



NORTH UNIVERSITY
NEIGHBORHOOD ASSOCIATION



Letter from the Vice-President

As we head toward the season of Thanksgiving and the holidays, I'm remembering to be thankful for the neighbors who have over the years given their time and energy to preserving the special character of the North University Neighborhood. People like Mary Gay Maxwell and Rick Iverson who led the charge to create the special ordinance (NCCD) that guides development in NUNA. People like Mary Ingle who have been smart and persistent with city staffers to make sure the NCCD is followed — and people like past presidents William Bednar and Laurence Miller who continue to serve on NUNA's Development Review Committee (DRC) advising neighbors (and outside investors) about how to develop property in accordance with the NCCD. Thanks to these neighbors, NUNA retains its historical look and feel even as we've become one of the most densely populated neighborhoods in Austin.

The DRC meets as needed to answer neighbors' questions and review permit requests from outside developers. Recently we've been paying particular attention to what's going on at 305 E. 34th Street, site of the Steck House. A developer purchased this landmark property (until recently a halfway house) and plans to remodel it and add additional structures to the site. We've seen no building plans yet, but conversations with the developer suggest the plan may involve more than 25 bedrooms and may not satisfy the standard "compatibility" setbacks with adjacent property. The DRC met with the developer and concerned neighbors this summer and raised questions about the site plan with City Staff.

Right now the DRC is seeking clarity from City Staff on what

can legally be built and how the various rules governing development of this site (NCCD, Historic Landmark Status for the structure, "compatibility" requirements in the general codes) interact (or counteract each other) — and it's proving to be a puzzle.



Photo of the Month: Pecans Galore in Hemphill Park

NUNA GENERAL MEMBERSHIP MEETING

First English Lutheran Church

Monday, December 1, 2014

6:30 pm

AGENDA

I. Barbecue! (really, this time)

Black's barbecue is planning to open a location near 31st & Guadalupe, and they are bringing us some samples... Come have a snack!

II. Call to Order Approve Minutes

a. Vote. Approve NUNA nominating committee.

III. New Business–

- a. Vote. Approve NUNA nominating committee.
- b. Discuss. Quick status on development projects in NUNA (Steven Tomlinson)
- c. Discuss. Improving and preserving lights on the Aldridge columns (Steve Wilkinson)
- d. Discussion. Compassionate Communities discussion. Interesting for NUNA? (<https://charterforcompassion.org/communities>)

IV. Old Business–

- a. Parks. Sparky Park construction status and updates (Doug Plummer)
- b. Parks. Hemphill Park – getting something started! (Bill Bednar)
 - i. Possible guest to talk about process and improvements for the park

V. Reports

- a. Treasurer – Jan Moyle
- b. Quadrant Leaders’ – Dick Holland, Mary Ingle, JR Johnson, Rick Iverson, and Laurie Marchant

VI. Adjourn

This agenda, and any updates, posted here: <http://1drv.ms/1yCezV>

PARKING PERMITS

2015 parking permits will be available in late December. As soon as the city confirms availability, we'll send an email out on the list serve with instructions for obtaining 2015 parking permits and renewing your NUNA membership. If you aren't on the list serve, after Dec 15th, please contact Eugene Sepulveda at Eugene@ABPorter.org.

If you would like a role in the outcome of this process, please show up at the hearing at the Certificate of Appropriateness subcommittee meeting of the Historic Landmark Commission. While this is not an opportunity for public statements, physical presence is needed at the Certificate of Appropriateness meeting to put pressure on the members to look very carefully at the plans. And then your public statements can be made at the formal Historic Landmark Commission meeting. If you'd like your voice to be heard, you'll want to attend this hearing. As soon as the dates of these hearings are announced, we'll publish them on the list-serve. These may be your only opportunities to influence the outcome of this development.

On a "lighter" note: Austin Energy has recently informed NUNA that they will no longer maintain the lights on top of the historic "Aldridge Place" columns on 32nd and 33rd Streets. They either want the lights attached to someone's residential meter or replaced with light poles. Thanks to the efforts of NUNA champion Stephen Wilkinson, neighbors are already offering to "adopt" the lights or fund new lights (perhaps solar powered) that keep the historical vibe. Stay tuned!

If you like how NUNA looks and feels, its worth taking a moment to be thankful for the neighbors who care enough to protect what's special about your 'hood.

Happy Holidays, Steven Tomlinson

Letter from the Editor

Dear Readers,

So many of the homes in NUNA have intriguing histories that are often forgotten as owners come and go over time. Hence, I am excited to introduce the first in a series of

“If These Walls Could Talk” essays about the stories behind different houses in our historically rich neighborhood. Eileen Gill has long wanted to launch this series, and so she graciously writes the first edition about her Spanish Colonial Revival. Thank you, Eileen!

The Dish columnist Beth Goulart Monson brings us another more caffeinated history about the Beware Coffee Trailer—indeed, we are so lucky we don’t have to go far to get really delish coffee from really nice people. We are also lucky we can count on Beth to deliver the inside stories behind our local eats and drinks. Check them out!

This month we have updates from many neighbors, a reminder of the energy and diversity of all that is happening around us right here in NUNA. We hear about the Lee Elementary 75th Anniversary Bash; Veterans day at NUNA’s A.G.E. center where some WW2 veterans told their stories; our neighbor Chris Humphrey’s upcoming Solstice Christmas Family Celebration at the Scottish Rite Theater; a Sparky Park update; and news from Steven Tomlinson about the Steck House development on 34th Street.

And thank you, Mary Ingle for your words about our neighbor we lost too soon, John “Sandy” Bartlett, who passed away on August 28th. Our hearts go out to those he left behind.

Thanks for reading,
Clayton Maxwell
nunanews@gmail.com

NUNA Neighborhood Meeting Unapproved Minutes

10/6/2014

Michael Riley called to order

No meeting notes to approve from last meeting

1. NUNA Safety

Officer Josh Matoya visited from APD to talk about attack on Home Lane, recent spate of break-ins and cars speeding in the neighborhood. Some neighbors have also noticed people living in cars around the neighborhood

Gary Griffin is our district rep for the area; Officer Matoya filing in tonight. Gary Griffin can be reached at gary.griffin@ci.austin.tx.us or 512-974-8392

Site called Krimelab shows recent crime in the area.

2013-2014 NUNA OFFICERS

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NE Quadrant Representative

Mary Ingle - casamia22@att.net

JR Johnson - jr.johnson@mac.com

SE Quadrant Representative

Dick Holland - rh02@txstate.edu

Austin Neighborhoods Council Representative - vacant

CANPAC Representatives

Mary Ingle, Bill Bednar

(Laurence Miller as alternate)

Development Review Committee (DRC)

Steven Tomlinson - steven@abporter.org

Parks Committee

Bill Bednar, Julie Willis

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Parking Permits

Eugene Sepulveda - Eugene@abporter.org

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The Mod Studio - www.themodstudio.com

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Newsletter Ads

Julie Willis - Julie_willis@outlook.com

Newsletter Editorial

Clayton Maxwell - nunanews@gmail.com

Safety tips:

- Don't walk at night
- Don't walk in the dark (or carry flashlight; wear bright clothing etc)
- Obey traffic signals
- Leave signals that you are home when you are not – leave a radio on, etc.
- Make sure all home locks are functional, esp. windows
- Make sure screens are secure
- Make sure deadbolt is held in with at least a 2" screw
- Don't leave extra keys in obvious places
- Don't leave garages open
- Adjust telephone ring so it doesn't signal empty home
- Keep car doors locked at all times
- Keep your car tidy, even small things in plain view may be a temptation
- Call 311 to report any streetlights that are out

Neighbors have reported some problems with 311; an alternative to know is 974-5000 – this is the main police line and can be connected to 311

Neighbors also reporting a concentration of vagrants on

Helms Street; those with concern are encouraged to call Officer Griffin. They are also encouraged not to support this group by giving food, money, etc.

Guidance on what to report and what not to report: can't report homeless people in public unless they appear to be making an encampment.

Police encourage neighbors to report anything troubling they see; important crime activity is tracked and reported.

2. New Business/Development Project Discussion -- Postponed (Steven absent tonight)

3. Old Business

Parks – Sarah Seidel and Graham (last name?) reported on Sparky Park

- Report will be reposted by Doug Plummer on listserv
- Soil sampling beginning early October
- Starting today, lead paint and asbestos removal starting
- GC will then be hired to begin remodeling
- Aim is for construction to start before the new year

Join the Discussion!

Listserves are a great way to become more connected with your community. **The North University Yahoo Group** is a hands-on, public communications resource, helping neighbors inform, communicate, and build a stronger community. The list is inclusive, open to anyone who lives in the North University Neighborhood and to people who have a material interest here, such as operators of a business, non-profit, or civic process. One can subscribe by sending E-mail to:



nuna-residents-subscribe@yahoogroups.com

or by visiting the Yahoo! Groups site at:

groups.yahoo.com/group/nuna-residents



@crimeatx is a crime watch Twitter feed that promotes crime prevention and public safety awareness in our area. It was established by the Central Austin CDC in January 2012 to help inform and prepare the returning student community in the immediate aftermath of the NYE attacks and murder of Esme Barrera. To sign up or learn more, visit **twitter.com/crimeatx** and tweet with the hashtag **#NORTHUNIVERSITY**.

A Solstice Christmas Family Celebration

With our neighbor Chris Humphrey
December 14, 5:30 p.m.

Scottish Rite partners up to present this festive benefit in a fantastic evening of carols, stories, puppets, magic, mummers and morris dancers, now in its twelfth year. Performers include the Pratts Bottom Mummers, Thom the World Poet, Bucolics Anonymous, Occasional Terpsichore and much more. Ren-fest attire encouraged! All proceeds go to Kids for Kids.

<http://scottishritetheater.org/concert/wassail-2014>

Hemphill Park – UT interest in a student-led master plan seems to have hit a dead end. An alternative would be to hire a landscape architect to design a master plan. Dying pecan trees are the prevailing issue, aggravated by the drought. Aim would be to get neighborhood input to a plan, then start soliciting city funds. Bill said he will issue an RFP. Kathie Lucente suggested They Might Be Monkeys.

- Tree related vs. master plan two different things; make sure we get what we are looking for

Website – Distribution may change; looking for help keeping website updated

Treasurers Report – reminder to please join NUNA membership if you haven't already

Quadrant Leaders – New storm drain being put in to address recent flooding issue [Not sure which quadrant; rep did not give name] Inspections are also being doing. Keep an eye on storm drains and report any issues.

IF THESE WALLS COULD TALK!

122 LAUREL LANE

by Eileen Gill

We bought our house at 122 Laurel Lane in Aldridge Place in August of 2011. The next weekend, we went to the Austin History Center to see what we could find out about our home's history and who may have lived here! Because its architectural style is rather unique for Austin-Spanish Colonial Revival—we also wanted to find out who designed our home. For those of you who don't know, the Austin History Center houses City Directory books dating back to the late 1800s for some parts of town. If you go to the resource room, the docents there will help you to find them! They are full of info about who owned or lived in your home going back decades!

The Spanish Colonial Revival style was popularized after the 1915 Panama-California Exhibition in San Diego which was held to celebrate the opening of the Panama Canal and San Diego's proximity as an American port of call for ships traveling through the canal. Many of the exhibition buildings were designed by Bertram Goodhue, who is credited with giving the style a national stage.

Since our house was listed as being built in 1932 in the tax records, that's the year we started with—and there it was

“Herbert Bohn”. That was the first name we came to after the home went from vacant land to a completed home. We went back to 1931, 1930 and then 1929—and those were still listed as Herbert Bohn. In our garage, there is a curb, and a HUGE oak tree stump—the curb is stamped “1928”, which lead us to believe that our house was probably constructed beginning in 1928!

After I had the name “Herbert Bohn”, I went to the docent to ask if she might know anything about him and her response was “YOU LIVE IN THE BOHN HOUSE?”—well, I had forgotten that the Bohn House, the newly renovated Art Deco house at 29th and Lamar, was known as “the Bohn House”. So I told her I did not think so. Well, it turns out that Herbert Bohn and his wife, Alice, lived at 122 Laurel Lane before and during the time they built “The Bohn House” at 29th and Lamar in the 1930s.

Herbert Bohn was one of the Bohn Brothers—the second generation of Bohns to run the Bohn Brother's Department Store, formerly located at 517-519 Congress Ave. The Bohn brothers were forward thinkers—they were the first to have an air-conditioned store and the first to

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Spanish Colonial Revival on Laurel Lane—architect Hugo Kuehne

install plate glass windows. Herbert Bohn was in charge of the displays and promotions as well as the manager of the boy's department. He obviously had a creative streak!

There is some documentation about the 29th St. house that claims that Herbert and Alice Bohn went on an early voyage of the Queen Mary—most likely when they were living at 122 Laurel Lane. It was on this voyage that he had the idea for the ship-like house that was eventually built on 29th street.

From neighbors and the Austin History Center, we discovered that our home at 122 Laurel Lane was designed, probably with the help of Herbert Bohn, by the noted Austin architect, Hugo Kuehne. Many “Revival” homes in the area are attributed to Kuehne including the Cox-Craddock House, which is located at 720 E. 32nd. St. and is listed on the National Register of Historic Places. In addition, other noted Kuehne buildings are the current Austin History Center (formerly the Austin Public Library), the Ritz Theater, the Commodore Perry Hotel and The Bohn Brother's Department Store that he was also working on in 1929—the year that 122 Laurel Lane was built.

It appears from the City Directories that our home was a rental from the time that the Bohn family moved to their new home on 29th Street.

When we purchase the home in 2011, many of the original details of the home had been lost to time. We tried to reach out to heirs of the Bohns to see if they possibly had any old pictures, but to no avail. So we tried to reimagine what the house would have been like! It appears to have been added on to in the 1970s sometime. When we opened up the walls, we had hoped to find some sort of time capsule, but did not. What we did find was some old newspaper that had been stuffed into the classical columns that highlight the front area of the home. Those were dated January, 1928! We tried to recapture the Spanish Colonial Revival architecture of the home by adding encaustic tile work to the exterior patio, saltillo and talavera tile front steps, and re-incorporating a red tile roof. In addition, we added some arches in the living areas of the home. We were lucky enough to find someone who was selling off some original light fixtures from another 1920s Spanish Colonial Revival home on Texas Ave and we had those refurbished and hung in our family room.

During our remodel, we added a time capsule to an interior wall—so that if our house is remodeled or update in another 75 years, the new owners will know a little about Austin in the 2010s. We put some menus from local restaurants, an Austin Chronicle, an old Blackberry phone and an Austin American Statesman.

NUNA Trivia

Which street in our neighborhood was among the first concrete streets in Austin and why?

Please email your answers to:
nunanews@gmail.com

We are so happy to have found our home in Aldridge Place—a neighborhood that a 1912 newspaper advertisement refers to as “The Suburb Beautiful-Where Suburban Life and City Luxuries are Delightfully Combined!” Indeed!

This will become a regular column in our NUNA newsletter. There are many resources at the Austin History Center. Periodically, they teach a class called Windows on the Past: Researching Historic Properties

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Lee Tees Flutter in The Wind at 75th Celebration

from the Hyde Park, Hancock, North University and Eastwood neighborhoods, celebrated its 75th anniversary on the Lee campus on October 2. With an attendance of about 600 current, former, and future Lee students, families, and staff, the celebration was a resounding success.

During the two hour event, alumni from the 1940s up through the 2010s roamed Lee's hallways, checking out old classrooms and viewing yearbooks and artifacts from each decade. Visitors could also view art work from current students that depicted important people and events over the past 75 years. Outside, under the Live Oaks, current Lee Parents and Texas Musicians, Bruce Robison and Hayes Carll, played a small concert as people of all ages gathered, reconnected, and reminisced about their time at Lee. Local food trucks sold food and visitors were treated to a Lee-themed anniversary cake by Lee parent Paloma Efron of Coco Paloma Desserts, French macarons by Lee parent Tracey Cole of Cookie Peace, and dark chocolate truffle lollipops by Lee parent Steve Lawrence of the Chocolate Makers Studio.

Current Lee principal John Hewlett, PTA President Kim Brackin, past president of the Lee PTA and Austin Mayor Pro Tem Sheryl Cole, and former Lee principal Mary Lou Clayton, who served Lee for 22 years, spoke at the event and talk about what makes Lee a special place.

Robert E. Lee was built in 1939 among large, old Live Oak trees on Waller Creek, three blocks north of the University of Texas campus. The first students attended Lee in September of 1939. It was the first AISD School fueled by natural gas instead of coal.

Over the years several renovations and additions have been completed for the Lee campus. The fact that Lee is bounded by Waller Creek means that expansion in portable buildings

Website Reboot

Guess what? We are finally updating the website! With web-savvy neighbors Brandon Tucker and Sarah Seidel kindly taking the reins from former web designers Rob Moshein and Bob Atchison, we are giving the NUNA website a little freshening up. You can now read the newsletters on line, see the latest news, or just find out when the next meeting is. Thanks, everyone. www.nunaaustin.org

has not been an option, so the school has remained small. Currently, Lee serves around 440 students.

Some of the programs that Lee is proud to provide include a Fine Arts focus that involves a variety of drama, music and dance performances in the auditorium for all Lee students. Lee is the only AISD elementary school with an auditorium that can house all of the students at the same time. Every student becomes a performer twice each year during programs that extend the curriculum.

Sparky Park Update By Douglas Plummer

Work on Sparky Park's building renovation continues. It took a lot more work than they had expected, however, the building finally cleared the lead and asbestos testing. In order



The interior of the Sparky Park building now that the steel beams (which used to hold electrical equipment) have been removed.



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Veterans of All Ages Catch Up at AGE

to build the patio cover on the back of the building, the City of Austin required soil sampling. The drilling that was required for the soil report was done on Friday November 24. Once the report is completed, Austin Parks will initiate the selection of a contractor to begin work on the building interior. After nearly two years, it looks like we are close to getting things underway on the building!

The Sparky Park Committee will let the neighborhood know both via the newsletter and via the email list serve about the actual start date. We are hoping to have a small ceremony marking the start of the construction project and everyone in the neighborhood will be invited. Stay tuned!

Veterans Dat at A.G.E.

AGE of Central Texas celebrated Veterans Day with the members of its Adult Day Health Center at 3710 Cedar Street. Service men and women from the University of Texas Air Force ROTC helped serve lunch and shared

conversations with the seniors who served in the military, including some of the last surviving World War II veterans in Central Texas. Radio station KUT FM was also on-hand to record interviews with the students and seniors. For more information on AGE of Central Texas, visit www.AGEofCentralTX.org or call (512) 451-4611.

The NUNA Dish by Beth Goulart Monson

I had just dropped my husband off for the day at his office in the Capitol complex when my stomach rumbled. Oh, right, I remembered. I'd had a tough morning workout, and I needed some protein. An egg sandwich would do the trick. "P. Terry's?" suggested my inner voice. "Ugh," replied the other inner voice. "I don't want to go ALL THE WAY TO LAMAR." I was on deadline and needed to get back to my desk fast. So I zipped up Guadalupe and into Torchy's Tacos for a take-out breakfast taco (Monk Special

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That’s how lucky we are in NUNA, neighbors. We don’t have to go ALL THE WAY TO LAMAR. We can fill just about any mealtime craving right here in our own blessed sliver of Austin.

Another thing we don’t have to go ALL THE WAY TO LAMAR for is an artisanal cup of coffee. We can get that from Beware Coffee, the trailer in the Spider House parking lot. And the coffee there is not just artisanal – it’s friendly, too. It even tastes good. Compared to coffee from Starbucks, Beware’s coffee is brighter, less bitter, and more complexly flavored.

Beware Coffee’s owners and NUNA neighbors, Natasha and Braxton, met while working in a coffee shop in Seattle. They came to Austin for an extended vacation, to escape the rainy gloom and spend time with his family in Lampasas. They didn’t expect to stay long, and they definitely didn’t expect to start a business. But trailer eateries were suddenly

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hot, and the couple loved making coffee. A coffee shop in a trailer? It was an irresistible idea.

They opened in January, 2013, then moved to the Spider House parking lot a year or so ago. The new location was convenient – good parking and use of Spider House's commercial grease trap (a city requirement for all trailers) made logistical sense. The move made nostalgic sense, too. Braxton often spent time at Spider House when he was working on his degree in Radio, Television, and Film at UT before he moved to Seattle.

Making coffee is something Braxton and Natasha take very, very seriously. Yet, they completely lack the eau de snobbery that often comes with taking something very, very seriously.

They start with a blend of beans from a Seattle roaster. The fact that they use a blend is noteworthy – the trendy thing in coffee right now is single-origin coffee. "Usually one coffee won't give you the full body and the different, like chocolatey or nutty or floral, notes," says Natasha. "You can't get that all from one coffee."

Then there's the sifter. It sits right by the trailer's walk-up window, so you're likely to notice it as you wait for your order. It's their own innovation, and when I asked about it, Natasha told me about clumping, a source of great heartache for serious baristas. When espresso comes out of the grinder, sometimes there are clumps, often caused by moisture in the air. This is a problem in the trailer setting, in particular, where controlling the temperature and the humidity of the grinding environment can be a challenge. "The goal is to have the water go through all of the coffee grounds as evenly as possible," she says. If clumps are present, channels form around them and the water flows around the clumps in the channels. So she and Braxton sift their ground coffee to eliminate clumps before making each espresso.

"We're just kind of nitpicky, I guess," says Natasha. Indeed, they have left no detail unconsidered. They use fresh ginger to flavor summer cold drinks and lattes in the fall. They sampled milk from various sources before settling on the house-label organic milk from Central Market. They marbleize foam-topped drinks with patterns worthy of a magazine story set in Italy. They obsess about coffee in every way they can think of, and the results are delicious.

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Just one caveat: I don't recommend going to Beware Coffee when you're in a hurry. Only Natasha and Braxton work there, and all that attention to detail takes time. It's nice to chat with your neighbors while you wait. If at all possible, coffee this good ought to be savored – not jostled away in a cup holder at rush hour.

Beware Coffee is open weekdays (except for Tuesday, when they're closed all day) from 7:30-4, and on Saturday and Sunday from 8-4. That's a lot of hours for just two people, but Natasha and Braxton enjoy it. "We wanted to create our perfect dream job. And that's what we did," says Natasha. "It's so much fun. We get to just chat with people and make coffee all day."

In Memorium:



John "Sandy" Bartlett
February 25, 1946- August 28, 2014

One of North University's neighbors has passed away- John "Sandy" Bartlett who resided on Tom Green Street. Trained as an architect at Trinity University in San Antonio, Sandy was a man of many talents with a broad "bandwidth"- a compassionate and generous man who served the community as a trailblazer for HIV/AIDS education and outreach. He worked for the AIDS Services of Austin, especially with the Helping Hands Food Bank. He also authored a column in the Chronicle (the Chronicle was removed from the H.E.B. grocery chain in a short lived controversy related to HIV paranoia), called "About AIDS" in the late 1980s, which offered support and education about the devastating disease and its spread by providing substantial information to the public as a whole. Sandy also worked as staff for Austin City Councilman, Lowell Lebermann who had also lived in our neighborhood at one time. Sandy was a true pioneer – he was a gift to our community, and our hearts go out to NUNA resident Lou Faiel-Datillo, Sandy's partner for more than 35 years. Sandy's contributions to our community- the whole of Austin- made Austin a better place. He and his legacy will be missed. Vaya con Dios...

Mary Ingle

Veggie Heaven

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5013 AVENUE F, #B

Modern Craftsman townhome built in 2013 with high-end finishes, hardwoods, fireplace, gourmet kitchen. 3 BR, 2.5 BA, 2 LIV. Covered porch, deck, fenced yard.
Listed at \$479,900



513 EAST 49TH STREET

Builder's personal home designed with old world charm but offering modern amenities. Main house has 3,300 SF with 4 BR, 3.5 BA, 3 LIV plus separate 2BR,1BA apartment.
Listed at \$995,000



4605 EILERS AVENUE

Renovated and expanded in 2008 by owner/architect. Open floor plan with 3 BR, 2 BA, 2 LIV. Covered porch and large fenced backyard. Desirable Lee Elementary School.
Listed at \$649,000



108 WEST 32ND STREET

City Historic Landmark in Aldridge Place. Built in 1923 on double lot. 4 BR, 2.5 BA, 4 LIV, 2 DIN in main house. Detached guest quarters. Swimming pool and spa.
Listed at \$1,495,000



500 EAST 41ST STREET

Classic 1927 Hyde Park bungalow located in the heart of Hyde Park. 2 BR, 1 BA, 1 LIV, 1 DIN. Original architectural detailing throughout. Fenced yard with alley access.
Listed at \$435,000



4529 AVENUE C

Adorable 1947 cottage with 2 BR, 1 BA, 1 LIV, 1 DIN. Refinished hardwoods, faux fireplace, built-ins. Wide front porch, spacious rear deck. Detached garage.
Listed at \$399,950



4311 AVENUE G

Ready for restoration! This beautiful 1907 bungalow in Hyde Park's historic district is located just steps from Shipe Park and Ney Museum. Many original elements still intact.
Listed at \$399,000



305 WEST 29TH STREET

Charming two-story cottage near UT- ideal investment property in prime location. 3 BR, 2 BA. Within walking distance to UT campus, the Drag, Torchy's Tacos.
Listed at \$325,000

Happy Holidays from Kuper Sotheby's International Realty!



Suzanne Pringle

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