



NORTH UNIVERSITY
NEIGHBORHOOD ASSOCIATION



Parking Permits for 2016-2017

By Sara Pietsch

Have you found our parking permit renewal process confusing this year? It is. But I hope to clarify it a bit with the following information.

The city moved our renewal period from January 2016 to August 2016 and then grandfathered in all of us who had permits for the period ending January 2016 to August 2016 so that our permits are valid until August. This was done to synchronize the permit period in all the neighborhoods that border the university.

The new parking permits will be valid from August 1, 2016 until July 31, 2017. The cost of both stickers and hanging tags is now \$15.00 each. The city sets that fee.

You may purchase tags and stickers for the year August 1, 2016 to July 31, 2017 beginning JUNE 15. In order to get the forms and instructions, please go to the NUNA website: <http://www.nunaaustin.org>. The website should be updated by that date with the proper paperwork and instructions under the heading "Parking" at the top of the home page.

For those of us who have purchased yearly permits under our current system, it is the same for this year. The forms and check can be sent to:

If you live east of Speedway:
Cynthia Bryant, 309 Moore Blvd, Austin, TX 78705
cynthiabryant@austin.utexas.edu

If you live west of Speedway:
Patsy Tankersley, 3110 Wheeler, Austin, TX 78705
patsytankers@gmail.com

The number of tags and stickers for purchase remains the same: two permanent stickers and two hanging tags per household. Landlords will receive the same number of tags and stickers as in previous years.

This is the last year NUNA volunteers will be handling the parking permits. Beginning August 1, 2017, we all will be purchasing the permits from the city's website. It will no longer be in the hands of the neighborhood associations.

One more important reminder: please include your check for NUNA Association dues at the same time you purchase your permits this year: \$10.00 per student, \$15.00 per individual, \$25.00 per family. Checks are made payable to NUNA.

If you would like further details on the parking permit rules and regulations, please contact Sara Pietsch at sarapietsch52@gmail.com.



Photo of the Month: Rusty Jackson gives a full portrait of Sparky Park.

NORTH UNIVERSITY NEIGHBORHOOD ASSOCIATION

GENERAL MEMBERSHIP MEETING
The First English Lutheran Church
3001 Whitis Ave, Austin, TX 78705

Tuesday, June 14th 2016 | 6:30 – 8:00 pm

AGENDA

- I. Call to Order
- II. Approval of minutes of April 2016 General Membership Meeting
- III. Guests : Barbara Epstein from Eastwoods NA
- IV. Reports:

ANC	Mary Ingle
CANPAC	
Historic District	Rick Iverson & Roger Binkley
DRC	Steven Tomlinson
Newsletter	Michael Gaudini
Parks	Bill Bednar
Treasurer	Jan Moyle
Quadrant Leaders Reports	
- V. Items for Action:
- VI. Old Business:

Street Lights
CodeNEXT
Park Playground equipment
- VII. New Business
- VIII. Adjourn

Celebrating Simple

By Brandon Tucker

In my first note as neighborhood co-president I'd like to introduce you to your newest neighbor: Penny Tucker, my first child, born to my wife Abby and I on lucky Friday, May 13th.

I'm probably not revealing much too mind-blowing when I suggest that having your first child is a surreal experience. It's incredible how one's mind can go from being filled with thoughts of work, household chores, finances, and politics, to a very simple focus of keeping a newborn alive. (I like to think that Penny's first gift to me was diverting my attention away from reading the endless post-Prop 1 vote fallout).

As much as parents-to-be prepare themselves for the rigors of child birth, sensationalized in movies and through the vivid storytelling of our friends and families, it's those moments after birth that are ultimately even more terrifying: the moments where you realize this little baby is even more vulnerable than you as new parents feel.

For whatever reason in our society, the most selfless and dedicated people are often times those who receive the least amount of attention. And perhaps the most striking thing to me about our whirlwind birth experience was the compassion and excellence of the nurses who tended to our new family in those early moments.

Even with a full floor of recovering moms, newborn babies, and anxious dads, I could never quite figure out how the nurses were always there for us on schedule and on a whim. A nurse's work is complex, but done so simply. They're there whenever you need and provide whatever you need. It is physical assistance regularly, but even more often it is emotional comfort. It is tender honesty at times, urgent therapy others. Their shifts are long, patients can be difficult, and I don't even want to know about the paperwork. But you'd never know it. When they're in the room with you, it can be seen in their eyes and their responses that in this brief moment your well-being is the only thing that matters.

Modern commerce is so often filled with products and services that over-promise. And the U.S. health care system certainly has its issues. But its greatest bright spot, or at the very least its most reliable cog, is the compassion and dependability of these fine nurses.

As they sent us new parents on our way, they taught us not

just how to keep our baby healthy, but an equally valuable lesson at such a sensitive and appropriate time of our lives: perhaps the greatest gift anyone can give another human being is their undivided attention.

Sparky Park Phase II Ribbon Cutting

By Mary Ingle

On April 11, 2016 at 6 PM, the North University neighborhood celebrated a ribbon cutting for Phase II of Sparky Park – the newly renovated substation was finished!

Mayor Pro Tem Kathie Tovo and Mayor Steve Adler were in attendance along with architects Tom Hatch and Kristina Olivent, community members, members of the North University Neighborhood and the Parks and Recreation Department (PARC)'s staff. The ribbon cutting took place without incident.

Despite a rather dramatic setting of threatening rainclouds overhead, we managed to escape any inclement weather and enjoyed chocolate ice cream, cake, and other tasty finger-foods – a round of applause to Douglas Plummer for the treats!

This modest one-story brick substation building consists of about 828 square feet secured with steel girders. The substation itself dates from around 1930 and originally housed the electrical switching equipment for the substation; later in the 1960s, the equipment was moved to the back yard along with more electrical equipment and transmission towers to accommodate the electrical needs in North Austin.

In 2003, during the neighborhood planning process for our area, this public property was identified as a future pocket park within our neighborhood plan (which was codified in 2004). Austin Energy decommissioned the substation site in 2005.

In this Issue

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- Beth Goulart Monson dishes on the UberEATS app...

2016 NUNA OFFICERS

Co-Presidents – Rick Iverson and Brandon Tucker,
NunaAustin@gmail.com

Vice President – Steven Tomlinson, steven@abporter.org

Secretary – Lindsey Heddleston

Treasurer – Jan Moyle, moylejan@gmail.com

NW Quadrant Leader – Randy Tompson

NE Quadrant Leader – Mary Ingle, casamia22@att.net

SW Quadrant Leader – Jim Crewell

SE Quadrant Leader – Dick Holland, rh02@txstate.edu

Austin Neighborhoods Council Representative – Vacant

CANPAC Representatives – Mary Ingle, J.R. Johnson
(Laurence Miller as alternative)

Development Review Committee (DRC) – Steven Tomlinson, steven@abporter.org

Parks Committee – Bill Bednar, Julie Willis

Internet Server Host – Pallasart Web Design

Parking Permits – Sara Pietsch, sarapietsch52@gmail.com

Newsletter Design – The Mod Studio,
www.themodstudio.com

Newsletter Distribution – Trish Tang, Debi Rivier-Harris,
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Hibbits, Homer Parsegian, Michael Riley

Newsletter Ads – Suzanne Pringle, suzpringle@aol.com

Newsletter Editorial – Michael J. Gaudini,
NunaNews@gmail.com



Mayor Pro Tem Kathie Tovo and Mayor Steve Adler joined our NUNA residents for the Sparky Park ribbon cutting.

In 2009, we held a Phase I ribbon cutting with Mayor Lee Leffingwell and Mayor Pro Tem Betty Dunkerley, who is responsible for procuring the first sign designating Sparky Park as a park. There was a rumor that the city favored the tradition of naming a park after a dead person – and we were having quite a time convincing the city that “Sparky” was the name for this park!

The substation building’s interior has been completely redone with lovely rectangular light gray tiles for the flooring, an industrial charcoal gray countertop, and a ceiling wired for a central chandelier installation. The NUNA Sparky Park Committee is still looking for the right type of artesian “sparkly” chandelier, and we are seeking donations for the perfect chandelier. Please let us know if you would like to contribute!

The exterior of the building has been spruced up and outlined with red trim and doors that brighten it and break up the industrial look of the building. On top of the canopy roof are functionally designed twin towers with a triple stack of saucers, lit up by LEDs, which cast a soft blue glow in the evening and can be set for different color schemes based on the event.

One of the most notable design features is the set of folding glass doors along the east wall, which actually can be used to open up the whole back of the building with its interior space to extend into the lush greenery of the park.

Meeting space is always at a premium in Austin. This newly renovated building should be able to be used by the neighborhood for meetings, though the NUNA Parks Committee is still working out the details about that with PARD.

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**.

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This project is proof that, despite the 13-year process, our neighborhood persevered and triumphed with a lasting creation. We have a meaningful success story with a gorgeous pocket park for the North University Neighborhood to use and cherish for generations. Patience and perseverance played a key role in this neighborhood success story.

Eulogy for Dr. Mary Gay Maxwell

Given by Laura Morrison

St. David's Episcopal Church, Austin

April 9, 2016

Mary Gay was a vibrant, lovely woman: a sister and an aunt, a good friend, mentor, and provider of guidance to so many. She was also feisty, whip smart, and strategic – formidable in standing her ground. Anyone who worked with her on an issue, or has been on the other side of her on an issue knows exactly what I'm talking about. It's what made her a champion, an effective leader who was respected by all.

Mary Gay was driven by a passion for this earth and our community, by love and concern for the city of Austin and the people that live here. Each and every one of us is a beneficiary of her contributions, her unique style of leadership, and her dogged persistence that we understand our options and come together to find not only short-term solutions but sustainable approaches for the betterment of Austin and our people.

Mary Gay was front and center on environmental issues – joining the board back in the 90's of the Save Our Springs Alliance to help protect Barton Springs, the salamanders and our water quality. Apparently at that time she was asked if she was really a therapist, and was told "Great! You're exactly what we need." This was to become a recurring theme among those she worked with. In 1999, she stepped in and served as full time volunteer executive director for SOS during a difficult time for the organization.

Many of us came to learn over the years – that was her nature: to step in, to step up, and to be ready to give of her skills and talents.

She began another volunteer career, as a member of the Environmental Board in the early 2000s appointed by CM Beverly Griffith, then subsequently by Betty Dunkerley, me, and most recently, Kathie Tovo. Council members come and go but Mary Gay remained, became chair, and developed a rich and extremely valuable institutional knowledge that provided important context to discussions.

Under Mary Gay's leadership the Environmental Board was

responsible for some very heavy lifting in developing policies covering an amazing breadth of topics: from water quality and salamanders to floods and wildfires, from air quality and creek protections to boat docks and waste water systems, just to name a few.

She went after it all with gusto and extreme diligence in preparing for the bi-weekly meetings, putting in endless hours working closely with staff, reading everything and understanding everything that came at her.

She brought all of her passion and leadership skill to help the city through several highly controversial decisions, such as the Heritage Tree Ordinance and Water Treatment Plant #4. (You win some; you lose some.) And when the Council ran into a dead stop in trying to resolve the issue of appropriate improvements to Barton Springs, we tossed it to Mary Gay and her counterpart on the Parks Board to find consensus solutions. There, she was a bulldog in pushing for good information and ensuring that all sides were heard. She earnestly saw the community as a resource, and as noted by one participant, she infused "the process with class and grace...and played a key part in making improved accessibility happen the right way."

And she was ready to go at it again with the next phase of improvements, this time to the Barton Springs Bathhouse, which some know, may be considered a 'third rail.' She had brought it up recently during an Environmental Commission meeting, saying that this would be, and I quote, a "big deal banana peel."

Mary Gay was a pragmatist, not an ideologue. But make no mistake: she came to firmly held opinions based on her values and was known to deftly work behind the scenes, marshaling forces as needed. She fought with everything she had for the greater good. I guarantee that anyone who thought they were going up against some small, little woman was mightily surprised afterwards.

And just one more piece I want to recognize about her work on the board and that is what an effective and respectful relationship she had with city staff in the Watershed Protection Department, who she worked so closely with. She was considered their biggest supporter, their biggest advocate, and she let it be known publicly. Not that they never disagreed though...

Mary Gay was particularly passionate about preserve lands. Staff also considered her the number one citizen advocate for

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these lands and their trails. Again as a volunteer, she developed an education plan, docent training, a plan for interpretive signage and fund raising...and, when she left us, was in the process of working toward an education center.

Mary Gay was also known and highly regarded as a champion for neighborhood preservation. She wrote an article just last June in the newsletter for her neighborhood, North University, explaining what drove her activism. She said:

“It’s the spirit of the place beyond all the other things that make it worthwhile. I love it enough to have spent considerable time working to make sure that it can continue to thrive. It is certainly something to fight for and to love actively.”

“To love actively” strikes me as such a beautiful expression of her life.

She first came to efforts in her neighborhood like many of us. As some say, everyone is just one bad Council zoning decision away from becoming neighborhood activist. In response to one bad Council zoning decision near her, she and others got together to start proactively developing a future vision for their neighborhood, to set standards for where things should be preserved and where development should be encouraged. Undaunted, they took the hard route, going for very specific codes for their area. She was one of the few who stuck with it to the end, through the fundraising and even downzoning some of

her own property to set an example and make it a cohesive plan.

But then, Mary Gay really helped to take this to the next level. As one friend described it, she had a “third eye.” She could see how all the pieces needed to come together and be coordinated to be successful: the seven different neighborhoods around the university, the stakeholders with wildly varying perspectives, the big picture including UT, I-35, the hospitals.

And thus she came to chair the planning advisory committee for what became I think the first combined neighborhood plan in the city, charged with coming up with solutions to manage growth in Central Austin.

It will surprise probably absolutely no one that Mary Gay led the committee with an iron fist: bringing developers and residents together, there was no sidetracking from the agenda, no griping was allowed, and contentious items were promptly sent to committee to work out. One thing I think is so interesting is a comment Mary Gay made, that her most creative moments came with neighborhood issues.

Without her leadership, it could easily have devolved into polarized factions but it did not. This is a remembrance from one of the participants:

“Agreeing with her was fun because she was so determined and persuasive. Disagreeing with her was a joy because Mary Gay was a woman of IDEAS No predetermined outcome just ‘let’s think about it...this way and that...one perspective then another.’”

No doubt, her psychologist’s insights served this group well as it did so many others. As one person wrote, “I don’t know if we realize the extent to which she had us all figured out.”

I had the opportunity to read many comments left and to speak with several of Mary Gay’s friends over the past days about their love and gratitude for her, sharing their memories with bittersweet laughter. And I can tell you I ran into one and only one person who never had an argument with her or suffered her wrath, whether you were on the same side of the issue or not. As one said, she engaged in “equal opportunity thumping.” And another: “when you have a 77-year-old woman doing ropa-dope on you, the only thing you can do is sit back and cover up.”

But universally they recalled that once the disagreement was over, she was immediately ready to move on and get back to

work, never letting it affect the personal relationships.

Mary Gay was fun loving, a great friend and a multifaceted woman. She loved hosting her annual holiday party for fellow board members, staff, and friends. She travelled. She did Jazzercise and as one friend said, “she could dance to Pitbull, Macklemore or any other music you could throw at her.” She was involved in many campaigns, and in true Mary Gay form, on her last day, had been planning to attend a campaign event that evening.

And, she loved her pups...her Yorkies who were so special to her. She cared for them, loved them as her kids and they were lucky to have her. There had been Romey ... and also Jackson who passed away last year. But she wrote just last February to one of her Yorkie friends that she was getting ready to get a new dog, or two, that 2016 might just be “the year of the dog.”

Mary Gay didn't just talk. She walked the walk taller than just about anyone I have known. She acted on her calling to make a difference, and the ability to do that – against all odds at times – serves as an inspiration for all who experienced her.

Her passing is a monumental loss for Austin, but we will have her with us always in the legacy of stewardship and the giving of herself. We can honor her by giving of ourselves.

A Little Bit Wild...

Notes from the NUNA gardens

By Lindsey Smith

and the soft rain—

imagine! imagine!

the wild and wondrous journeys

still to be ours.

-Mary Oliver from “Last Night the Rain Spoke to Me”

This is my family's second spring in NUNA. When we moved in a few summers ago the once beautifully tended landscaping in our yard had given itself away to the drought, but the past two soaking springs have slowly guided the trees and bushes back to a thick lush canopy of green with sprinklings of colorful blossoms peeking out in turn.

I love taking our meandering child-led walks along the lawns, gardens, and park—watching the flora surge with delight. The trees the neighborhood planted last fall are thriving, the creek

rushes along most days, an ever-changing cascade of blossoms lining its banks (yellow coneflower and purple thistle at the moment).

As soon as we turn onto 32nd street, the intoxicating perfume from the massive magnolia tree by the park wafts us into a state of dreamy delight. We've watched those blossoms so patiently point skyward and then quietly unfold, creamy petal by petal. And if we're lucky enough to be coming back along the park during the milky twilight, we scurry about under the pecan trees delightfully trying to catch the twinkling fireflies—so abundant this verdant spring.

GUANAJUATO

By Leoda Anderson

Guanajuato, about 300 miles northwest of Mexico City, is a jewel in a setting of gold and silver mines. Capital of the state of the same name, it is one of the oldest cities in Mexico. It taps into a flow of adjectives: quaint, picturesque, Old World-like, delightful, surprising. People who have traveled widely in Europe liken it to the hill towns of Italy and France.

Guanajuato was once a very wealthy city, due to its mines. The Rayas and Mellado mines were the first to open—in 1558! At the end of the 18th century Guanajuato was the largest exporter of silver in the world. Evidence of that wealth is still there in its elegant architecture and the presence of a university.

My friend Ruby and I were staying at the Hotel San Diego at a corner of the city's famous little plaza, Jardín de la Unión. Small, but visitors say it is one of the prettiest in Mexico. Paved with tiles, it is bordered by Indian Laurel trees with foliage so compact and dense that birds do not rest or nest in it, sparing from doo-doo the people resting on the iron benches below. On many nights the plaza is the scene of band concerts, promenades and such. I would like to see such a plaza in every city and town in our country.

On a hill high above the city, hovering protectively, stands a 30-foot statue of pink sandstone. That's Pípila (PEEP-il-ah), a local hero in Mexico's War of Independence (from Spain). The Spanish troops were hiding out in a stout stone building, virtually a fortress, but with one flaw: a wooden door. Pípila, with a long flat stone tied to his back to protect him from the Spanish's musket-fire, burned down the wooden door with a flaming torch and helped snuff out the enemy within. However, that victory of September 28, 1810, did not last long.

Though I'd gazed at Pípila's statue from a distance before, I had never met him "close up." So one morning I crossed the plaza alone and went up the hill to the road that led to Pípila. I had not gone far on the road when I heard and saw a noisy gaggle of kids behind me. They caught up, and I stopped. Always on trips to Mexico I carried things for children. To divert them, I tossed a set of jacks on the ground and started to explain the game. They weren't listening. Every one of them dropped to the ground and grabbed and fought for the shiny little metal jacks. While they fought, I flicked a regretful wave in Pípila's direction and made my getaway back to the plaza and my hotel.

There was a festival of some sort going on, and Ruby and I tried to attend as many events as possible. Everywhere we went, there was this tapete vendedor (rug seller). I admired one of his fine-quality rugs in particular but always told him "Ahora no" (not now). I didn't want to drag around a heavy rug. So he knew I was a potential customer and showed up everywhere we went.

One of the events was fun for the city's fire department, who devised it. All of us stood in a very, very large circle. Around us the firemen placed on the ground a very, very long rope that had been soaked in oil, then lit it. As this flaming snake approached, we were supposed to jump across it, to "safety." Of course, some of us delayed our jump until the last seconds; just to hear the crowd scream in frenzied anxiety, "Jump! Jump!" The only thing missing from that scene was the sound of Johnny Cash's voice in the background, singing "Ring of Fire."

The most breathtaking sight in Guanajuato is its Teatro Juárez or opera house. It was constructed over a period of 30 years, 1873-1903. Everybody who was somebody in Mexico attended its dedication in 1903, from the President on down. My most vivid memory of the Teatro Juárez is of the eight classical larger-than-life-sized bronze statues, Muses of the Arts, atop the building; silhouetted against the sky.

The NUNA Dish

by Beth Goulart Monson

We say goodbye to eateries a lot around here. This next farewell will be especially sad. Natasha and Braxton of **Beware Coffee**, housed in a trailer in the **Spider House** parking lot, are moving back to Washington.

I met them in the fall of 2014 when I interviewed them for a

story in these pages. Coffee aficionados have a reputation for a certain aloofness, so I had braced myself for the interaction, but they were lovely. I felt like an honored guest at their trailer window. These two really, sincerely love coffee, and they sincerely want their customers to drink the best coffee possible. My latte has been delicious every time.

Natasha and Braxton want to move indoors. They want real walls and a roof, coworkers and counter space, tables and chairs. But Austin real estate costs too much. When I talked to them, they had their eye on an old post office building in Takoma. "We're sad to leave," Natasha said. "We love this neighborhood." True to her nature, Natasha is concerned about how we will manage without **Beware Coffee**. She feels that the coffee at **Texas French Bread** has improved since they've been here. So be sure to check that out.

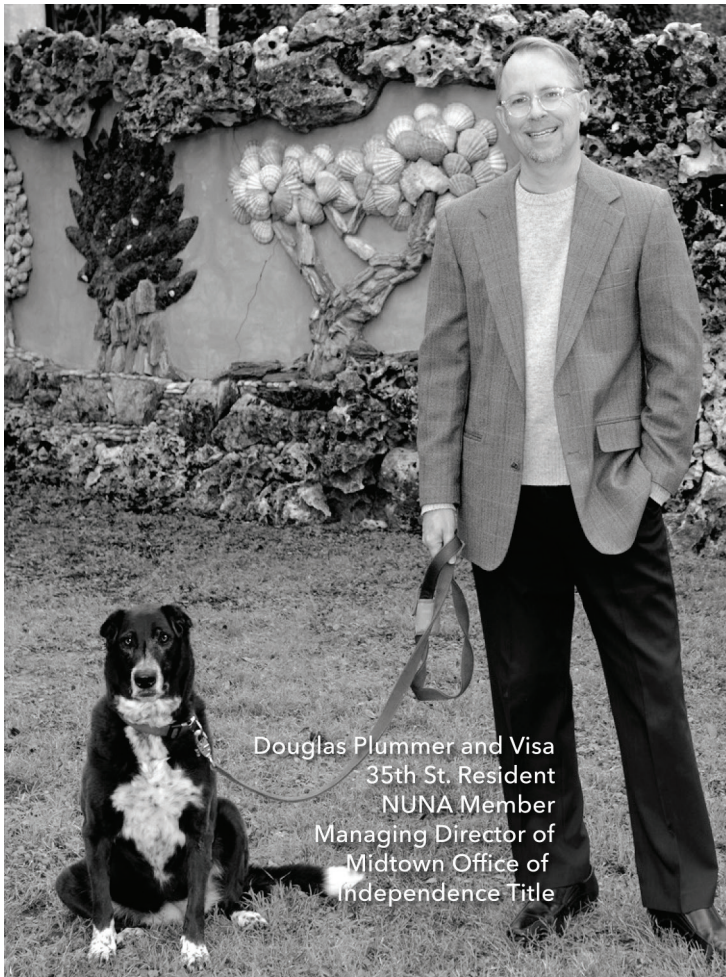
We wish them the very best. They will pack up at the end of June. We hope they'll leave a few political campaign-styled "Beware for Coffee Commissioner" yard signs. That little promotion could take on some serious sentimental value for loyal neighbors.

In other food news, I placed my first **UberEATS** order recently. Although Uber's ride-sharing isn't currently operating in Austin, the food-delivery service is going strong. It's a great way to enjoy the city's restaurant bounty without leaving home.

I used the **UberEATS** app on my phone to order a meal from **Clay Pit** that was an "instant delivery" special, available on weekdays from 11 am to 1 pm. A driver pulled up at the curb in front of my house and handed me a neatly packaged order of Vegetable Ayaam seven minutes after I placed it. It was piping hot and savory. Using a promotional code my husband sent me, it cost \$6.09.

We're beginning to eat from our own backyard garden. We've been munching on peppery nasturtium flowers for a week, and harvesting lettuces, mint, basil, and thyme near-daily. The parsley and cilantro have both gone to seed – and I'm hoping some of those seeds germinate soon. The Kentucky Wonder green beans have climbed up our tall deck rail and are producing enough beans to enjoy as a side dish with dinner tonight. The battle is on for the tomatoes: we have a load of green ones, but the squirrels and mockingbirds are greedy.

If you have tips or questions, or if you'd like that code I used for **UberEATS**, drop me a line at nunadish@gmail.com. Bon appetit.



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Spring in Austin has been warm and wonderful this year. The real estate market in Central Austin has seemed more tight than I remember spring activity in many years. Although I enjoy working with sellers, I work mostly with buyers, and it has been tough finding things to show them lately. Some transactions never see the light of day because they are under contract without appearing in the multiple listing service.

Even in the best of markets for buyers, searching for a home in Old Austin can be difficult and frustrating—especially without the help of a REALTOR® who knows and appreciates central neighborhoods and old houses. Likewise, selling your older home in Central Austin is best done by someone who understands and believes in the value of these houses and the way of life that is possible in our older neighborhoods. I remember the first time I sold the Oliphant house at 3900 Avenue C a couple came to the first open house and fell in love with the 1894 Victorian. They returned the next day with their agent, who stood in the front yard of that wonderful house with his arms folded across his chest and said "I can't for the life of me understand why anyone would want to live in Hyde Park!" Needless to say, the couple didn't buy the house. (But someone else did — and I sold it for them a few years later.)

Other agents have frightened their buyers about the "handicap" of living in a Local Historic District, not understanding that the designation is an important part of the value of properties in the neighborhood because it is a protection against the neighborhood disappearing around them and being replaced with tacky modern boxes.

I call myself the "Old Austin REALTOR®." Other agents who live and work here may not be "old," but we have a proven commitment and knowledge that can be extremely helpful to a buyer or seller who wants to help save "old Austin."

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3500 TOM GREEN STREET

Beautifully updated 1938 traditional home on large corner lot featuring 3 BR, 2.5 BA, 2 LIV plus adorable 1 BR, 1 BA, 1 LIV garage apartment. Visit www.3500TomGreen.com.
Listed at \$899,000



504 WEST 33RD STREET

Hemphill Park Townhomes. Quiet end unit, approx. 2,750 SF, 3 BR, 3 BA, 2 LIV, updated kitchen, large private courtyard, 2-car garage. No HOA or monthly fees.
Listed at \$650,000



838 EAST 37TH STREET

Spacious 1940s stone house located just south of Hancock Golf Course. 2,271 SF, one-story with 2 BR, 3 BA, 2 LIV, 2 DIN, 2-car garage. Walk to UT and Lee Elementary.
Listed at \$749,950



821 HARRIS AVENUE

Charming 1930s home located just around the corner from Lee Elementary. 2,244 SF with 3 BR, 2BA, 2 LIV, pretty yard with stone patio and pergola plus outbuilding.
Listed at \$765,000



201 WEST 32ND STREET

Available now! Unique 1928 stucco home located in historic Aldridge Place. 3-4 BR, 2 BA, 2 LIV. Hardwoods, beamed ceilings, Weigl ironwork, stained glass windows.
Listed at \$3,650/month



4113 AVENUE C

First time on the market in 40 years! 1924 Hyde Park bungalow located in heart of historic district. 2 BR, 1.5 BA, lot size 50'x120'. Ready for renovation.
Listed at \$399,000



110 WEST 32ND STREET

Picturesque 1926 Tudor Revival home in historic Aldridge Place. 3,249 SF with 4-5 BR, 2.5 BA, 3 LIV, 2 DIN plus detached office. Wonderful screened-in back porch.
Listed at \$999,500



304 EAST 35TH STREET

Custom designed contemporary "Smart Home" built in 2014. Energy efficient with high tech features throughout. 4BR, 3BA, 2LIV, decks, 2-car garage, gardens. Must see!
Listed at \$1,250,000

The Central Austin real estate market remains strong! Contact your neighborhood expert for a complimentary market analysis and customized marketing plan for your property.

Suzanne Pringle

Broker, REALTOR®

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