

## **APPENDIX F**

### **Community Input – Questionnaire Responses**



# FALL 2019 COMMUNITY INPUT

## PUBLIC NOTIFICATION MAILING

### Cover Letter



October 14, 2019

Subject: Historic Resources Survey of University, Windsor, and Hyde Park Neighborhoods

To Whom It May Concern:

We wish to request your cooperation as we document the historic resources of the University, Windsor, and Hyde Park Neighborhoods.

The City of Austin is undertaking a project to document the architecture, history, and culture of these neighborhoods in order to support heritage tourism efforts. The study is being completed by Austin-based historic preservation planning and management firm HHM & Associates, Inc (HHM). This project falls under Contract Number CT 6800 19071800617. As part of this project, HHM is conducting a survey of buildings, structures, and objects built before 1974. The survey area is depicted as *Figure 1* on the attached sheet of Frequently Asked Questions (FAQs). The survey will include taking notes on the architectural features (such as exterior materials and roof form), mapping the locations of resources, and taking digital photographs. **All survey work will be from the public right-of-way. The scope of this project is information gathering only. The project will entail no changes to zoning. Any future zoning changes would have to be initiated by the community and follow the separate public process for zoning changes, which entails multiple public hearings.**

Additional information regarding the project is included within the enclosed Frequently Asked Questions (FAQs) list. In addition, Information regarding upcoming public meetings will be provided via mail in the near future.

If you should have questions or concerns related to the survey project, please contact me at 512-974-1686 or [andrew.rice@austintexas.gov](mailto:andrew.rice@austintexas.gov).

Sincerely,

*Andrew Rice*

Andrew Rice  
Planner III  
Historic Preservation Office  
City of Austin Planning & Zoning Department  
Phone: 512-974-1686  
Email: [andrew.rice@austintexas.gov](mailto:andrew.rice@austintexas.gov)

## Attachment: Frequently Asked Questions



### Historic Resources Survey of University, Windsor, and Hyde Park Neighborhoods Contract Number CT 6800 19071800617

Q: Who is the City's point of contact for this project?

A: Andrew Rice  
Historic Preservation Office, City of Austin Planning & Zoning Department  
Phone: 512-974-1686  
Email: [andrew.rice@austintexas.gov](mailto:andrew.rice@austintexas.gov)

Q: Who is the contractor for this project? Who is the contractor's point of contact?

A: Austin-based historic preservation planning and management firm HHM & Associates, Inc. (HHM) is the contractor for this project.

Q: HHM's point of contact for the project is:

A: Emily Payne  
Architectural Historian, HHM & Associates, Inc. Phone: 512-478-8014  
Email: [epayne@hhminc.com](mailto:epayne@hhminc.com)

Q: Does the City plan to conduct public meetings to provide information regarding the project? A: Yes. Information regarding public meetings will be provided via mail in the near future.

Q: What are the boundaries of the project?

A: *Figure 1* shows a map of the boundaries.

Q: What is the goal of the project?

A: The goal of the project is to document local architecture, history, and culture to promote heritage tourism. The project entails taking notes and digital photographs. All documentation will occur from the public right-of-way.

The project also will make recommendations regarding potential future City of Austin landmarks and historic districts, as well as National Register eligible individual properties and historic districts. This project will not undertake any efforts to designate City of Austin landmarks or historic districts, or to nominate individual properties or historic districts to the National Register. **No zoning changes will result from this project.** However, the project will provide information that will help citizens if they choose to designate a district or landmark.

Q: Where can I find additional information about City of Austin historic landmark and historic district designation?

A: The City of Austin website includes information about Historic Landmarks at:  
<https://www.austintexas.gov/department/historic-landmarks>

Q: Where can I find additional information about National Register listing?

A: Information regarding the National Register is available from the Texas Historical Commission, online at:  
<http://www.thc.state.tx.us/preserve/projects-and-programs/national-register-historic-places/about-national-register-historic>

Q: Does the City plan to undertake additional historic resource surveys in other areas in the future?

A: Yes, but that work is dependent upon obtaining budget allocations for future work, to be approved by the City Council. Areas for future survey have not yet been determined.

City of Austin | Historic Building Survey Report for North Central Austin  
 West Campus, North University, Heritage, Bryker Woods, and North Hyde Park

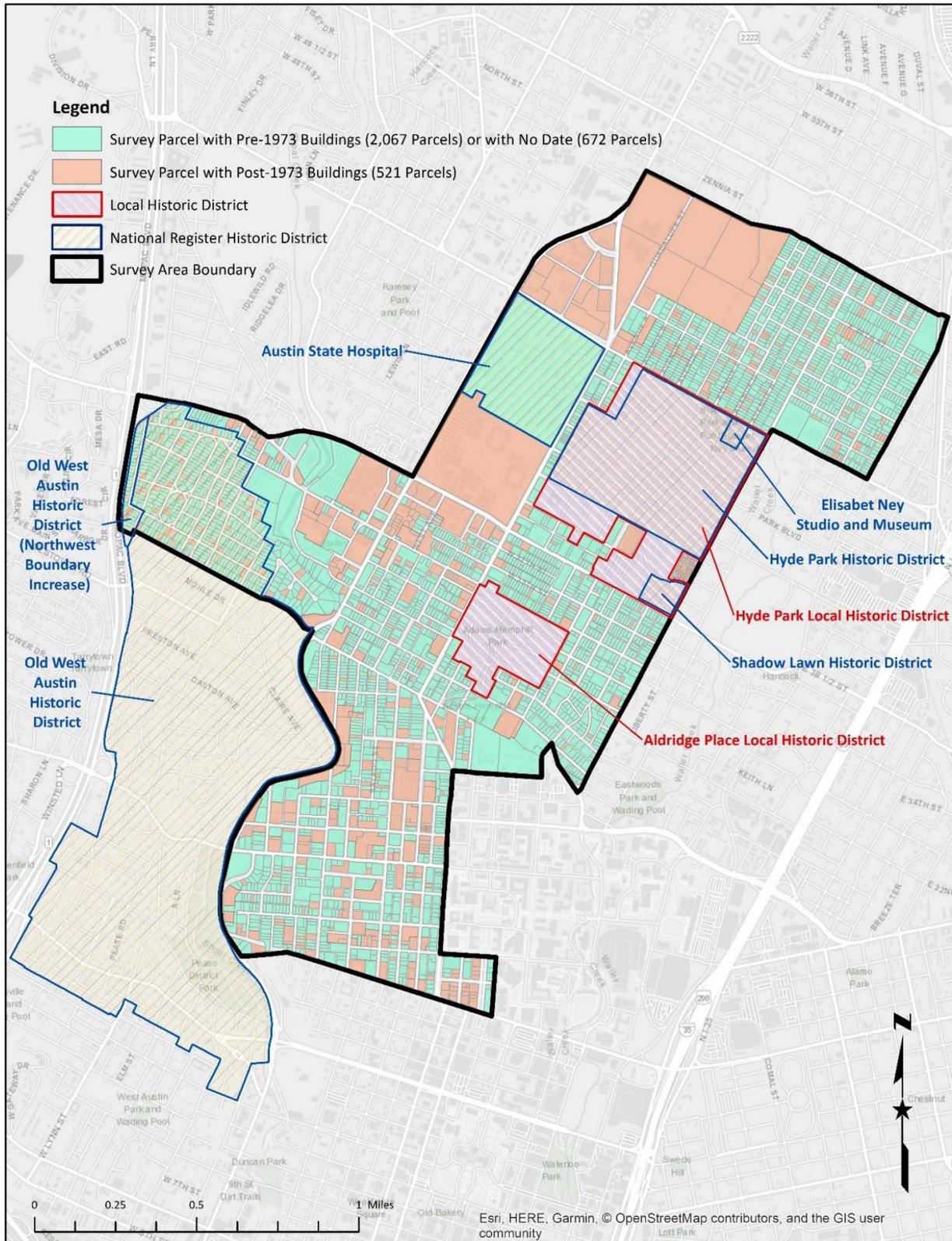


Figure 1. Map showing the boundaries of the survey area.

## QUESTIONNAIRE RESPONSES RECEIVED

<b>NAME</b>	<b>ANN H. DUNCAN</b>
Timestamp	11/27/2019 3:58:26 PM
Mailing Address	3809 Avenue F
Email Address	slomm3@gmail.com
Organization(s)/Association(s)	
What buildings, structures, or sites in the project area hold special value to you?	Shipe Park, Austin State Hospital, Hancock Center, Hyde Park Bar & Grill, Shipe House, Woodburn House, Ney Museum, UFCU, Fire Station, Post Office, Hancock Recreation Center
What is your relationship to these places (e.g., owner, tenant, neighbor, etc.)?	Owner of a house in Hyde Park
How has the physical character of these places changed over time?	Density has increased
How has the population of your neighborhood changed over time?	More wealthy out of state or international neighbors because of gentrification.
How have the uses of buildings in your neighborhood changed over time?	Somewhat more crowded, particularly HEB Hancock Center
What sorts of community gatherings characterize your neighborhood? How long have they been happening? Where are community gatherings held?	Neighborhood parties and meetings have been occurring for decades. Hancock Recreation Center, churches, Griffin school, Ney museum
What types of artistic production characterize your neighborhood?	Prolific and weird as in Austin weird
Where does artistic production occur?	Mostly in residences
What types of cultural food production characterize your neighborhood?	Healthy eating, sandwiches
Where does food production occur?	Hyde Park Bar & Grill and other neighborhood cafes, Avenue B grocery store, Fresh Plus
Do you know any individuals or organizations that have significantly impacted the history of your neighborhood?	Colonel Shipe, of course. Peter Mansbendel Mary Moffatt John Luckey (my great-uncle) More recently Dorothy Rickter
Which places are associated with these significant individuals or organizations?	Shipe Park and a few historic houses are left. Many of the houses are gone or radically altered. The Moonlight Towers are significant and the stone markers that say "Hyde Park".
Do you have any historical documents that you would like to share with the project team (e.g., photos, newspaper clippings, etc.)?	Yes
If so, please describe your documents.	I don't have a list of specifics at this time.
Collecting oral histories will be part of the research phase of this project. If you know anyone who has significant first-hand knowledge of your neighborhood's history, please provide contact information below.	Myself. I spent time in Hyde Park in the 1960-1980's as a child, UT student, mother with young children, then left in 1996 and returned in 2012. My grandmother who was from the Bergstrom family told me stories about the early days in Austin and Hyde Park.
Please record any other comments you have on this meeting or this project.	Thank you for the opportunity to participate in this survey.
<b>NAME</b>	<b>ROB MOSHEIN</b>
Timestamp	11/27/2019 9:42:30 PM
Mailing Address	101 Laurel Lane
Email Address	rob@AustinWineGuy.com
Organization(s)/Association(s)	
What buildings, structures, or sites in the project area hold special value to you?	101 Laurel Lane
What is your relationship to these places (e.g., owner, tenant, neighbor, etc.)?	owner

City of Austin | Historic Building Survey Report for North Central Austin  
West Campus, North University, Heritage, Bryker Woods, and North Hyde Park

How has the physical character of these places changed over time?	no
How has the population of your neighborhood changed over time?	Grown more upscale and single family
How have the uses of buildings in your neighborhood changed over time?	No longer college student rental, transformed back to SFR
What sorts of community gatherings characterize your neighborhood? How long have they been happening?	Monthly neighborhood meetings. Over ten years
Where are community gatherings held?	Sparky Park or the local Church
Do you know any individuals or organizations that have significantly impacted the history of your neighborhood?	Hugo Kuehne, Architect and first Dean of Architecture at UT
Which places are associated with these significant individuals or organizations?	at least ten single family homes.
Do you have any historical documents that you would like to share with the project team (e.g., photos, newspaper clippings, etc.)?	No
Please record any other comments you have on this meeting or this project.	101 Laurel Lane is a Hugo Kuehne home, built for the Rather Family in 1928 (Rather was head of UT COOP for forty years), designed by Kuehne, with original remaining wrought iron work done by Huennaues Weigl (today Iron Works BBQ)
<b>NAME</b>	<b>SARAH LOPEZ</b>
Timestamp	11/28/2019 10:40:41 AM
Mailing Address	3111 Grandview St.
Email Address	lopezlynnsarah@yahoo.com
Organization(s)/Association(s)	University of Texas at Austin
What buildings, structures, or sites in the project area hold special value to you?	Many. Ada Penn, one of the only female designers and developers of the early 20th century, platted much our neighborhood, Heritage, and designed at least 12 houses and duplexes that are still standing. Many have already been torn down. We live in one. In addition to Ada Penn's largely unknown but important history, there are many historic structures in the Heritage Neighborhood, one of Austin's oldest neighborhoods, that create a atmosphere and draw for residents and tourists alike.
What is your relationship to these places (e.g., owner, tenant, neighbor, etc.)?	I live in an Ada Penn house, and I live on a block that has approximately 5 other houses designed and built by her in the 1910s to 1930s.
How has the physical character of these places changed over time?	Development is here--we have pressure to become a student rental neighborhood (we already have a mixture of professors, students, and long time residents). When the occupancy was at 6 unrelated adults some houses were torn down and de-facto dorms built for students. Since it has gone back to 4 the demolitions have slowed. With code next, our neighborhood will disappear or be transformed beyond recognition.
How has the population of your neighborhood changed over time?	We have only been here 6 years. The neighborhood seems similar in this time frame, a mixture of students, professors, long time residents...I think low income residents have moved out since some very simple apartments and houses have been remodeled or demolished. There are still pockets, in what is now a very expensive neighborhood, of low-rent apartments but they likely will be gone soon...
How have the uses of buildings in your neighborhood changed over time?	Perhaps more students (but my time frame is only 6 years)

City of Austin | Historic Building Survey Report for North Central Austin  
West Campus, North University, Heritage, Bryker Woods, and North Hyde Park

What sorts of community gatherings characterize your neighborhood? How long have they been happening?	Lots of community gatherings with families! Easter egg hunts, crab boil, halloween pizza for the neighbors, 4th of July parade, and a general sense of community amongst long time residents (which we have been included in)
Where are community gatherings held?	at peoples' houses, and on Washington Street
What types of artistic production characterize your neighborhood?	hmmm. We have several sculptors that live in the neighborhood, and children's book authors, but not too sure
Where does artistic production occur?	peoples' homes
What types of cultural food production characterize your neighborhood?	crab boil, Hanukkah, and Christmas holiday party's.
Where does food production occur?	homes
Do you know any individuals or organizations that have significantly impacted the history of your neighborhood?	Penn Family
Do you have any historical documents that you would like to share with the project team (e.g., photos, newspaper clippings, etc.)?	Yes
If so, please describe your documents.	photograph of Ada Penn. I had a student collect some materials about her but they are all in the Austin History Center. Malcom Harris is the only living grandchild and he has Ada Penn's papers. They should be donated to the Austin History Center or Briscoe. She really could become a reason to see the place. There is a movement within Architectural History to resurrect the history of women architects and developers. She is likely the best example of an early 20th century Austin female "architect" that the city has. I think of Julia Morgan and Eda Deakin in Berkeley, and many tours and homes have been preserved because of their involvement with them.
If you know anyone else who might have helpful historical information, please provide contact information below.	Malcolm Harris (a Penn), Malcolmharris64@yahoo.com, Gail Reams, greams@earthlink.net
Collecting oral histories will be part of the research phase of this project. If you know anyone who has significant first-hand knowledge of your neighborhood's history, please provide contact information below.	Malcolm Harris (a Penn), Malcolmharris64@yahoo.com, Gail Reams, greams@earthlink.net
Please record any other comments you have on this meeting or this project.	Happy to further discuss--have been trying to start collecting oral histories and working on this myself but I haven't had time...
<b>NAME</b>	<b>GAIL MINAULT</b>
Timestamp	11/28/2019 9:31:58 PM
Mailing Address	4518 Ave C, Austin, TX 78751
Email Address	gminault@austin.utexas.edu
Organization(s)/Association(s)	U. of Texas, faculty (retired)
What buildings, structures, or sites in the project area hold special value to you?	My house at 4518 Ave. C
What is your relationship to these places (e.g., owner, tenant, neighbor, etc.)?	owner
How has the physical character of these places changed over time?	It has been remodeled several times since it was built (in 1917); I bought it in 1990, remodeled the kitchen and added a carport.
How has the population of your neighborhood changed over time?	The history of Hyde Park is well known, starting as a suburb of modest bungalows, then becoming popular with students, more recently it has gentrified with the remodeling of single family homes, many enlarged. It is still a place of mixed habitation, some apartment blocks and duplexes, but stiil largely single family dwellings.

City of Austin | Historic Building Survey Report for North Central Austin  
West Campus, North University, Heritage, Bryker Woods, and North Hyde Park

How have the uses of buildings in your neighborhood changed over time?	Still largely single-family dwellings.
What sorts of community gatherings characterize your neighborhood? How long have they been happening?	The Hyde Park Neighborhood Assoc. meets monthly, and sponsors other annual events like the Homes Tour, the Fire House festival, and a Christmas Party. These have been going on since before I moved to the neighborhood in 1990.
Where are community gatherings held?	Various places, including the Elisabeth Nye Museum, various churches, the Fire house, etc.
What types of artistic production characterize your neighborhood?	The Eliz. Nye Museum has classes; the neighborhood newsletter, the Pecan Press, publishes poetry by local residents.
Where does artistic production occur?	See above
What types of cultural food production characterize your neighborhood?	There are some good restaurants and food stores, but no farmer's mkt - Though the Triangle has a farmer's mkt. on Wednesdays (or used to, not sure if it is still on).
Where does food production occur?	Antonelli's Cheese Shop, various restaurants at both 43rd & Duval, and on Guadalupe.
Do you know any individuals or organizations that have significantly impacted the history of your neighborhood?	Monroe Shipe, the founder of Hyde Park in the 1809s; The Hyde Park Neighborhood Association; Dorothy Richter's History of Hyde Park
Which places are associated with these significant individuals or organizations?	Buildings associated with historic residents of Hyde Park are dotted around the neighborhood and are often part of the annual homes tour.
Do you have any historical documents that you would like to share with the project team (e.g., photos, newspaper clippings, etc.)? If so, please describe your documents.	Yes  In the 1990s, I was part of the Homes Tour Committee, and I have some of those brochures. I also did some research on some homes for a few of those brochures, but haven't done so recently. I found out about my own house from talking to older neighbors.
If you know anyone else who might have helpful historical information, please provide contact information below.	Karen McGraw, other members of various homes tour committees and owners of some of the historic homes can be helpful.
Collecting oral histories will be part of the research phase of this project. If you know anyone who has significant first-hand knowledge of your neighborhood's history, please provide contact information below.	See my answer above. The Austin History Center also has a lot of documentary material.
Please record any other comments you have on this meeting or this project.	I think this is a great idea, and I am sure there are others who know a lot more than i do.

<b>NAME</b>	<b>THOMAS FLANAGAN</b>
Timestamp	11/28/2019 11:45:10 PM
Mailing Address	4506 Avenue C
Email Address	tomdflan@gmail.com
Organization(s)/Association(s)	none

<b>NAME</b>	<b>RICHARD SAINSBURY</b>
Timestamp	11/29/2019 8:48:35 AM
Mailing Address	4523 Avenue G, Austin TX 78751
Email Address	marksainsbury@mygrande.net
Organization(s)/Association(s)	
What buildings, structures, or sites in the project area hold special value to you?	Elizabeth Ney. Our little guest house said to date from 1919.
What is your relationship to these places (e.g., owner, tenant, neighbor, etc.)?	Neighbor to Ney. Owner of guest house
How has the physical character of these places changed over time?	There have been changes, but mostly reasonable ones.

City of Austin | Historic Building Survey Report for North Central Austin  
West Campus, North University, Heritage, Bryker Woods, and North Hyde Park

How has the population of your neighborhood changed over time?	Increased house prices means richer people come here
How have the uses of buildings in your neighborhood changed over time?	New buildings are larger and less cottagy
What sorts of community gatherings characterize your neighborhood? How long have they been happening?	The Hyde Park Neighborhood Association is valuable, and there are many community events: the firestation, Halloween, informal avenue parties
Where are community gatherings held?	The Baptist Church, private houses, Shipe Park
Do you know any individuals or organizations that have significantly impacted the history of your neighborhood?	Hyde Park Neighborhood Association has played an important role in trying to keep new buildings within code limits; and liaising with law enforcement about crime.
Do you have any historical documents that you would like to share with the project team (e.g., photos, newspaper clippings, etc.)?	No
If so, please describe your documents.	
If you know anyone else who might have helpful historical information, please provide contact information below.	Deaton Bednar: deatonbednar@gmail.com. Carol Burton: skywash.too@gmail.com
Please record any other comments you have on this meeting or this project.	Trees are a very important part of this neighborhood and a large number were "built" before 1974. It would be good to record their significance.
<b>NAME</b>	<b>ELLIOT SLATER</b>
Timestamp	11/29/2019 9:30:23 AM
Mailing Address	elslater@gmail.com
Email Address	305 W 39th St #201 Austin TX 78751
Organization(s)/Association(s)	HPNA
What buildings, structures, or sites in the project area hold special value to you?	none
What is your relationship to these places (e.g., owner, tenant, neighbor, etc.)?	tenant
How has the physical character of these places changed over time?	After the flight path changed, gentrification accelerated.
How has the population of your neighborhood changed over time?	More white, less diverse
How have the uses of buildings in your neighborhood changed over time?	they haven't
What sorts of community gatherings characterize your neighborhood? How long have they been happening?	fire station festival
Where are community gatherings held?	fire station
What types of artistic production characterize your neighborhood?	my neighborhood is a movie back lot
Where does artistic production occur?	all over
What types of cultural food production characterize your neighborhood?	none
Where does food production occur?	n/a
Do you know any individuals or organizations that have significantly impacted the history of your neighborhood?	none
Which places are associated with these significant individuals or organizations?	n/a
Do you have any historical documents that you would like to share with the project team (e.g., photos, newspaper clippings, etc.)?	No
If so, please describe your documents.	n/a
If you know anyone else who might have helpful historical information, please provide contact information below.	n/a

City of Austin | Historic Building Survey Report for North Central Austin  
West Campus, North University, Heritage, Bryker Woods, and North Hyde Park

Collecting oral histories will be part of the research phase of this project. If you know anyone who has significant first-hand knowledge of your neighborhood's history, please provide contact information below.	n/a
Please record any other comments you have on this meeting or this project.	n/a
<b>NAME</b>	<b>LISA C. FANCHER</b>
Timestamp	11/29/2019 3:30:01 PM
Mailing Address	3007 Harris Blvd
Email Address	lisafancher@gmail.com
Organization(s)/Association(s)	BrykerWoods Neighborhood Association
What buildings, structures, or sites in the project area hold special value to you?	My house.
What is your relationship to these places (e.g., owner, tenant, neighbor, etc.)?	Owner.
How has the physical character of these places changed over time?	I added screening on my front porch in 1986 and then remodeled part of the house interior in 1997-1999.. There is an addition on the back, but it looks very similar to the original house in the front and the bedrooms and original bathroom have not been remodeled.
How has the population of your neighborhood changed over time?	There were still some original owners when I arrived in 1986. Families come and go as their children pass through BrykerWoods Elementary. It is much more affluent now.
How have the uses of buildings in your neighborhood changed over time?	Not much. It is still predominantly single family with a few garage apartments and rental units.
What sorts of community gatherings characterize your neighborhood? How long have they been happening?	The neighborhood association sponsors a 4th of July parade, an annual meeting and two annual parties. The parade and meeting have been going on as long as I've been here, I think. Seems like the parties started within the last 20 years.
Where are community gatherings held?	School and streets.
What types of artistic production characterize your neighborhood?	There is often music at the parties.
Where does artistic production occur?	Streets.
What types of cultural food production characterize your neighborhood?	Can't think of any.
Where does food production occur?	
Do you know any individuals or organizations that have significantly impacted the history of your neighborhood?	BrykerWoods Neighborhood Association. Michael Curry has been active in the association and in keeping us all informed about zoning and planning matters that require detailed study. August Harris has also been active in the association and in historic preservation.
Which places are associated with these significant individuals or organizations?	BrykerWoods neighborhood.
Do you have any historical documents that you would like to share with the project team (e.g., photos, newspaper clippings, etc.)? If so, please describe your documents.	No
If you know anyone else who might have helpful historical information, please provide contact information below.	August Harris. August@moreland.com
Collecting oral histories will be part of the research phase of this project. If you know anyone who has significant first-hand knowledge of your neighborhood's history, please provide contact information below.	August Harris. August@moreland.com
Please record any other comments you have on this meeting or this project.	No one refers to my neighborhood as part of West University.

City of Austin | Historic Building Survey Report for North Central Austin  
West Campus, North University, Heritage, Bryker Woods, and North Hyde Park

<b>NAME</b>	<b>TRICIA ARGUST</b>
Timestamp	11/30/2019 4:53:02 PM
Mailing Address	3411 Happy Hollow Ln
Email Address	TA@HappyHollow.com
Organization(s)/Association(s)	
What buildings, structures, or sites in the project area hold special value to you?	3411 Happy Hollow Ln
What is your relationship to these places (e.g., owner, tenant, neighbor, etc.)?	Owner
How has the physical character of these places changed over time?	It still has the original character of when it was built in 1935.
How has the population of your neighborhood changed over time?	The houses are getting bigger
Do you have any historical documents that you would like to share with the project team (e.g., photos, newspaper clippings, etc.)?	Yes
If so, please describe your documents.	Original abstracts for our house on Happy Hollow Ln. Pictures of LBJ in duplex, where he lived when he first started his political career.

<b>NAME</b>	<b>HEATHER HUNZIKER</b>
Timestamp	11/30/2019 5:15:06 PM
Mailing Address	102 e 46th
Email Address	heatherlunow@hotmail.com
Organization(s)/Association(s)	None
What buildings, structures, or sites in the project area hold special value to you?	Ney Museum, historic homes on Avenues A thru H and Speedway, TX Capitol, moontowers, Pease Park, Shipe Park, Hyde Park firehouse
What is your relationship to these places (e.g., owner, tenant, neighbor, etc.)?	Neighbor
How has the physical character of these places changed over time?	Houses changing
How has the population of your neighborhood changed over time?	Doubled, and gone from mostly single grad students and retirees to lots of families with young children
How have the uses of buildings in your neighborhood changed over time?	More community engagement
What sorts of community gatherings characterize your neighborhood? How long have they been happening?	Polkapocalypse at the Ney, Halloween block parties on Avenues F - H 4100-4400 blocks, movie nights at Shipe Park, Hyde Park Fire Station Festival
Where are community gatherings held?	Trinity Church
What types of artistic production characterize your neighborhood?	Hyde Park theater shows, Ney exhibits
Where does artistic production occur?	
What types of cultural food production characterize your neighborhood?	
Where does food production occur?	
Do you know any individuals or organizations that have significantly impacted the history of your neighborhood?	Hyde Park Neighborhood Assoc and its members, Senator (and neighbor) Kirk Watson
Which places are associated with these significant individuals or organizations?	Shipe Park, Hyde Park Historic District
Do you have any historical documents that you would like to share with the project team (e.g., photos, newspaper clippings, etc.)?	No
If so, please describe your documents.	
If you know anyone else who might have helpful historical information, please provide contact information below.	

City of Austin | Historic Building Survey Report for North Central Austin  
West Campus, North University, Heritage, Bryker Woods, and North Hyde Park

Collecting oral histories will be part of the research phase of this project. If you know anyone who has significant first-hand knowledge of your neighborhood's history, please provide contact information below.	Rodney, at 104 East 46th Street. He grew up visiting his grandparents here and now lives in their house
Please record any other comments you have on this meeting or this project.	
<b>NAME</b>	<b>DAVID ORR</b>
Timestamp	12/1/2019 4:12:09 PM
Mailing Address	4509 Avenue F
Email Address	orrd101@gmail.com
Organization(s)/Association(s)	
What buildings, structures, or sites in the project area hold special value to you?	4504 Avenue H, 4604 Avenue F, 4913 Avenue G
What is your relationship to these places (e.g., owner, tenant, neighbor, etc.)?	Neighbor
How has the physical character of these places changed over time?	They're fairly modern I think, but they reflect the growing diversity of new architectural styles that are revitalizing the look of the neighborhood.
How has the population of your neighborhood changed over time?	It hasn't changed in a noticeable way in the 11 years we've lived here.
How have the uses of buildings in your neighborhood changed over time?	It remained mostly the same, with just a few upgrades or replacements of some of the more dilapidated houses that weren't as well built.
Do you know any individuals or organizations that have significantly impacted the history of your neighborhood?	The Hyde Park Association is a NIMBY group that has negatively impacted efforts to improve the neighborhood since they mostly just don't want to change anything even if it's change for the better. Friends of Hyde Park is a neighborhood group that has been more inclusive and accepting of ideas to improve the neighborhood, but I don't know if they have had much real impact.
Do you have any historical documents that you would like to share with the project team (e.g., photos, newspaper clippings, etc.)?	No
Please record any other comments you have on this meeting or this project.	Please don't turn North Hyde Park into a historic district that limits architectural design and creativity like what happened to Hyde Park.
<b>NAME</b>	<b>BILL BEDNAR</b>
Timestamp	12/2/2019 8:56:57 PM
Mailing Address	203 West 32nd Street, Austin, TX 78705
Email Address	wcb085@gmail.com
Organization(s)/Association(s)	North University Neighborhood Association
What buildings, structures, or sites in the project area hold special value to you?	All of the structures in the Aldridge Place Local Historic District, including the stone columns at Guadalupe/32nd, Guadalupe/33rd, Speedway/33rd, and Speedway 32nd; plus all the structures planned, zoned, and protected by the North University NCCD ordinance..
What is your relationship to these places (e.g., owner, tenant, neighbor, etc.)?	Owner/neighbor
How has the physical character of these places changed over time?	They haven't, which is why they should be preserved under reasonable but protective regulation..
How has the population of your neighborhood changed over time?	It has remained about the same.
How have the uses of buildings in your neighborhood changed over time?	Those uses have remained about the same.

City of Austin | Historic Building Survey Report for North Central Austin  
West Campus, North University, Heritage, Bryker Woods, and North Hyde Park

What sorts of community gatherings characterize your neighborhood? How long have they been happening?	It's My Park Day in Adams-Hemphill Park twice a year, since that program was initiated; 4th of July Picnic and Parade in Hemphill Park, for at least the last thirty years; monthly meetings of NUNA, for over thirty years; walkers and dog walkers, joggers,
Where are community gatherings held?	Hemphill Park; Sparky Park
What types of artistic production characterize your neighborhood?	N/A
Where does artistic production occur?	N/A
What types of cultural food production characterize your neighborhood?	Hispanic, French, British, Italian, Greek, Mediterranean, and American.
Where does food production occur?	Restaurants and homes.
Do you know any individuals or organizations that have significantly impacted the history of your neighborhood?	N/A
Which places are associated with these significant individuals or organizations?	N/A
Do you have any historical documents that you would like to share with the project team (e.g., photos, newspaper clippings, etc.)?	No
If so, please describe your documents.	N/A
If you know anyone else who might have helpful historical information, please provide contact information below.	Roger Binkley (rogerbinkley@gmail.com) and Rick Iverson (iver506@gmail.com) have extensive information and documentation of the history of Aldridge Place Local Historic District.
Collecting oral histories will be part of the research phase of this project. If you know anyone who has significant first-hand knowledge of your neighborhood's history, please provide contact information below.	See above.
Please record any other comments you have on this meeting or this project.	I am puzzled that the Planning and Zoning Department is undertaking this survey and project, while at the same time the same department is promoting and recommending to the City Council a massive revision to the Land Development Code with transition zones
<b>NAME</b>	<b>SUSAN SPIES</b>
Timestamp	12/3/2019 10:52:04 AM
Mailing Address	4104 Avenue G
Email Address	Susi.spies@gmail.com
Organization(s)/Association(s)	HPNA
What buildings, structures, or sites in the project area hold special value to you?	Eliz NeyMuseum, Quack's and the whole 43rd St and corner of Guad and 43rd retail area (such a community fixture) The two big B & B's. ALL the historic and craftsmen homes in Hyde Park The canopy of trees in Hyde Park The two original houses on Avenue G and ,I think, 39th
What is your relationship to these places (e.g., owner, tenant, neighbor, etc.)?	Owner of a home in this tight-knit community
How has the physical character of these places changed over time?	Homes have been cleaned up and improved, but the demands of being a historic neighborhood have kept the historic nature of our neighborhood intact and charming

City of Austin | Historic Building Survey Report for North Central Austin  
West Campus, North University, Heritage, Bryker Woods, and North Hyde Park

How has the population of your neighborhood changed over time?	The actual people and children may have changed over the years, but Hyde Park homes are still filled with families who care about their neighbors and their community. We have lots of community events and participation in those events. Hyde Park has always been home to a diverse mix of students, families, and seniors. I think even the students show feel the community vibe and show respect and restraint for the homes and apartments and community that is temporarily theirs
How have the uses of buildings in your neighborhood changed over time?	I've only been here for 5 years, but I don't think they have a lot
What sorts of community gatherings characterize your neighborhood? How long have they been happening?	So many. Xmas party at the Ney, Easter Egg hunt in Shipe Park, Hyde Park Home Tour, Fire Station Day, at least 1x a month events in the Ney-adjacent park, families in Hyde Park walking to the Shipe Playground for their kids to play on the playground an
Where are community gatherings held?	See above answer
What types of artistic production characterize your neighborhood?	Lots of events at Ney, the cosy little Austin playhouse theatre, the glass store on 43rd and its classes, the Zhyde Park Home Tour, music and art shows in the Ney park area
Where does artistic production occur?	See answer above
What types of cultural food production characterize your neighborhood?	????— don't understand question
Where does food production occur?	????
Do you know any individuals or organizations that have significantly impacted the history of your neighborhood?	Elizabeth Ney, Mr Shipe, zillions of people have made their contributions
Which places are associated with these significant individuals or organizations?	Golly, I can't tell you specifically off the top of my head, but during the home show or walking a neighborhood for a project, I walk up so many front steps only to see the Historic Homes plaque or a plaque to someone whose name I recognize from articles
If so, please describe your documents.	Some one just gave me the abstract title for my home dated in the 1950's Neither really old or terribly interesting, but I'd never seen anything like that before anywhere
Collecting oral histories will be part of the research phase of this project. If you know anyone who has significant first-hand knowledge of your neighborhood's history, please provide contact information below.	Deaton Bedar
<b>NAME</b>	<b>PATRICIA GALLOWAY</b>
Timestamp	12/3/2019 3:30:37 PM
Mailing Address	4406 Speedway
Email Address	galloway@ischool.utexas.edu
Organization(s)/Association(s)	Hyde Park Neighborhood Association
What buildings, structures, or sites in the project area hold special value to you?	4406 Speedway
What is your relationship to these places (e.g., owner, tenant, neighbor, etc.)?	owner
How has the physical character of these places changed over time?	I think my house had a poured concrete porch in the 1950s (when it was some 20 years old), but it has kept its internal wooden floor as well as its wooden walls.
How has the population of your neighborhood changed over time?	Many condos and apartments have been built: my block faces condos and apartments.
How have the uses of buildings in your neighborhood changed over time?	Condos and apartments--especially along Speedway.

City of Austin | Historic Building Survey Report for North Central Austin  
West Campus, North University, Heritage, Bryker Woods, and North Hyde Park

What sorts of community gatherings characterize your neighborhood? How long have they been happening?	All kinds of celebrations: Fire Station celebration, annual tour of houses and buildings, monthly meetings of neighborhood committee.
Where are community gatherings held?	Several places.
What types of artistic production characterize your neighborhood?	The Ney Museum is of course the center of arts, which continue through varying sculptures during the year.
Where does artistic production occur?	Sometimes at the Ney, but more often in people's houses.
What types of cultural food production characterize your neighborhood?	Texas, seafood, Italian, bakery goods
Where does food production occur?	Hyde Park Bar and Grill, Asti, Quack's
Do you know any individuals or organizations that have significantly impacted the history of your neighborhood?	Hyde Park Neighborhood
Which places are associated with these significant individuals or organizations?	Griffin School
Do you have any historical documents that you would like to share with the project team (e.g., photos, newspaper clippings, etc.)?	Yes
If so, please describe your documents.	Information gathered from the Austin History Center
If you know anyone else who might have helpful historical information, please provide contact information below.	
Please record any other comments you have on this meeting or this project.	The many 1920's-30's buildings in the neighborhood persuaded me to buy my house (which had previously been inhabited by art gallery owner Wally Workman).

<b>NAME</b>	<b>JAMES MARECK &amp; KAREN DVORAK</b>
Timestamp	12/4/2019 4:34:49 PM
Mailing Address	4314 Duval Street
Email Address	jmareck@sbcglobal.net
Organization(s)/Association(s)	Members, Hyde Park Neighborhood Association
What buildings, structures, or sites in the project area hold special value to you?	Our home, the Baker School Building, and the contributing buildings and residences.
What is your relationship to these places (e.g., owner, tenant, neighbor, etc.)?	Owner, resident of the neighborhood
How has the physical character of these places changed over time?	We have added a garage apartment and made our home handicapped accessible.
How has the population of your neighborhood changed over time?	Population has increased because two neighbors have added garage apartments
How have the uses of buildings in your neighborhood changed over time?	One garage apartment has become a short term rental. Many residences have added ADUs
What sorts of community gatherings characterize your neighborhood? How long have they been happening?	Neighborhood Association meetings and events - since we moved here ~ 10 years ago
Where are community gatherings held?	Griffin School and other various places.
Where does food production occur?	several neighborhood restaurants.
Do you have any historical documents that you would like to share with the project team (e.g., photos, newspaper clippings, etc.)?	No

<b>NAME</b>	<b>CONNIE HAHAM</b>
Timestamp	12/4/2019 9:58:05 PM
Mailing Address	205 W. 32nd St
Email Address	connie@haham.net
Organization(s)/Association(s)	?

City of Austin | Historic Building Survey Report for North Central Austin  
West Campus, North University, Heritage, Bryker Woods, and North Hyde Park

What buildings, structures, or sites in the project area hold special value to you?	My house is very special, built in either 1920 or 1930. My granddaughter said it looks like a doll house. In 2017 a publicist used the front yard in an ad. The former owner told me there was a governor's daughter's wedding held in front of the fireplace many decades ago. It has a lot of character, and I love to sit on the front porch or work in the garden and watch students or dog owners walk by. I love that there is a sidewalk. And that the other houses on the street are so varied, some modern and beautifully kept, some architecturally spectacular, and also some quite simple with messy gardens. The fact that all those styles of home and people share a block without squabbles makes me feel very attached to the neighborhood. Looking out the dining room window, I can see Hemphill Park. When too tired or busy to take a real walk, I go only as far as the bridge over the creek to check the water quality and level and to see which flowers are blooming. Having easy access to 6 buses and being able to walk to Wheatsville, Central Market and the Cactus Cafe adds to the attraction of the home and its location.
What is your relationship to these places (e.g., owner, tenant, neighbor, etc.)?	Owner
How has the physical character of these places changed over time?	I have only lived on this street for 4 years, but I already loved walking down W. 32nd St when I lived for 20 years in a condo on W. 35th Street. Most owners have invested in constant maintenance or home improvements over the years, which makes the neighborhood all the more pleasant.
How has the population of your neighborhood changed over time?	I don't know for sure. I'm here now.
How have the uses of buildings in your neighborhood changed over time?	Chango's has closed, alas. And Ruby's barbecue. Texas French Bread no longer make their famous chocolate cake. Spiderhouse Cafe has expanded. Trudy's is huge now. The bus stops are now covered. There are more sidewalks. There are eyesores resulting from c
What sorts of community gatherings characterize your neighborhood? How long have they been happening?	Annual Christmas parties, July 4 outdoor party, mulching day in the park, NUNA meetings. And I've invited over or been invited by several neighbors or gone walking with others.
Where are community gatherings held?	Grooms St. for NUNA. Hemphill Park.
What types of artistic production characterize your neighborhood?	Spiderhouse Cafe has its style, as do several storefronts around 29th and Guadalupe. Malvern Books has talks by artists and poets.
Where does artistic production occur?	Wheatsville used to have fall and spring art weekends. Fresh Plus in Hyde Park still does, I believe.
What types of cultural food production characterize your neighborhood?	Pizza, barbecue, Mexican, Chinese, Thai, and several fusion places. And now more and more food trucks.
Where does food production occur?	Especially near Guadalupe and 29th, W. 34th, Fruth and 30th
Do you know any individuals or organizations that have significantly impacted the history of your neighborhood?	Yes. I've met many individuals at NUNA who know the history of the neighborhood or who have helped to make it.
Which places are associated with these significant individuals or organizations?	Their homes, their blocks and the entire neighborhood
Do you have any historical documents that you would like to share with the project team (e.g., photos, newspaper clippings, etc.)?	No

City of Austin | Historic Building Survey Report for North Central Austin  
West Campus, North University, Heritage, Bryker Woods, and North Hyde Park

If you know anyone else who might have helpful historical information, please provide contact information below.	They will no doubt be contacting you.
Please record any other comments you have on this meeting or this project.	Comment: I hope the project will bolster respect for neighborhood fabric. Communities are to be valued, along with the spaces they occupy.
<b>NAME</b>	<b>KARRIE LEAGUE</b>
Timestamp	12/5/2019 6:43:52 PM
Mailing Address	1305 West 22nd Street
Email Address	karrie.league@drafthouse.com
Organization(s)/Association(s)	
What buildings, structures, or sites in the project area hold special value to you?	I own the Goff/Radkey house and the Carrington Bluff house in West University. Everything I know about the two houses is in the application for Historic Designation. There are several houses in the neighborhood that do not have historic designation though, that deserve mention. Specifically 1304 W 22nd St, part of which was a hunting lodge for Governor Burnet when he owned the entire bluff, and that was the only structure on it.
What is your relationship to these places (e.g., owner, tenant, neighbor, etc.)?	Owner of the first two mentioned, neighbor to the hunting lodge.
How has the physical character of these places changed over time?	A house was built onto the hunting lodge by Mr Maufrais, the man who was responsible for most of the sidewalks in Austin back in the day. He added a large house on top of the hunting lodge made entirely of concrete, his speciality.
How has the population of your neighborhood changed over time?	It used to be all university professors and staff. Now it is mostly students.
How have the uses of buildings in your neighborhood changed over time?	They used to be single family. Now it is mostly groups of students
Do you have any historical documents that you would like to share with the project team (e.g., photos, newspaper clippings, etc.)?	No
If so, please describe your documents.	Everything I have was in the applications for historic designation
If you know anyone else who might have helpful historical information, please provide contact information below.	Ingrid Radkey owns the hunting lodge and used to own half the houses on the bluff here. You can reach her through her attorney, Lee Vanderberg. lvanderberg@hvwlw.com
Collecting oral histories will be part of the research phase of this project. If you know anyone who has significant first-hand knowledge of your neighborhood's history, please provide contact information below.	You might try Matilde Schade who has a historically designated home at the end of Cliff St, and who has lived here for more than 50 years. She is very old though, and incoherent. matildaschade@yahoo.com
<b>NAME</b>	<b>CYNTHIA BRYANT</b>
Timestamp	12/11/2019 11:09:02 AM
Mailing Address	309 Moore Blvd.
Email Address	cynthiabryant@utexas.edu
Organization(s)/Association(s)	
What buildings, structures, or sites in the project area hold special value to you?	my home, Lee Elementary, All Saints Episcopal Church, First English Lutheran Church, UT, Ney Museum, PO at 43rd & Speedway, commercial area at 43rd & Duval, Wheatsville Coop, Texas French Bread
What is your relationship to these places (e.g., owner, tenant, neighbor, etc.)?	Owner of home, neighbor and customer of other locations
How has the physical character of these places changed over time?	somewhat but not significantly

City of Austin | Historic Building Survey Report for North Central Austin  
West Campus, North University, Heritage, Bryker Woods, and North Hyde Park

How has the population of your neighborhood changed over time?	increased number of short-term residents
How have the uses of buildings in your neighborhood changed over time?	increased number of residents; expansion of church and school at Hyde Park Baptist; development of Spider House; loss of Antone's and Ruby's
What sorts of community gatherings characterize your neighborhood? How long have they been happening?	school and college sponsored events, church gatherings -- these have gone on for decades. Spider House has increased traffic and noise.
Where are community gatherings held?	schools and university, churches, parks
What types of artistic production characterize your neighborhood?	music venues
Where does artistic production occur?	bars
What types of cultural food production characterize your neighborhood?	Mexican food, asian food, bakeries
Where does food production occur?	restaurants and trailers
Do you know any individuals or organizations that have significantly impacted the history of your neighborhood?	Lin Team, Hyde Park Neighborhood Assn, NUNA, local business owners
Which places are associated with these significant individuals or organizations?	Parks, historic residences, local businesses
Please record any other comments you have on this meeting or this project.	I expected you to ask more questions about historic residences; e.g., my house is 80 years old.
<b>NAME</b>	<b>ROBERT DUVIC</b>
Timestamp	12/11/2019 9:27:36 PM
Mailing Address	3816 Avenue G
Email Address	robert.duvic@mcombs.utexas.edu
Organization(s)/Association(s)	Hyde Park Neighborhood Association
What buildings, structures, or sites in the project area hold special value to you?	The Shipe House
What is your relationship to these places (e.g., owner, tenant, neighbor, etc.)?	Owner for thirty years
How has the physical character of these places changed over time?	The house had been abandoned for a year when we bought it. I was rejected by my insurance company as being in poor shape, and took several years to restore. It has gotten denser, with more rentals.
How has the population of your neighborhood changed over time?	It has gotten denser, with more rentals.
How have the uses of buildings in your neighborhood changed over time?	We have had more young couples with children move in, which keeps the neighborhood young.
What sorts of community gatherings characterize your neighborhood? How long have they been happening?	Various house parties and holiday get-togethers
Where are community gatherings held?	Homes and local churches and schools.
What types of artistic production characterize your neighborhood?	Music at some of the restaurants and shows at a local theater.
Where does artistic production occur?	Hyde Park Theater has interesting shows in its small venue.
What types of cultural food production characterize your neighborhood?	Mostly regular restaurant food at several local restaurants
Where does food production occur?	In the restaurants
Do you know any individuals or organizations that have significantly impacted the history of your neighborhood?	A group effort of many people over the years.
Do you have any historical documents that you would like to share with the project team (e.g., photos, newspaper clippings, etc.)?	No
If so, please describe your documents.	Pictures are available at the Austin History Center
If you know anyone else who might have helpful historical information, please provide contact information below.	N/A

City of Austin | Historic Building Survey Report for North Central Austin  
West Campus, North University, Heritage, Bryker Woods, and North Hyde Park

Collecting oral histories will be part of the research phase of this project. If you know anyone who has significant first-hand knowledge of your neighborhood's history, please provide contact information below.	None
Please record any other comments you have on this meeting or this project.	Nothing else--thanks for your work on this.
<b>NAME</b>	<b>JOHN THEISS</b>
Timestamp	12/16/2019 12:28:34 PM
Mailing Address	3304 Bryker Drive
Email Address	John.Theiss@gmail.com
Organization(s)/Association(s)	Bryker Woods Neighborhood Assn
What buildings, structures, or sites in the project area hold special value to you?	my home
What is your relationship to these places (e.g., owner, tenant, neighbor, etc.)?	owner
How has the physical character of these places changed over time?	Very little, we've preserved it as close to the 1940's as possible. Added a master bedroom and bath onto the back.
How has the population of your neighborhood changed over time?	Moving from generally young parents to mixed, tending toward older.
How have the uses of buildings in your neighborhood changed over time?	Not that much, Expansions, some replacements and many renovations
What sorts of community gatherings characterize your neighborhood? How long have they been happening?	Regular Neighborhood meetings, twice annual neighborhood picnics, July 4th parade, impromptu gatherings. Little change over the years
Where are community gatherings held?	At the grammar school, in the neighborhood streets, often Bryker Drive near my home.
What types of artistic production characterize your neighborhood?	No idea what the question is
Where does artistic production occur?	ibid.
What types of cultural food production characterize your neighborhood?	ibid.
Where does food production occur?	On farms.
Do you know any individuals or organizations that have significantly impacted the history of your neighborhood?	IDK
Which places are associated with these significant individuals or organizations?	IDK
Do you have any historical documents that you would like to share with the project team (e.g., photos, newspaper clippings, etc.)?	No
If you know anyone else who might have helpful historical information, please provide contact information below.	Ask the neighborhood association. There are many historical papers and stories as well as documentation of the development of the neighborhood.
Collecting oral histories will be part of the research phase of this project. If you know anyone who has significant first-hand knowledge of your neighborhood's history, please provide contact information below.	See above
<b>NAME</b>	<b>SHELLEY HARDEMAN</b>
Timestamp	12/29/2019 1:14:11 PM
Mailing Address	4005 Avenue A
Email Address	shelleysfunny@yahoo.com
Organization(s)/Association(s)	Homeowner

City of Austin | Historic Building Survey Report for North Central Austin  
West Campus, North University, Heritage, Bryker Woods, and North Hyde Park

What buildings, structures, or sites in the project area hold special value to you?	Lizbet Ney and surrounding grounds, including 2 foot bridges over Waller. ROW in front of/near Quacks (public gathering space) and 3 nearby Murals. Baker School. Various homes reflecting multiple styles/former levels of wealth residing within the neighborhood. Section of Waller Creek through Intramural fields, and archery range. Old churches. My home. My neighbors' homes. Nokes residence stone wall. Alleyways.
What is your relationship to these places (e.g., owner, tenant, neighbor, etc.)?	HomeOwner, neighbor
How has the physical character of these places changed over time?	Ney and Shipe grounds have been improved. Foot bridges have deteriorated. Homes have been upgraded and many duplexes have changed to single family, and modest homes expanded to larger more modern homes. Alleyways have become safer and more frequently utilized for walking/running. 2 large Baker school ROW trees on 40th st. Recently removed.
How has the population of your neighborhood changed over time?	Much less diverse, especially regarding age and wealth status.
How have the uses of buildings in your neighborhood changed over time?	Public buildings are much more frequently utilized. Shipe and 43rd/duval ROW attracts residents from all over city. Homes have moved away from multi-family to single family. Garage apartments from long term rentals to STRs.
What sorts of community gatherings characterize your neighborhood? How long have they been happening?	Informal and formal gathering spaces in Shipe, and informal near 43rd/Duval. Informal dog park at Baker School side yard- adjacent to Guadalupe/Ave A alleyway. Halloween is huge in 40-44th blocks, between Ave F and G. Ney property has informal and formal g
Where are community gatherings held?	See above. Also at homes and in yards. Firehouse.
What types of artistic production characterize your neighborhood?	Murals near 43rd and Duval and post office. Creative gardens and front yards. Colorful old homes. Halloween extravaganza. Ney related installations and mosaic tile installation at Shipe. Ghost bike. Knitters tagging. Some minor creative tagging in alleys
Where does artistic production occur?	See above. Plus occasional musical gatherings in backyards.
What types of cultural food production characterize your neighborhood?	Julio's Tex-mex. quacks bakery. Taco trucks sometimes. Asti is a beloved staple. Mother's is loved.
Where does food production occur?	See above.
Do you know any individuals or organizations that have significantly impacted the history of your neighborhood?	Dorothy Richter. Jill and Jack Nokes. Monroe Shipe. Lizbet Ney.
Which places are associated with these significant individuals or organizations?	Shipe. Nokes property. Ney. Firehouse.
Do you have any historical documents that you would like to share with the project team (e.g., photos, newspaper clippings, etc.)?	No
Collecting oral histories will be part of the research phase of this project. If you know anyone who has significant first-hand knowledge of your neighborhood's history, please provide contact information below.	Recommend checking with Pecan Press folks. Thanks and good luck!
<b>NAME</b>	<b>J DIANE WEST</b>
Timestamp	1/6/2020 8:24:30 AM
Mailing Address	3415 Cedar Street
Email Address	jdwdoc@gmail.com
Organization(s)/Association(s)	North University neighborhood association
What buildings, structures, or sites in the project area hold special value to you?	My home at 3415 Cedar Street

City of Austin | Historic Building Survey Report for North Central Austin  
West Campus, North University, Heritage, Bryker Woods, and North Hyde Park

What is your relationship to these places (e.g., owner, tenant, neighbor, etc.)?	owner
How has the physical character of these places changed over time?	<p>The Craftsman style bungalow home was built in 1927. It had been a rental house for students for many years when I purchased it in 2012.</p> <p>When I bought the home, the detached garage had the original horizontal wood clapboard siding and a large sliding barn door made of clapboard. I had the garage clapboard covered with hardiboard (to match the hardiboard that the former owner had placed on the house and to protect the garage's wood clapboard exterior). The large sliding barn door was repurposed to make two smaller doors for the garage. The home's original exterior had horizontal wood clapboard, a section of which can still be seen in the attic.</p> <p>After I purchased the home for my primary residence, the two bathrooms and kitchen were updated to match the Craftsman style of the home. New double pane windows, new front doors, low water use landscaping, fruit trees, and a drip irrigation system were installed. A backyard cedar privacy fence with horizontal slats was installed.</p> <p>A small fence in the back yard was moved toward the alleyway to increase the size of the back yard and to remove one of the gravel alleyway parking spaces that the property had.</p>
How has the population of your neighborhood changed over time?	Multiple families with young children have moved into the neighborhood.
How have the uses of buildings in your neighborhood changed over time?	More young families have purchased or are renting homes or condos.
What sorts of community gatherings characterize your neighborhood? How long have they been happening?	A friendly and welcoming couple (who have lived on Cedar Street for many years) host a pot luck Happy Hour at their home or at Sparky Park every month or two. Families with young kids and neighbors of all ages attend.
Where are community gatherings held?	NUNA meetings are at Sparky Park
What types of artistic production characterize your neighborhood?	Austin Visual Arts, Smudge Studios, Elizabeth Ney Museum, Hyde Park Theater. It's also a quick walk to UT's music, theater, and art shows as well as Blanton Art Museum.
Where does artistic production occur?	see above
What types of cultural food production characterize your neighborhood?	many multi-ethnic restaurants
Where does food production occur?	many multi-ethnic restaurants
Do you know any individuals or organizations that have significantly impacted the history of your neighborhood?	
Do you have any historical documents that you would like to share with the project team (e.g., photos, newspaper clippings, etc.)?	No
<b>NAME</b>	<b>TED HUSTON</b>
Timestamp	1/9/2020 4:45:00 PM
Mailing Address	4206 Avenue D
Email Address	huston.ted@gmail.com
Organization(s)/Association(s)	Hyde Park Neighborhood Association
What buildings, structures, or sites in the project area hold special value to you?	Special Value: Hyde Park theater, The Elizabeth Ney Museum and grounds; the fire station (and its festival); Avenue B grocery; Shipe Park and its pool; Baker School; Duval corner at 43rd and Duval (Fresh Plus).

Hyde Park Bar and Grill; Mother's), and, most important, the pecan lined "Avenues" featuring homes with front porches and alleys. [My favorite new Austin development, Mueller, would seem to be inspired by Hyde Park; the properties in Mueller are small; the housing is diverse; green space is abundant; the sense of community is strong].

Hyde Park as a built and lived in community can be appreciated, I believe, best by reading Sarah and Thad Sitton's excellent history: "Austin's Hyde Park. . .the first 50 years 1891-1941" published in 1991. This book provides the best case for its preservation -- that is, apart from walking it or living in it. The publication of this book preceded by a few months our purchase of our home on the 4200 block in Hyde Park. Many of the bungalows on our block, built in the 1920s, were occupied by elderly people in 1991. Our house was built more than a decade earlier (1911) than the others on the block. The 1920s bungalows included one that was converted decades ago into a small church; another was built as a corner duplex, and the rest are a collection of small bungalows. About a third of the bungalows on the block for decades have had an accessory rental building at the back of the lot. All of these units have on-site parking. The house at the corner of 43rd and Avenue D is a masterpiece built in the late 1990s to fit into the neighborhood; behind it, stood a small building that was used as a rental unit, and that still stands. During the 1990s the housing stock on our block turned over but the houses continued to be owner occupied, primarily by young families; indeed some of these houses were affordable to the occupants only because the owners could rent out their accessory building. Two of the bungalows on the block have been rental properties for as long as we have lived here.

The whole of the neighborhood is what makes it special to its residents. Restaurants and grocery stores are accessible. Because it was built out over decades, the housing is architecturally diverse. The Avenues are lined with trees, many of them heritage pecan trees. Many properties -- ours included -- have two, three, or even four heritage trees even though the properties are relatively small. Backyard alleys provide access to garages, carports, and city service lines. The streetscape is part of the appeal of the neighborhood. It was the first planned suburb of Austin, and a city treasure. It is relatively small area, particularly the area south of 45th Street and North of 38th. That area is now a 7 x 8 block square, so the incursions anticipated by the adoption of Code Next place the neighborhood at peril. The great cities of America have great middle-class neighborhoods, and if we can keep these incursions shallow, it will still be the kind of neighborhood Austin needs.

What is your relationship to these places (e.g., owner, tenant, neighbor, etc.)?	owner and Hyde Park resident
How has the physical character of these places changed over time?	The neighborhood has been remarkably stable during the 28 years we have lived here. Let me begin with our own house, built in 1911. As seen from the street, the house is largely unchanged since a sleeping porch was added ca. 1928. Our house was on the inaugural Hyde

Park Historic Homes Tour in 1983; it was featured again on the Hyde Park homes tour in 1994; and then once again in 2004. It was selected for Preservation Austin's 2019 historic homes tour, after having been nominated by Emily Little and Karen McGraw. It is not a grand home; nor is it designated historic. But it is one of the great bungalows of Austin. I say this reinforce the idea that the neighborhood's designation as an NCCD means that there are scores of houses considered iconic architecturally that are contributing structures to the NCCD. Historic designation is as much about who lived in the house as it is about its architectural significance. The character of the neighborhood is notably reflected in that small affordable houses sit on the same street as grand Victorian houses situated down the street from bungalows, some modest, others scaled up. I know professors of architectural history at UT bring do walking tours of Hyde Park to introduce them

We bought the house in 1991, its 80th year, and have been its custodian ever since. The house has changed hands just four times in its more than 108 years and, as a result of dedicated stewardship, looks much as it did when contractor Simon Gillis designed and built it to meet the original owner, May Brownlee's, requirements. Its exterior takes on the form of a single story American four-square bungalow, a style that became popular in Texas in the first two decades of the 20th century. The interior is largely intact; the original longleaf pine floors remain; the lighting fixtures in the living room, dining room, and front hall are original. The doors, windows, and built-in interior columns are also original. In 1993-1994 we added a family a family room in the back and expanded the space so that it incorporates the original kitchen space. The original windows and doors from the back side of the house were retained in the expansion. The original tin oven oven hood was restored; the bathroom was reconfigured, but kept in period style. Finally, in 2016 we added a breakfast nook to the kitchen, and opened it fully into the family room. The landscape has been restored, as well, and now stands as an example of a Texas-style craftsman bungalow.

Over the past 28 years, we have profited from the expertise of architects, restoration contractors, and preservation specialists, most of whom are from Hyde Park. We are grateful to architectural historian Peter Maxson (on Avenue F), who educated us about our house and the development of Hyde Park, to Jill Nokes (also Avenue F), an expert and author of books on landscaping with Texas native plants who helped us restore our landscape, Karen McGraw (Ave C), whose thousands of hours of work on the Hyde Park NCCD, yielded useful guidelines pertaining to compatibility standards that we followed, to Carol Burton Cohen (Avenue G), who designed a color scheme for the exterior of our house based on historical records of central Texas homes, and to Stanley Kozinsky (also Avenue G), a craftsman/builder who restored many houses in Hyde Park. His commitment to the reuse of salvaged materials made it possible for us to keep our house in period. We also enlisted Emily Little (now of

	<p>Clayton&amp;Little), a native Austinite who is deservedly an icon in preservation circles, to help us slightly enlarge the kitchen/family room area at the back of the house, and Catta O'Connor, another native Texan, who used craftsman design principles to enhance our landscape. O'Connor cut her teeth as a landscape designer through her involvement in the restoration of a public park in Boston originally designed by 19th century landscape architect Frederick Law Olmstead.</p> <p>Our back yard includes a small lawn with a limestone brick border salvaged from the Zachary Scott family home in west Austin, a faux bois bench and a bird bath made by Carlos Cortes, a rustic sculpture artist married to the grandniece of San Antonio's early 20th century creator of rustic faux bois structures. The front yard includes flower beds bordered by petrified wood salvaged from the Petrified Wood Lodge that once stood on the corner of Guadalupe and 45th.</p>
How has the population of your neighborhood changed over time?	<p>The neighborhood has evolved. In the 1950s and 1960s, many single family houses were razed, the lots combined to create students. Many Hyde Park houses, particularly just north of 45th Street were rented to students. The Hyde Park Baptist church expanded considerably in the 1980s, also buying up houses, and razing them, largely to make room for parking lots for the church and for a school they were growing. Others know more than I do about these periods. The neighborhood had a substantial core of owners devoted to Hyde Park. The inaugural homes tour in 1983 brought attention to the area and, slowly at first, the houses began to turn over, largely to young people with limited resources who were willing to do what we did -- though we were not young -- that is, take an old house, and slowly bring it back to life. The average age of Hyde Park owner/residents is far younger than it was when we moved in. Hyde Park is also more international and multi-lingual than it was, due partly due to graduate student population at UT being more international, and Austin's positioning itself as a tech center.</p>
How have the uses of buildings in your neighborhood changed over time?	<p>I would say "not much," at least since I have lived here. Baker school is now being repurposed, and a few buildings on Guadalupe have, as well.</p>
What sorts of community gatherings characterize your neighborhood? How long have they been happening?	<p>The neighborhood association is extremely active, and has been very generations now. The Pecan Press is published monthly, as it has been for decades. It is widely read, I believe, in good times and bad. The monthly neighborhood meetings draw, particula</p>
Where are community gatherings held?	<p>The Griffin School</p>
What types of artistic production characterize your neighborhood?	<p>Theater and Art</p>
Where does artistic production occur?	<p>Hyde Park Theater is arguably the most active and finest small theater in Austin. It is located on 43rd Street near Guadalupe. The Elisabet Ney museum sponsors many art-related activities throughout the year. Blue Moon Glassworks (classes in stain gla</p>

City of Austin | Historic Building Survey Report for North Central Austin  
West Campus, North University, Heritage, Bryker Woods, and North Hyde Park

---

<p>What types of cultural food production characterize your neighborhood?</p>	<p>We have Italian (Asti, Uncle Nicki's), Mexican (Julio's, vegetarian (Mother's), and American (Hyde Park Bar &amp; Grill), and Quack's at the Duval Center, along with Fresh plus, and Antonelli's Cheese. The Hyde Park marketplace has a Deli, and just up the st</p>
<p>Where does food production occur?</p>	<p>See above</p>
<p>Do you know any individuals or organizations that have significantly impacted the history of your neighborhood?</p>	<p>Dorothy Richter, the unofficial "mayor" of Hyde Park immediately. She knows its history better than anyone; , the neighborhood owes much to Karen McGraw, an architect who spearheaded the efforts to get produce the Hyde Park NCCD. Architectural historian, Peter Maxson, has worked hard over many years to get the neighborhood going. The organization that has mattered most is the Hyde Park Neighborhood Association. Its stellar and dedicated presidents have steered the neighborhood through sometimes difficult waters. Grant Thomas produced put together the Pecan Press on a monthly basis for close to twenty-five years. It is now, and it has been over the years, the main stimulant of community feeling. It is a great resource. I don't know how the Hyde Park Homes Tour got off the ground; that happened before my time. Whoever the prime mover was, he or she deserves due credit. It has been and continues to be the primary fund raiser for the community.</p>
<p>Which places are associated with these significant individuals or organizations?</p>	<p>The whole of the neighborhood, not any particular building. I take that back. There are several buildings in the neighborhood that have been designated Austin Landmarks largely because of who lived in them. That would be a very good place to start.</p>
<p>Do you have any historical documents that you would like to share with the project team (e.g., photos, newspaper clippings, etc.)?</p>	<p>Yes</p>
<p>If so, please describe your documents.</p>	<p>I have a number of clippings and documents related to my own home, some of which I obtained from the Austin History Museum. I also have saved the Pecan Press over many years, not knowing quite what to do with them, and I have a number brochures from the Hyde Park Homes Tour. I did some research on our house for the multiple tours it has been on, and I plan to contact descendants of the original owner this Spring. Some still in Austin.</p>
<p>If you know anyone else who might have helpful historical information, please provide contact information below.</p>	<p>Peter Maxson knows as much as anyone I know. Sad and Thad Sitton would be great resources. Karen McGraw has considerable information; Wanda Penn at one time took pictures of each house to document the housing. I imagine all of these names have come to y</p>
<p>Collecting oral histories will be part of the research phase of this project. If you know anyone who has significant first-hand knowledge of your neighborhood's history, please provide contact information below.</p>	<p>Sarah and Thad Sitton, the authors of "Austin's Hyde Park, the first fifty years 1891-1941." Their book is absolutely essential because they did interviews with everyone they could track down and obtained oral histories from them. The book includes two indices, one of the people, the other of the places. The places index is cross-listed with the names of the people. I imagine they recorded the interviews, and wonder whether they might have placed them in the Austin History Museum.</p>

## FALL 2020 COMMUNITY INPUT PUBLIC NOTIFICATION EMAIL

1/7/2021, 11:51 AM

<https://mail.google.com/mail/u/0?ik=539f262bf4&view=pt&search=all&...>

HARDY · HECK · MOORE

Emily Payne <epayne@hhminc.com>

### Historic Resources Survey of North Central Austin

1 message

Emily Payne <epayne@hhminc.com>

Fri, Nov 6, 2020 at 3:03 PM

To: Emily Payne <epayne@hhminc.com>

Cc: Kristina Kupferschmid <kkupferschmid@hhminc.com>, "Brummett, Elizabeth" <Elizabeth.Brummett@austintexas.gov>, "Rice, Andrew" <andrew.rice@austintexas.gov>

Bcc: AHicks@alphabuilding.com, alice.agatston@gmail.com, austinchip@hotmail.com, austinsierraclub@gmail.com, babs@mail.utexas.edu, batmans\_byte@rocketmail.com, BBridges@mail.law.utexas.edu, beth.wilson@austinsisd.org, betsyclubine@gmail.com, calebmj@gmail.com, cathynormanoffice@gmail.com, chuck@peasepark.org, Claire Oswalt <claireoswalt@gmail.com>, connie@haham.net, Sarah Cook <cooksicle@gmail.com>, hydeparkna@gmail.com, cynthiabryant@utexas.edu, dan@digicclaim.com, "Galloway, Patricia K" <galloway@ischool.utexas.edu>, "Minault, Gail" <GMinault@austin.utexas.edu>, "Minault, Gail" <gminault@austin.utexas.edu>, harris@cfs-texas.com, heatherlunow@hotmail.com, houston.ted@gmail.com, info@preservationaustin.org, ivey@shoalcreekconservancy.org, JANET BEINKE <jcbeinke@sbcglobal.net>, jcro01@yahoo.com, jdwdoc@gmail.com, jim.walker@austin.utexas.edu, jmareck@sbcglobal.net, John.Theiss@gmail.com, Karrie League <karrie.league@drafthouse.com>, KDMatthis@gmail.com, lindabailey123@gmail.com, lisafancher@gmail.com, lopezlynnSarah@yahoo.com, Lorre Weidlich <lweidlich@grandecom.net>, Lweidlich@mail2sevendeadead.com, mademanifest@gmail.com, marksainsbury@mygrande.net, Karen McGraw <mcgrawka@earthlink.net>, Margaret Cook <mcook001@att.net>, Melissa Martinez <melmart@swbell.net>, mike@tchl.com, mwochner@gmail.com, orrd101@gmail.com, pickhardts@yahoo.com, ppwhittington@yahoo.com, president@atxanc.org, rob@austinwineguy.com, robert.duvc@mcombs.utexas.edu, robertckaler@yahoo.com, RS01@utexas.edu, Shelley Kilday <shelley.kilday@gmail.com>, shelleyfunny@yahoo.com, slomm3@gmail.com, smorris@centralaustincdc.org, steventomlinson@me.com, Susi Spies <Susi.spies@gmail.com>, TA@happyhollow.com, TexasCaptain@gmail.com, tomdfan@gmail.com, wcb085@gmail.com, williamsdawson@gmail.com, mrscolleenwilliams@gmail.com

Good afternoon,

Thank you for your interest in the ongoing Historic Resources Survey of North Central Austin. On behalf of the City of Austin Historic Preservation Office, HHM & Associates would like to invite you and your colleagues to an upcoming Zoom webinar on **Thursday, November 19th at 5:30 PM CST**. The goal of the webinar will be to discuss the second draft of the Historic Resources Survey Report for North Central Austin, encompassing the West Campus, North University, Heritage, Bryker Woods, and North Hyde Park neighborhoods. Details regarding the meeting are below.

Topic: Historic Resources Survey of North Central Austin  
Time: Nov 19, 2020 05:30 PM Central Time (US and Canada)

Join Zoom Meeting  
<https://us02web.zoom.us/j/84234822280?pwd=UWl3R3RqUFpUWk3WlZyQlJaUlpYdz09>

Meeting ID: 842 3482 2280  
Passcode: 011159

Dial by your location  
+1 346 248 7799 US (Houston)

In addition, the draft of the survey report is available for the public to download at [https://dmoore.egnyte.com/fl/eJf0uQ8cvN/PDFs\\_](https://dmoore.egnyte.com/fl/eJf0uQ8cvN/PDFs_). Comments regarding the plan report be typed into the online comment matrix at [https://docs.google.com/spreadsheets/d/1klOKM\\_Ew4e3L\\_](https://docs.google.com/spreadsheets/d/1klOKM_Ew4e3L_)

City of Austin | Historic Building Survey Report for North Central Austin  
West Campus, North University, Heritage, Bryker Woods, and North Hyde Park

---

1/7/2021, 11:51 AM

<https://mail.google.com/mail/u/0?ik=539f262bf4&view=pt&search=all&...>

[rEHCG8L4ffbHfeyhooPLdgFL7MTYTI/edit?usp=sharing](#). Please contact me if you have any trouble accessing the files.

Please also pass these links along to colleagues and neighbors.

We look forward to the opportunity to gain your feedback soon.

Many thanks,

Emily Payne

**Emily Thompson Payne | HHM & Associates, Inc.**  
Austin, Texas | 512.478.8014 | [www.hhminc.com](http://www.hhminc.com)

## PUBLIC COMMENTS RECEIVED

Comment Response Matrix				
Historic Resources Survey of North Central Austin (DRAFT 2)				
November 6, 2020				
Prepared by HHM & Associates, Inc.				
Page #	Section #	Line #	Commenter Name	Comment / Recommended Solution
[Enter Page # in this column]	[Enter Section # in this column]	[Enter Line # here]	[Enter your name in this column]	[Enter one comment at a time in this column; use additional rows for additional comments as needed]
				<i>Note that this comment matrix was posted online from November 6, 2020 through November 31, 2020. The matrix was distributed via the email listed above. However, no public comments were received.</i>