead of running the AC?

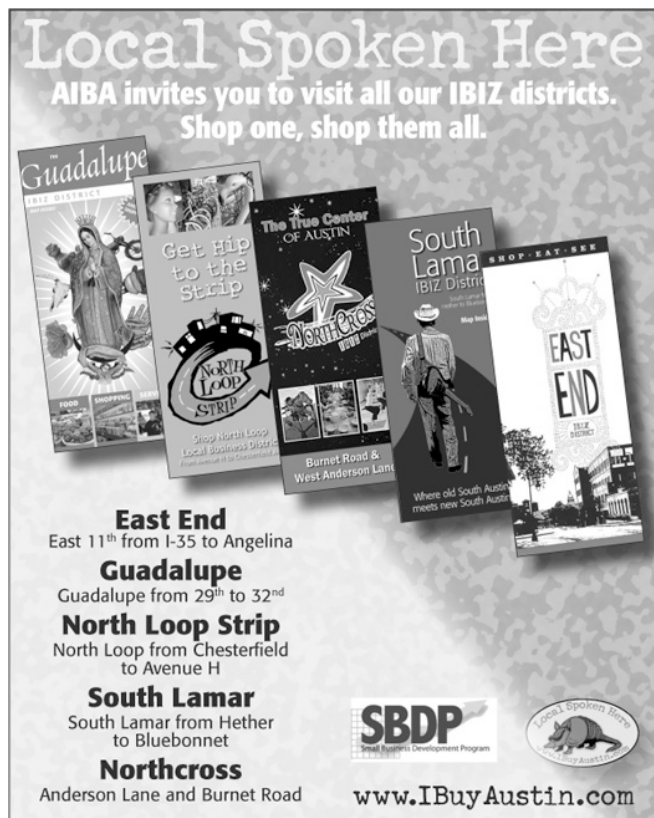


We specialize in restoring wood "sash-weighted" windows in older homes. We also make new wood screens or can restore your original wood screens. Add stylistic and historic detail to your house! Our shop is located right here in your neighborhood.

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DEC 3, 2008 NEIGH. MEETING SUMMARY

Item 1: 909 Duncan Development:

Norma Pena Raven presented plan. She referenced the August 2004 neighborhood plan overlay that converted single family residence on that block into a MF4 zoned district. She explained that the plans for development are similar to that of 907 Duncan. The compatibility restricts them to MF4 zoning requirements because of their proximity to 911, a SF which is at the end of the block. Because of the other MF4 plans in the area, Norma argued that it would not be long before the entire block is revamped. 60' is standard for MF4 guidelines. 907 Duncan is at 57' at their peak with midpoint at 54' 5". Proposed lot size is 70' x 148'. Developer wants 8-10 units to make it economical. Parking will be underground with approximately 14 spots. Architect/Developer doesn't anticipate going above 50'. He and Norma claims that their main objective is to get away from the compatibility issue caused by Duncan 911, which only allows them to go up to 30'.

Proposed units will be sold as condos—not apartments

Concerns raised by HNA members:

- Front view from Duncan St.—no ugly garage or “beach house” look and no big dumpster in view.
- Architect proposed to screen dumpster with

landscaping around it.

- He stated the kind of look that he want to achieve is similar to that of 907 Duncan

- Concerns about parking.
- Guarantee no more than 10 units.

Architect said that after height is established, a site plan will be generated and will be presented to neighborhood then.

- What are all of the requests that will go before the Board of Adjustments?:

Architect/Developer stated that:

- Any tree that will be removed, another will be added.
- Wants set back request according to MF4 zoning requirements.
- Front set back request—due to family structure—wants 5' less than required under current compatibility—20' vs required 25'.
- Bart stated that according to what he has read from the requested variance, they are requesting a 10' set back. Norma stated that that is not the case.

- What is the Architect/Developer's hardship case? Norma stated that if the property were not next to house on 911, no problem to do MF4 development in a MF4 planning district.

What can neighborhood demand?

- Height restrictions at 55'
- Other restrictions? Neighborhood does not want unsightly dumpsters and garage in front view and does not want the architectural style to look like a “beach house”

Motion –no objection to compatibility waiver request with an understanding that no more than 10 units and with a height no greater than 55' as measured by the city. 8 in favor, 2 opposed, 0 abstained.

Item 2: East Ave PUD Change Request:

Follow up meeting to review compromise between Andy from East Ave and adjacent homeowners, Dennis and Hannah. Result of compromise—Andy submitted new proposal with 15' 7" setback without alley by houses (alley will still be between town homes). HNA will want to have in writing that no alley way will run between 921 East 37th St and that there will be no connection to allow traffic to run through.
Cont'd...



1901 DAVID STREET

***Carrington
Cottage***

***Austin Chic
Past & Present***


This endearing turn of the century cottage, situated on what was once the Carrington dairy farm, offers a panorama of visions from the bluff atop of which it sits. Featuring 1483 sq.ft.* of cozy living space with high ceilings, hardwoods and veranda, the home has three nice size bedrooms, three baths, formal living room with fireplace and dining room-all on a large 9,291 sq.ft.** SF-3 zoned corner lot, surrounded by privacy fence with alley access. Your own world of possibilities just blocks away from UT and Downtown Austin buzz.

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

meeting notes cont'd...

Proposed Compromise submitted by Andy at East Ave are:

1. "Only 1 alley which will be located between the town homes, {rather than the original design which had two alleys}.
2. The trash and other things would be in the one alley.
3. The setback from the north property line (homes to the north) would be 15 feet 7 inches and would not include an alley; and
4. the sidewalk on the south side would be reduced to approximately 5 feet.
5. ...Include the document that we will not have an alleyway through the property located at 921 E 37th St so that folks who live in the immediate area know that there will not be increased traffic on the street."

Adjacent homeowner comments: want to obtain value of home given 25" set back vs 15'7". They are concerned about their light availability due to increase shade. They consider 25' set back with alley better. They have approached appraisers regarding the change in home value. They have also approached an arborist to look at light impact on oak trees. They are waiting for feedback from both. Homeowners presented

pictures to represent impact using box displays.

Developer presented proposed computer mock up for each month of the year at noon. Morning and evening models were not presented.

A reference to a State farm agent stated that having greenery rather than alley will help with water drainage.

Proposed design guidelines shows that the alley is in between town homes. Many of the HNA members expressed preference to this design over the original design which locates the alley behind the town homes and along the residential property line.

Majority of member attendees believe that the any appraiser's numbers will be immaterial. However, homeowner still wants to delay decision until they receive numbers & info from appraisers and arborists.

Motion: add to proposed compromise above that fencing between single family homes residences and town houses will be esthetically pleasing stone, no cut through and that the HNA will present architectural preferences before the Architectural Review Board.

Motion passed: 10 in favor, 2 against, 0 abstained.

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NOTE FROM THE PRESIDENT

The State of the Urban Forest Summit, Austin, Texas WAS held on January 9th, 2009

The UT School of Architecture, City of Austin Watershed Development Review, TreeFolks, and the Lady Bird Johnston Wildflower Center hosted the first State of the Urban Forest Summit for Austin. The by invitation event brought together a diverse group including city staff, neighborhood leaders, member of boards and commissions, developers, and educators to look at developing urban forest management goals and objectives. Carolyn Palaima and Linda Guerrero were there from Hancock Neighborhood. Priority issues and goals were identified as well as actions toward accomplishing them. For more information on Austin's urban forest and summaries of summit outcomes please visit <http://www.austinurbanforest.org>.



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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.



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AFFORDABLE HOUSING IN THE BLACKLAND NEIGHBORHOOD

Special to the Hancock Neighborhood Association

By Bo McCarver

Like all of Austin's inner-city neighborhoods, the Blackland Neighborhood (just east of UT's Disch-Falk Field) is under intense gentrification pressures. The average price of a lot has risen from \$8,000 to \$100,000 in the past eight years. The rocketing land values have tripled taxes and accelerated the displacement of low-income homeowners.

One of the major efforts to keep the neighborhood affordable is the Blackland Community Development Corporation (BCDC). The non-profit was formed during a 12-year struggle when UT tried to annex half the neighborhood in 1980. Under intense public pressure, UT abandoned its quest in 1992 and divested eight vacant lots and 16 houses to BCDC. With the help of volunteers and city housing programs, the houses were rehabilitated and the vacant lots were restocked with homes affordable to households earning less than 60 percent of the average for Austin.

Presently BCDC has 37 rental units and is building out another eight units on lots purchased in 2002. Because rental property is now a "non-renewable resource" in the gentrifying area, BCDC no longer sells units to first time homeowners. The non-profit will own about 25 percent of the single-family units in the neighborhood and those are scattered among 25 blocks bounded by MLK, Comal, Manor Road and Chestnut. This makes it difficult for developers of large tracts to accumulate enough land to interest them.

Nine of the houses are reserved for homeless families, six are for elderly, two are for adults recovering from physical and/or mental disabilities; the rest are rented to struggling families. The average income for the households is 31 percent of the average for Austin.

As it builds out its remaining land, BCDC is trying to make its housing as green as possible. The non-profit recently celebrated its 25th anniversary and opened the Harden-Solar Duplex, a unique structure that has an 8 kW solar array, solar water heating, water harvesting and raised-bed gardens that can be farmed by persons in wheelchairs. The duplex won the Austin Chronicle's Best of Austin Award for "Best Monument to Sustainable Housing." Volunteers contributed 3,500 hours of labor to the project over a three-year period.

The non-profit's volunteers have now moved eastward two blocks to work on the Stewart Community Conservatory that will be the centerpiece for eight affordable units. Classes in quilting, cooking, sewing and arts and crafts will be taught there. More gardens will be constructed and a Swedish cistern built in 1890 will be restored to harvest rainwater for the gardens.

Volunteers are invited to join the Blackland effort any Saturday, 9 – 5 (weather permitting), at the corner of Chicon and 22nd Street. Donations of paint, lumber and bucks are welcomed.

For more information, contact Bo McCarver, 474-6009; bmccarver@austin.rr.com

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HOLIDAY TRAIL OF LIGHTS: BRIGHT MEMORIES

On December 13th and 14th two thousand luminarias transformed the golf cart trails, walkways, perimeter, and pond of the course into a magical wonderland, Texas style. The first night, Friday, was a warm, lovely night for walking the luminaria-lined paths. Starting at 4:00 that afternoon, a crew of recreation center staff, Girl Scouts, neighbors, and assorted other volunteers armed with lighters took to the trails and lit 2,000 candles. After twilight, kids from Hancock and surrounding neighborhoods enjoyed running around in the dark that was interrupted by luminarias and the occasional street light, while the adults enjoyed the peace and quiet that was interrupted only by the kids running around having a great time.



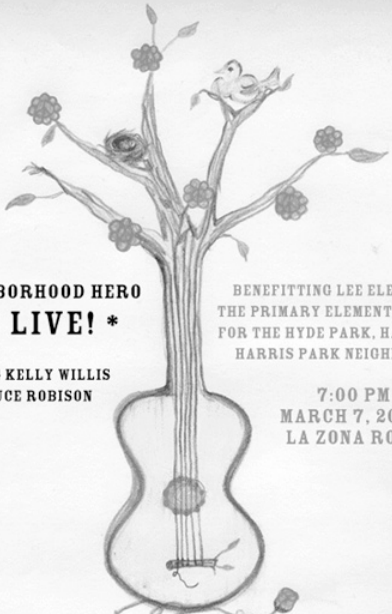
Photo credit: This picture was taken by Matt Wright who lived in Austin from 2001 to 2007 and enjoyed playing basketball on the Hancock court with his team The Hancock Ballerz.

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* **LEE LIVE!** *

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GREEN BUILDING PRESENTATION

A representative from The Austin Energy Green Building Program will come to our March 18 meeting to discuss green building and consumer options under the city's Green Building Program. The presentation will cover information about resources and materials available for green building as well as the various city and federal tax rebates for eligible projects (such as the solar rebate program).

Mary McLeod is the Coordinator of the Single Family Program with Austin Energy Green Building. Either she or someone else within her department will come out and speak.

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HIKE AND BIKE TRAIL

Development of a hike and bike trail around Hancock Golf Course is proceeding in phases. Several groups, including Youth Works and Austin Parks and Recreation, will have a role in constructing the trail. Work is scheduled to begin this summer.

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LOCAL HISTORIC DISTRICT INFO

The benefits of Local Historic District (LHD) designation were discussed at HNA's January 21 meeting. Guest Speaker Terri Myers, an architectural historian and founder of Preservation Central, Inc., explained the process of applying for the designation and how it can help protect the character of a neighborhood. As a member of the Hancock Neighborhood Association, Terri has a special interest in protecting the architectural and cultural integrity of this neighborhood.

Terri addressed many misconceptions about what it means to homeowners to be included in a LHD. The designation does not prevent renovations or adding on to a home. It does not dictate house color. It does not affect the current zoning of your property.

The benefits of LHD include protecting owners' investments by keeping the area attractive, encouraging better design and solidifying a neighborhood's distinct personality.

For more information, go to www.preservationcentral.com, or email Terri at terrimyers@preservationcentral.com.

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>

Hancock Recreation Center

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

HANCOCK NEIGHBORHOOD WEBSITE

We have updated our website and are making a new effort to keep the content current. Justin Clemens had spent time on it in early 2008, and now George Wilson is helping with the current updates. 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. As the site continues to be improved, look for more features such as a PDF of our bi-monthly newsletter, photos from the hood and updates on everything from happenings to hearings.

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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



608 West 31½ Street

Updated 1915 home with high ceilings, long-leaf pine floors
2BR, 2BA and 1Liv
Listed at \$419,000



106 East 49th Street

Arts & Crafts-style home with spacious kitchen
2BR, 2BA, 2 Liv and study
Listed at \$379,500



4601 Depew Avenue

Stunning new contemporary designed green townhomes
3BR, 3BA, fenced yards
Listed at \$464,900



4507 Avenue D

Precious Hyde Park cottage with screened porch & recent updates. 2BR and 2BA
Listed at \$432,000



3310 Harris Park Avenue

New home, old style, hardwoods, fireplace, porches
4BR, 3.5BA and 3Liv
Listed at \$695,990



606 West 31½ Street

1927 Bungalow near UT, updated kitchen and baths
2BR, 2BA and 2Liv
Listed at \$389,000

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