



NORTH UNIVERSITY
NEIGHBORHOOD ASSOCIATION



Note from the Vice President

By Steven Tomlinson

Today's Weather

Cool spring sunshine reminds me how dangerous joy is. Life conditions me to lean into heat and grieve the fall that comes after hope expires. I hardly register the short gray days of winter.

But this spring commands respect. It charms past all resistance — by day, brilliant; by night, beguiling. We all look better in this light. It tinges chance meetings on the sidewalk with grace, intoxicating. We take care-less risks, and what is riskier than trust? But what else can we do? In this light, everything else melts.

Of course, it can't last. July is coming — August, September, your own mortality. But to lose your self (whatever that is) in what is now, sidelines all that. This spring is somehow different, deeper. It will pass quickly. To accept it on its own terms is to last forever.

North University Neighborhood Association

General Membership Meeting Minutes

Feb. 16, 2016

- Meeting called to order. Bill Bednar chairing for Laurence Miller.
- **Motion and second to approve previous minutes; approved by voice vote.**
- Reports:
- ANC: Nothing to report.
- CANPAC: will be voting on height concerns with proposed development in West Campus?
- Historic District:
- The application is now before the Historic Landmark Commission. The application has a fee of \$500, with no more expenditure

anticipated beyond that.

- Professional historian consultant estimates that 89% of the homes contribute to the historical value of proposed district – highest percentage in the city
- According to Iverson estimates, 79% are in favor; city estimates likely will come to approximately 74-76%
- Next: likely will go through public hearings in front of the Landmark Commission, the Planning Commission, then through 3 readings in Council.
- DRC:
- Extended hours sound permit for Spider House during SXSW, up to 70 decibels from 12pm-12am on 3/13, 3/14, and 3/18; 12pm-10:30pm on 3/19.
- Newsletter:
- Introduction of new editor
- Parks:
- It's My Park Day announcement: will take place 3/5/16 at Adams/Hemphill park, from 8:30-2pm. There will be refreshments.
- Sparky Park building nearly finished and expected to be opened



Photo of the Month: This month's Picture of the Month was taken by Liz Marquez on It's My Park Day. She and her dog, Django helped out with the clean-up effort!

NORTH UNIVERSITY NEIGHBORHOOD ASSOCIATION

GENERAL MEMBERSHIP MEETING
SPARKY PARK 3701 Grooms Street, 78705

Tuesday, April 12, 2016 | 6:00 – 8:00 pm

AGENDA

Sparky Park ribbon cutting

Sara Hensley & Douglas Plummer

- I. Call to Order
- II. Approval of minutes of February 2016 General Membership Meeting
- III. Guests
- IV. Reports:

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

Street Lights
CodeNEXT
Playground equipment
- VII. New Business

Organization of Central East Austin Neighborhoods
Mary Ingle
- VIII. Adjourn

- Treasurer:
- Newsletter ads are prorated, so some revenue will still be outstanding.
- With the change to the parking fees, anticipation of reduced membership dues. Ideas for keeping membership dues revenue steady?
- Also: newsletter may need more ads to break even. Any interested in taking ads out should contact Suzanne Pringle.
- Nominating:
 - The Nominating Committee has a slate of candidates:
 - Co-Presidents – Rick Iverson and Brandon Tucker
 - Vice President – Steven Tomlinson
 - Secretary – Lindsey Heddleston
 - Treasurer – Jan Moyle
 - NW Quadrant Leader – Randy Tompson
 - NE Quadrant Leader – Mary Ingle
 - SW Quadrant Leader – Jim Crewell
 - SE Quadrant Leader – Dick Holland
- **Motion and second to approve slate; approved by voice vote.**
 - Slate will be published in newsletter for NUNA to vote.
 - Quadrant Leader report.
 - Items for Action:
 - Vote on Resolution to Extend Occupancy Limits:
 - The Occupancy Resolution is read
 - **Michael Riley moves and Mary Ingle seconds passing this resolution; approved on a voice vote.**
 - Old Business:
 - Steck House
 - Update on current situation: The Steck House on 305 34th St. is a historic property; proposed development would plan to rehabilitate the home and create 3 large duplexes with 28-29 bedrooms. Discussion centers on which rules apply: ordinary compatibility standards require 25 feet away from property line; the staff interpretation says 5 feet away from property line. The staff interpretation of the rules stand and the development will likely move forward unless NUNA agrees to pay for and file a motion to reconsider. Discussion ensues.
 - **Jan Moyle moves to approve the amount of funds need to pay for filing fee for reconsideration of the Steck House interpretation if enough information is found to go forward. Rick Iverson seconds. Approved on voice vote.**
 - Street lights update.
 - CodeNext:
 - More concrete details about the new code in 2017 will be coming.
 - Next monthly meeting of the newly expanded Citizen Advisory Group will take place Monday 2/22 at 6:00pm in Room 325, One Texas Center, 505 Barton Springs Road.
 - Playground equipment in Adams Park

- Plan for ongoing communications with general NUNA membership, NUNA Parks Chair, Parks and Recreation Department.
- Letter to Howard Lazarus
- Proposed plan is for sidewalks on 34th from Guadalupe to Speedway and ideally continuing on to Duval, to connect two bus stops and at least 5 bus lines.
- CapMetro could partner with Howard Lazarus in this sidewalk plan.
- The request here is therefore to find funding or try to partner with a funder.
- **Annie Jones moves and Brandon Tucker seconds a motion to send this letter on behalf of NUNA. Approved on a voice vote.**
- New Business
- NUNA Meeting Days?
- Delayed for the return of the president.
- **Mary Ingle moves to table**
- Height Increase:
- If no objection, Mary Ingle plans to vote no to height increase at CANPAC.
- Front Yard Parking Ban
- There is no record at the city but the front yard parking ban is still in effect. Cars cannot be parked on the front yard.
- **Bill Bednar moves to adjourn at 7:36pm.**

It's My Park Day Strikes Again!

By Bill Bednar

It's My Park Day 2016 rolled out for Adams-Hemphill on the first Saturday in March for a cleanup and tree mulching beginning at 8:30 AM. Although our neighborhood turnout was a bit smaller than last year, we were mightily aided by a 20-member contingent from AmeriCorps, who showed up on time, took up trash tongs and bags, and with other volunteers worked all the way through to 1 PM to give our park one of the most thorough scourings it has ever received!

In this Issue

- Bill Bednar reflects on It's My Park Day.
- Douglas Plummer updates us on Sparky Park and the next NUNA meeting.
- Some NUNA officers give their thoughts on the neighborhood.
- Leoda Anderson reminisces on Copper Canyon.
- Beth Goulart Monson and Michael Gaudini talk about food and drink in the neighborhood.

2016 NUNA OFFICERS

President Laurence Miller - NunaAustin@gmail.com

Vice President Steven Tomlinson - steven@abporter.org

Secretary Lou Datillo

Treasurer Jan Moyle - moylejan@gmail.com

NW Quadrant Representative

Rick Iverson - Iver506@sbcglobal.net

SW Quadrant Representative

Laurie Marchant -

Laurie@alexandermarchant.com

NE Quadrant Representative

Mary Ingle - casamia22@att.net

SE Quadrant Representative

Dick Holland - rh02@txstate.edu

Austin Neighborhoods Council Representative

Vacant

CANPAC Representatives

Mary Ingle, J.R. Johnson

(Laurence Miller as alternate)

Development Review Committee (DRC)

Steven Tomlinson - steven@abporter.org

Parks Committee

Bill Bednar, Julie Willis

Internet Server Host

Pallasart Web Design

Parking Permits

Sarah Pietsch - sarapietsch52@gmail.com

Newsletter Design

The Mod Studio - www.themodstudio.com

Newsletter Distribution

Trish Tang, Debi Rivier-Harris, Don Carnes and Pat Campbell, Rick Iverson and Joe Sosa, Diane West, Paul Kens, Carole LeClair, Vicki Ford, Alegria Hibbits, Homer Parsegian, Michael Riley, Clayton Maxwell (with Jim and Jan Moyle as permanent subs)

Newsletter Ads

Suzanne Pringle - suzpringle@aol.com

Newsletter Editorial

Clayton Maxwell - nunanews@gmail.com

And then there were those intrepid mulch humpers. Our goal this year was to focus on mature trees in the southern portion of the park, giving fewer trees a very wide and thick covering of mulch. The mulching crew, headed by Rick Iverson, Jim Creswell, Scott Sloan, and other reliable neighborhood stalwarts, aided throughout by three or four strong backs from AmeriCorps, did a beautiful job on our big pecan by the bench and four other big trees near 1st English Lutheran and across the street in Adams.

Many thanks and kudos to Janet Beinke for arranging refreshments, Brandon Tucker for lending his strong back and pickup truck for the tools, Trudy's and Starbucks for donating breakfast tacos and coffee, Scott Sloan and Julie Willis for pre-event publicity, AmeriCorps for a magnificent team effort, and all our faithful neighborhood volunteers, all of whom made the day a resounding success.

Set your calendars now for next year! It's My Park Day (IMPD) always comes on the first Saturday in March, which in 2017 will be March 4.

Sparky Park Update

By Douglas Plummer

After three years of hard work by neighbors and the Austin Parks and Recreation Department, the Sparky Park building renovation is finally complete! The whole neighborhood is invited to attend the GRAND OPENING which will be held on April 12 in conjunction with our regular Neighborhood Meeting at 6 PM. Neighbors will be able to tour the building as well as enjoy some free Amy's Ice Cream with their family members.

The new building has some pretty amazing features worth seeing, including a light flooded building with one side of the building being all glass sliding doors.

A large canopy on the east side of the building provides a shady area and can permit parties and events to expand the seating area to both inside and outside the building.

On top of the east side canopy, stunning LED lights illuminate old glass insulators (see attached photo) which harkens back to the property's days as an electric substation and to its current name of "Sparky" Park. The LED system can be set to various colors depending on the theme of the event. If you haven't yet seen the lights at night, please walk by at night and take a look. It is simply gorgeous.

Inside the building a giant screen can drop down from the ceiling, allowing parties or events to exhibit photo displays or silent movies. A long counter runs the length of the west side of the building, with space beneath the counter for holding folding

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

YAHOO!
Groups
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@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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The Sparky Park building renovation is finally complete!

chairs and tables. A small refrigerator will be in the building for events.

The NUNA Parks Committee is already planning on hosting two different plays by local theater groups and is currently in discussions with PARD and the best way to run the reservation system for reserving the building. In the interim, please reach out to Douglas Plummer or Mary Ingle if you have reservation questions.

Don't forget on April 12 to please bring your family for some ice cream and for the ribbon cutting ceremony with local council people and PARD and NUNA representatives. Sparky Park is located at 3701 Grooms Street.

Get to Know Your NUNA Officers!

NUNA members will be electing the neighborhood association's leadership at the April 12 meeting. Your humble newsletter editor sent the proposed slate of candidates a few questions about themselves and what they like about the neighborhood. Read on to find out more!

Question: Tell us a little bit about yourself! How long have you lived in the neighborhood and what do you do for work?

Brandon Tucker: My wife Abby and I moved to North U. from Brykerwoods in the spring of 2013 and were married that fall. It was a busy year! I manage and write for GolfAdvisor.com, which is part of Golf Channel. You'll often see Abby and I out and about with our two dogs, Izzy and Luna, and we should also mention Abby is pregnant with our first child, due in June.

Lindsey Heddleston: We've lived in Hemphill for almost three years, and we are incredibly grateful to live here! We actually "discovered" this neighborhood one day on our bikes when we were living in a rental in Hyde Park, and a seed was planted! But never did we imagine that we'd be so fortunate to live here so soon. My days are mainly filled with caring for and learning from my wee ones and cultivating hearth.

Jan Moyle: Jim and I have lived on W. 32nd Street since 1987 and raised our three daughters here.

Jim Creswell: My wife Pat and I moved into the neighborhood in 1983 when our three children were five, four, and two years old, with Miss Genevieve our two-year-old Golden Retriever pup whom our kids named. Those of you who read to small children may have guessed one of our children's favorite series of books was the Madeline series. Those books are almost as old as I am.

Question: What's one of your favorite things about the neighborhood?

Brandon Tucker: We love the walkability to both parks and neighborhood shops and restaurants, as well as all the unique architecture and natural spaces. We also really enjoy meeting so many neighbors who have been here for decades, as well as new ones who seem to enjoy the neighborhood for the same reasons we do.

Lindsey Heddleston: I love this neighborhood because we have a common shared green space with a creek! We used to picnic there before we lived here and I always thought it was such a beautifully thought-out neighborhood plan. To be able to cultivate community in a natural environment is such a treat. Many an afternoon you'll find me and the wee ones eagerly exploring the creek and the grass: gathering pecans, "fishing," petting dogs, maybe even playing fetch with them, and meeting up with neighborhood friends.

Jan Moyle: We love that there is a mix of ages with older people and young families choosing NUNA for their neighborhood. There is such community here in this unique place.

Question: What's your favorite place to eat in/near the neighborhood?

Lindsey Heddleston: We'd all have starved years ago if it weren't for the hot bar at Wheatsville! And of course we love Texas French Bread, we are now addicted to their rye miche bread and will never be able to eat anything else! Everything is delicious and lovely and we always feel right at home there.

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Jan Moyle: Wheatsville is a treasure! Our favorite restaurant is Mother’s Café and Garden and we plan to eat many pizzas at Via 313.

Jim Creswell: Two of our favorite places to eat within walking distance are Texas French Bread and 34th St Cafe. Both are informal, pleasant places to enjoy a good dinner.

The Dish: Growler USA

By: Beth Goulart Monson

We didn’t even get to say goodbye. **Blackbird & Henry** closed without warning, leaving empty tables and chairs inside and disappointed patrons peering in. Likewise, **Royer’s Pie Haven** seemed to go “poof” like a strawberry-rhubarb dream. The signs outside hang still at press time, but there’s no pie inside. Every time I drive by, I long for vegan soft-serve from **Toy Joy** of yore - even though I never really liked the texture.

Wipe your tears, neighbors. The beat goes on. By SXSW, our neighborhood was ready to host skinny-jeaned hipsters at two new establishments. Our new newsletter editor, Michael, is going to report to you on **Via 313**. I’ll share what I’ve learned about **Growler USA**.

Dubbed “America’s Microbrew Pub,” **Growler USA** opened with fanfare in February on 29th Street just west of Guadalupe, in the same little shopping center as **Conan’s**, Malvern Books, and Oat Willie’s. I was invited to the media preview, so I

packed up the kids and met my husband there after work for a complimentary sampling.

The feature element in the restaurant space is a wall of 100 taps, all flowing with beverages that are “hand-crafted,” though I’m not sure exactly what this means. Most are microbrew beers, with mead, hard cider, and kombucha rounding out the selection. They come from around the world, with major preference for Austin and Texas. The selection is predicted to change daily.

I ordered a custom-designed “tour of sours” because I’d never had a sour before and our waitress, who seemed very hip with a hole where a lip ring must usually go, said they’re really great. A “sour,” it turns out, is a trendy style of beer made, intentionally, to have a sour taste. I found the one called Blue Owl Dapper Devil to be drinkable, but I didn’t care for the other five. You should try them yourself, though, because you’re probably much cooler than me. And they were pretty to look at, in shades of yellow and red, delivered in miniature glasses on a circular rack reminiscent of a carousel. A big draw here is you can order small tasting pours - you don’t have to commit to a whole pint unless you want to.

Growler USA is a new franchise, and our location is among the first to open. (Other sites have opened this year in Oregon and North Carolina.) There’s a nod to our local geography on the menu. At the time of my visit, I tasted “Town Lake Tater Tots,” “West Campus Edamame,” and hummus and pita from the “SoCo Mediterranean Platter.” The menu also includes sandwiches, burgers, and salads, suggesting an effort to be a lunch joint as well as a happy hour haunt.

Will **Growler USA** make it? Will it be the next neighborhood restaurant to go poof in the night, or the one we’re still talking about in four and twenty years? I’m no prophet. More to the point, I’m not much of a beer connoisseur. If beer’s your thing, you’re going to enjoy sampling widely here.

“Copper Canyon and Cold Feet”

By Leoda Anderson

I retired from my job as administrative assistant in Classics at UT at the age of 70. Had to. At that time it was mandatory for all staff to retire at 70. UT has since rescinded that rule.

So I graduated into membership in the Retired Faculty and Staff Association (RFSA) and was appointed co-chairman of the travel committee. You can guess in which direction this story is going. South, yes.

I had been to Copper Canyon in Chihuahua, Mexico, and found it extremely interesting. Of the 20 or so canyons in the area, two or three (Copper Canyon among them) are the most grand — 4,000 to 5,000 feet deep and almost a mile across. In winter some of the Tarahumara Indians “go south” into Copper Canyon, where the climate is almost balmy. Flourishing there are orange trees, cacti, exotic orchids.

The Tarahumara Indians are famous for their long-distance running endurance. They demonstrated for us, kicking a ball of root wood ahead of them. For fun they had us participate in a mini-race. For deer meat, when deer were numerous, the Tarahumaras would chase the deer until the deer (not the men) dropped from fatigue.

Once, in 1928, when the Olympics were held in Amsterdam, four Tarahumaras were induced to run the Marathon for Mexico. They did not place because they didn’t realize the race was over at 25 miles. They were just getting started! One of the four expressed their sentiments by saying, “Too short, too short.” Some of their competitions go on as long as three days and three nights, covering hundreds of miles of rugged territory.

So I suggested that the RFSAs next vacation trip be to Copper Canyon. The idea was proposed, the group approved. We began working on the logistics of the trip: transportation, lodging, etc. It was about then that I had an attack of “cold feet.”

“What were you thinking???” I asked myself. “These are sophisticated people, some of them world travelers! And you’re taking them to an out-of-this-world place where there are no telephones, no TV, no electricity! Where there is no entertainment, no shopping except for the exquisite baskets woven by the Tarahumara ladies ... While they’re eating together at a long table under a kerosene chandelier, Tarahumaras will enter their cottages to lay the firewood in the little stoves to ward off the evening chill.... What were you THINKING?”

Well, they loved it. Even years afterward, when some member of that group spotted me somewhere in town, he or she would come up and say something on the order of: “Say, that Copper Canyon trip — that was the best! I enjoyed it so much!”

But that’s not the end of the story. In those days, if you flew anywhere in Mexico you had to enter and exit by way of Mexico City airport. So we had to spend a night in a Mexico City hotel before returning to Austin.

We arrived at our hotel in late afternoon. Their enjoyment of Copper Canyon emboldened me to voice a suggestion that had popped into my head; “How many of you,” I asked the group, “would like to go out tonight to my favorite restaurant, The House of Tiles? It’s within walking distance from here, I think

... It has a history, and it has amber skylights that seem to keep everyone in a sunny mood, even the hard-working waiters. And the food is great!

Thirteen people raised their hands. The rest elected to dine at the hotel.

The history: a Mexican father, despairing of his lazy son’s success in life, flared up one day and said, “You will never amount to anything! You will never have a house of tiles!”

The son struggled with himself, found that he had a head for business, and this very successful restaurant was his answer to his father’s challenge. At the appointed time we started our walk. It was somewhat farther than I had envisioned, more of a “hike” than a walk, so it was to me (and to my audibly tired trotters) a relief when I could call out that The House of Tiles was in sight.

The maitre d’ greeted us at the entrance, eyed our little troop and asked me, “Cuanto?” (How many?)

“Catorce,” I told him, then watched what happened next. What happened next probably happens daily in all large restaurants everywhere, but I had never seen the operation executed so fast and so efficiently.



Memories from Leoda Anderson’s trip to Copper Canyon.

The maitre d’ turned, gave a signal, and waiters’ hands shot up all over that vast room: One finger, three fingers, two fingers ... until 14 fingers was the total. The maitre d’ signaled closure, and the waiters surged forward to claim their diners and escort them to their tables.

“Yikes,” I thought, “I hope they don’t mind being split up like this and scattered all over the place.” But what I heard when we gathered for our departure was, “We had the most interesting people at our table,” and “Our waiter was so helpful!” and “The food was wonderful!”

Well-fed and energized, the walk back to the hotel seemed much shorter this time.

“All’s well that ends well” — with dessert.

Some Cheesy Reflections: Pizza in the Neighborhood

By Michael J. Gaudini

Do you love pizza?

If so, you are not alone! On any given day, the U.S. Department of Agriculture reported in 2014, about 1 in 8 Americans eats pizza. Here in the North University neighborhood, we have at least thirteen pizza places within half of a mile.

Believe it or not, pizza was not always as ubiquitous in modern America as it is today. For the first few decades of the 20th century, according to food writer and Serious Eats founder Ed Levine, pizza was largely limited to Italian-American communities. During World War II, however, American soldiers stationed in Italy discovered just how delicious cheese and tomatoes on dough can be -- and brought their new tastes home with them. Over the next few decades, pizza places proliferated across the country.

Today, we here in Austin’s North University neighborhood have at least 13 pizza places within a half-mile, with many more options further beyond the NUNA boundaries. At first glance, the large number of pizza options available across the city (and the country) may seem somewhat excessive, but once you start to scratch a bit below the cheesy surface, you quickly notice just how versatile the dish can be.

Never was the point clearer to me than a few weeks ago when I hosted a pizza taste-testing night with a small group of friends who brought pizza from eight of the best pizza places in Austin. As you might expect, Austin has a great pizza scene -- with two of the best pizza places in the city right in our very own area, as determined by the blind taste-testing and secret balloting undertaken that night.

Salvation Pizza, which has operated at 34th and Guadalupe for years and offers a thin crust New Haven-style pizza, came in at a solid second place overall, ranking second on both cheese and sauce, and placing third on crust. However, the night’s clear victor was Via 313, ranking first in every category.

Up until recently, Via 313 was mainly available from downtown food trucks on East 6th and Rainey Street, but this March it expanded into the space formerly occupied by Blackbird and

Henry’s, at 31st and Guadalupe. I stopped in there recently to grab a bite to eat -- and was not disappointed.

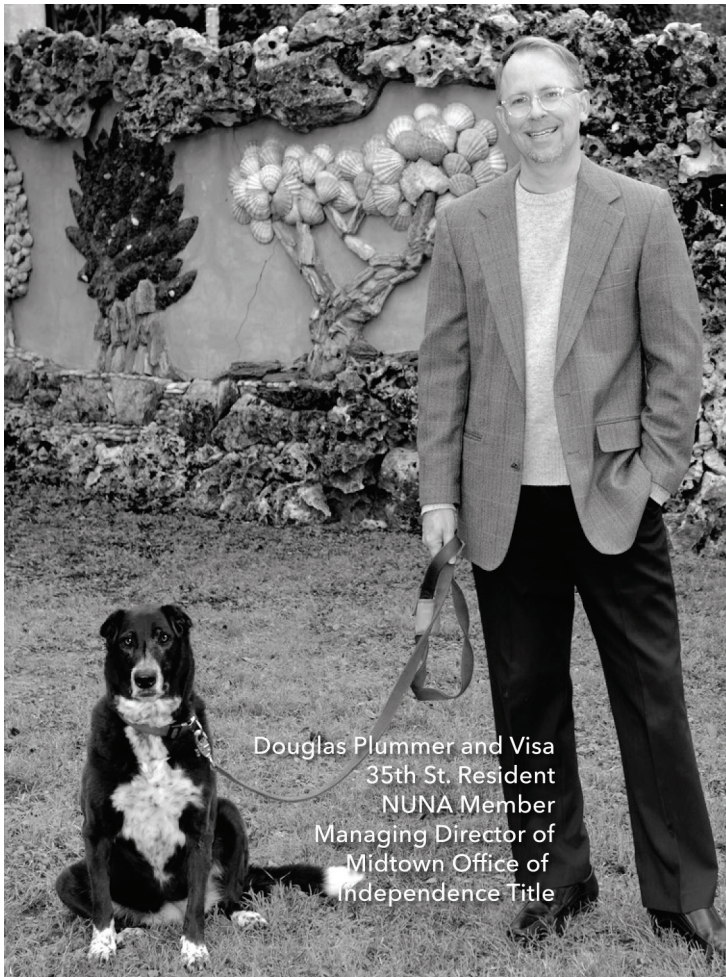
Via 313 serves Detroit-style pizza: a thick, rectangular pizza that’s soft on the inside and crispy along the outside edge, and that inverses the usual order of pizza toppings by layering sauce above the cheese. (For those of you noting the similarities between Detroit-style pizza and Sicilian pizza, you are onto something -- according to the Michigan Economic Development Corporation, Detroit-style pizza was first created in the 1940s by a man named Gus Guerra who modeled it off his Sicilian mother-in-law’s recipe.)

One final thought: we are rapidly approaching spring and summer. For me, those months always bring back memories of pizza on the New Jersey boardwalk with my family (and, as an aside, I should mention the Little Deli, in Crestview, offers some stellar Jersey shore pizza).

So, if you are anything like me, you will probably be in the mood for pizza sooner rather than later. The City of Austin boasts a number of impressive pizza options -- some of the best of which are here in our own backyards.



There are at least 13 pizza places in the half-mile around our neighborhood!



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My tag "Old Austin REALTOR®" expresses the commitment to historic preservation that led me into real estate in 1997 to work with others who want to preserve the history and culture of Austin's older neighborhoods.

In 2000 I led in developing a class on "Marketing and Selling Historic Properties," an eight-hour MCE class sponsored by the Austin Board of REALTORS® and Preservation Austin. Fifteen times over the years I have gathered a team of experts to present useful information and every time it is done I learn more. The class will be offered again in February (For info see PreservationAustin.org)

Real estate companies change and evolve, and after fifteen good years with the Kinney Company I am happy to announce that I will soon be joining Elizabeth Brooks and her colleagues at Landmark Properties. Elizabeth has had a respected presence as a Broker south of the Colorado River in Travis Heights and other neighborhoods for more than twenty years.

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. I encourage anyone who wants to buy or sell an old house to work with a REALTOR® who lives and works here. We may not all 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."

As I join Landmark Properties, I will continue to work from my home, accessible to people who want to contact me by phone, cell phone or internet.

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HYDE PARK & NORTH UNIVERSITY HOMES GALLERY



3500 TOM GREEN STREET

Beautifully updated 1938 traditional home on large corner lot featuring 3 BR, 2.5 BA, 2 LIV plus separate 1 BR, 1 BA, garage apartment. Visit www.3500TomGreen.com.
Listed at \$950,000



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 \$699,000



4012 DUVAL STREET, #B

Modern Craftsman-style townhome that lives and feels like single family. 2,050 SF with open floor plan, 3 BR, 2.5 BA, covered patio, 2-car garage, fenced yard.
Listed at \$599,000



3303 LIBERTY STREET

New construction Craftsman-style home in Hancock neighborhood. Over 2,500 SF with 4 BR, 2.5 BA, 2 LIV, 2 DIN, 2-car garage with alley access. High-end finishes.
Listed at \$989,000



102 WEST 32ND ST—DUPLEX

Available for August 1st move-in. Charming 1930s duplex in Aldridge Place. Each unit has 3 BR, 2BA, wood floors, spacious rooms & closets. Close to campus shuttle.
\$2,400/mo each unit



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

Spring is here, and 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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