



Photo courtesy of Marak Gilmore, Hancock Resident

The Hancock Sentinel

Letter from the President

By Barbara Epstein

In our older neighborhoods we are seeing more and more construction but you may not have considered potential complications or solutions associated with development. A couple of questions have come up recently about what we can do if we see what looks like a protected tree (19-1/2 inches in diameter or greater, measured 4-1/2 feet from the ground) about to be chopped down or dust is blowing off a construction site (especially if limestone is being drilled or cement is being mixed). We have the right to get a city inspector out immediately to make sure someone has a permit to cut the tree or stop a potentially dangerous substance (such as crystalline silica) from blowing off a site. The standard answer the city gives is to call 311, but that won't get anyone out immediately; procedurally, the city has three days to respond. And even though you can find staff directories online (that might not be on the city website itself), I have been assured that if you call our city councilmember, Zo Qadri's office, (512-978-2109) they check voicemail regularly if they don't answer the telephone and they will see to it that an inspector comes out right away. Even if we grow, we can still be a neighborhood where we look out for each other.

Did You Know That Austin Has An Aging-In-Place Group?

Capital City Village: membership includes: volunteer drivers for errands and appointments, help with household tasks, tech help, trusted referrals, educational and social events, and outings and new friendships.

<https://www.capitalcityvillage.org>

Volunteers are always welcome too!

512-524-2709 - Check it out!

Capital City Village welcomes people of all races, ethnic groups, religions, sexual orientations, political views, and physical and mental abilities. We celebrate multiple approaches and points of view in life, with the belief that diversity drives community togetherness. Capital City Village is building a culture where experiences different from our own are valued and respected. We are always growing our network of people, programs, and tools, all designed to support older adults in their pursuit to age in place. Our goal is to more inclusively reflect the community we serve. By increasing diversity, equity, and inclusion, we will access more varied ideas, information, and perspectives, making us a more creative and informed service provider. Together, Capital City Village continues to build a culture that encourages and supports the diverse voices of Austin.

The Next Hancock Neighborhood Assn. Regular Meeting will be held on:

Wednesday, May 15, 2024 at 7:00PM - (in person upstairs at the Hancock Recreation Center)

On the agenda: The Eastwoods neighborhood, (Dean Keeton to the south, 32nd St. to the north, Duval St. to the west and I-35 to the east) has requested to merge with Hancock, we will be taking the final vote on May 15 to officially merge.

The meeting agenda will be posted on the front page prior to the meeting.

Regular HNA meetings take place at 7:00 PM on the 3rd Wednesday of every odd month: January, March, May, July, September and November. Special meetings may take place on other Wednesdays.

Events & Holidays 2024 Calendar

APRIL

22 Earth Day

22 Passover

24 Administrative Professionals Day

25 Take Your Daughter to Work Day

26 Arbor Day

MAY

1 May Day

4 Kentucky Derby Day.

SATURDAY, 4 MAY

General Election for local political subdivisions

5 Cinco de Mayo

7 National Teacher's Day

8 VE Day, WW II

12 Mother's Day

12 Lilac Sunday

18 Armed Forces Day

27 Memorial Day – last Monday

TUESDAY, 28 MAY

Joint Democratic-Republican Runoff Election



I Fell For You

*I've fallen for all kinds of crazy stuff
Fallen on hard times when there wasn't enough
Fallen in line with a goal in sight
Fallen downstairs in the middle of the night
And then one Sunday, out of the blue:
I fell for you*

*I've fallen about in fits of laughter
Fallen on my knees the morning after
Fallen apart and lost my way
Fallen into bed at the end of the day
Then just like that, without further ado:
I fell for you*

*I've fallen by the wayside now and then
Fallen out with my fellow men
Fallen behind in critical races
Fallen from grace in hallowed places
Then something happened that was long overdue:
I fell for you*

tony beckwith

HOA Dues

Pay by January 1st

The membership year runs January 1st to December 31st. Current year dues may be paid anytime. Any payments for 2024 that are made before the end of the year will be held until after January 1st.

(Only members in good standing are entitled to vote in HNA meetings.)

Registered Child Care Home
Children 0 to 5 yrs. old

Owner/Founder: Carla R. Ketter
Address: 3912 Willbert Rd. 78751
Phone: 512-203-7234
Email: CKetterTX@gmail.com

EscuelitaAzul.com

Land Speculation in the Late 19th Century *by Terri Meyers*

Country Estates: 1900-1926

By the turn of the 20th century, the economy had recovered from the depressions of the 1890s to the extent that people started moving into what are now the Eastwoods and Hancock neighborhoods. They came, not as farmers, but as “country gentlemen” who wanted to reside in a more relaxed, clean and quiet natural environment, yet be close enough to the city for services, social and cultural activities, and employment. The concept derived from the rise of the “Country Life Movement,” an intellectual and philosophical movement that espoused a preference for natural, rural living as opposed to the crowded, noisy, and polluted life of the city. The movement gained momentum from the upper-middle and upper classes who tended romanticize rural life as pastoral and idyllic, rather than one of constant drudgery at farm labor. Practical factors entered into the attraction of suburban and rural living, as well. Rural land was less expensive than town tracts. And, with the proliferation of streetcars and automobiles, the distance from work, shopping, and events was no longer a major reason for living in the urban core.

Advocates of the “Country Life” movement in the Eastwoods-Hancock neighborhood included Lewis Hancock, a prominent banker and fixture in Austin society (3401 Red River St.), businessmen T. C. Rather (501 E. 32nd St.) and Edgar H. Perry (710 E. 41st St.), master mason W. A. J. Dempsey (700 E. 44th St.), along with teachers and professors at Texas State University, including Political Science professor Dr. Lindley Keasbey and his wife, Cornelia (602 E. 43rd St.), Germanic languages teacher, Walter Wupperman and his wife Else (506 Texas Ave.), Mathematics professor Dr. Hyman Ettlinger and his wife Rosebud (3110 Harris Park Ave.), and Dr. Milton D. Porter (600 E. 32nd St.).

Lewis Hancock, 1900-1928; Country Club and Golf Course

Lewis Hancock, Austin’s Mayor (1895-1897) and the neighborhood’s namesake, may have been the first to appreciate the area for its natural beauty and recreational potential, rather than for agriculture. Hancock was “Texas royalty.” His father, George Hancock, had come to Texas in the early 1830s when it was still part of Mexico and took part in the Battle of San Jacinto. The Hancocks moved to the city in 1848 when Travis County was organized. By 1900, when Lewis Hancock bought the Dietrich plantation north of the city, he was respected on his own merits. A prominent banker and member of Austin society, he founded the Hancock Opera House, served as president of the State National Bank and was elected Mayor in 1895. He was also one of the largest landowners in the county, with tracts of unimproved outlots and farms north of the city and the Texas State University. Hancock moved to Dietrich’s Greek Revival style house on

Sunnyridge Plantation and occupied it part-time from 1900 until his death in 1920. In that time, he was instrumental in developing the Eastwoods-Hancock neighborhood. Perhaps his most important contribution was bringing the Austin Country Club to the region at the turn of the century, thereby lending prestige and development prospects to the surrounding area. In 1899, he gathered friends and associates together at the Driskill Hotel where they formed the Austin Country Club, located on his outlots near his estate. The following year, the Country Club corporation established a golf course on the land, which dramatically improved development prospects for the Eastwoods-Hancock neighborhood. Soon, Austin’s social elite began trekking out beyond the city limits on Red River, an unpaved country road lined with live oaks, farms and dairies, to the country club for golf, bridge and other recreational pastimes. Hancock promoted the area around the club to members interested in country living and/or carving the land up for residential subdivisions.

Wupperman Tract

Among those inspired to move to the still-rural landscape were Walter and Else Wupperman who wanted their family to live in a healthier, more wholesome environment than in the city where intensive, unrestricted development had resulted in crowded and unsanitary living conditions, constant noise and traffic congestion, air pollution and piles of garbage left to rot in streets and alleys. Walt Wupperman was born in Germany and came to Texas where he taught “Germanic languages” at the Texas State University. He believed that his children would be much healthier and happier in a more natural, rural environment.



Figure 2: Elise and Walter Wupperman and their three children, Alfred, Ernst and Alive, c. 1909, <http://server16.websitehostserver.net/~patandme/CCAHistory/WalterandElseWupperman.htm>

continued on next page

In 1909, Wupperman bought a five-acre tract of land overlooking the south side of the golf course from developer, Sidon Harris (Vol. 234: 584-585). The site was ideal; it was in the country but right on the Duval Street carline to the University and downtown Austin. He built a large 1 ½ story frame house designed in a Free Classic variation on the Queen Anne style with a central hipped roof and lower intersecting gables and hipped dormers, and a deep, wraparound porch with classical order Doric columns. On the site, the family had room for a large vegetable garden, fruit orchards and chicken houses. The house is a designated Austin Historic Landmark.



Figure 3: Wupperman Tract, c. 1915, variously addressed on 38th Street, 3700 Duval Street, finally 506 Texas Avenue. Austin Historic Landmark Re-zoning application, February 22, 2010, Case C14H-2010-004.

In upcoming issues: Inshallah and the Perry Estate

January 2024 HNA Meeting Minutes

240320-HNA-MtgNotes

Hancock Recreation Center & Zoom

Called to order 7:15pm

NEW ITEMS

1. Discussed Eastwoods Neighborhood Joining Hancock NA.

a. Eastwoods is small and has limited neighbor involvement. Eastwoods to be absorbed in Hancock, rather than a new joint neighborhood. Eastwoods has voted to allow their organization to be absorbed into Hancock.

b. Eastwoods mentioned having no debts and having a small amount in a bank that would be transferred to Hancock. Discussed keeping Eastwoods park funds at the Austin Parks Foundation for Eastwoods Park separate from Hancock funds at the APF.

c. Eastwoods residents as new members in Hancock could become active in Hancock committees, meetings & events.

d. Noted housekeeping items- Hancock change boundaries description in bylaws (will require future vote to adjust bylaws), adjust boundaries in city community registry, notify Austin Parks Foundation and continue to keep parks accounts separate, HNA officers and organization to remain the same, except for expanded boundaries (32nd to Dean Keeton).

e. Discussed Executive Committee appointing a committee to organize housekeeping items. Bart W offered to lead, Kitten H, Charles H, Justin C offered to participate.

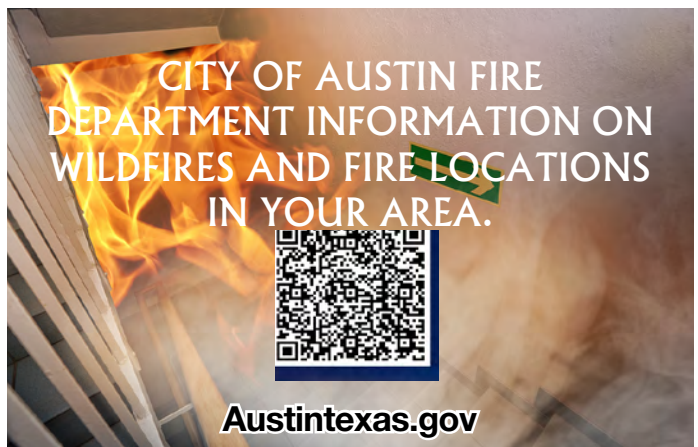
f. MOTION (Hugh B, Bart W) ADOPTED (9-1): Accept the Eastwoods proposal to merge, with the action only being official until the bylaws are modified & accepted at the next HNA meeting.

2. Social opportunities. Discussed desire for more social opportunities. Noted past success with 4th of July parade, but little interest in recent years. Note that Juneteenth at Eastwoods Park not well attended & opportunity to work more on attendance & involvement here.

PAST ITEMS

1. 3305 Duval. Noted that current zoning change to be reviewed by city. Currently there is an approved demolition, though owner has stated they do not wish to demo, want to keep the 5 units and renovate, but keeping their options open. No known rezoning hearing schedule by city at this time.

2. 3805 E 38th. House owned by Preservation Austin. Noted current zoning change active, as approved by neighborhood a number of years ago.





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A Homestead Exemption:

- Lowers your property taxes by reducing the taxable value of your property
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overpay this year!**

Instructions for filing your exemption:



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10th Annual Ney Day Saturday, May 25, 2024 12 pm to 4 pm

Celebrate Elisabet Ney and her legacy by joining us for our tenth annual NEY DAY. To commemorate this iconic artist, we will host an afternoon event dedicated to women in the arts, sciences and civic culture.

Like in years past, this outdoor community event will feature a ton of artist-led projects, demonstrations, games, music sets and food vendors!

Ney Day will be free and open to all ages as always!

You can find out more about the Elisabet Ney Museum at austintexas.gov/ney and the Friends of the Elisabet Ney at <https://www.theney.org/>

Saving The Monarch Butterfly

by Paul Ehrlich, Neighborhood News staff writer

Monarch butterflies are in trouble. Despite their popularity (EVERYONE learns about Monarchs in school), these pollinators face habitat destruction along with death by poisoning. Twenty-five years ago, migrating Eastern Monarchs covered more than 45 acres of forest in their overwintering grounds. Now, they only cover 5.5 acres.

No one wants to see these beautiful and charismatic insects disappear. So, what can we, as homeowners, do to help ensure that these butterflies continue to exist?

Plant milkweed. Milkweed has long been considered a pest in most established gardens. However, a number of insects only thrive on milkweed, and will appreciate you planting it. For instance, Monarch caterpillars are picky eaters, and only dine on milkweed.

Native milkweeds are optimal; however, they can be difficult to grow. Novice gardeners may pay too much attention to milkweed, which ironically can end up killing the plants. A bit of benign neglect may help the novice milkweed gardener achieve success.

If you have no success growing native milkweeds, try growing a tropical variety. Mexican milkweeds may be tolerated by Monarch caterpillars, for instance. Try varieties hailing from countries close to the US, such as Mexico. Milkweed hailing from more exotic locales may be ignored by Monarch caterpillars.

Plant flowers for pollinators. All butterflies will appreciate it when you plant flowers with plenty of nectar. However, with their appetite for lots of food during migration, Monarchs in particular will benefit when you plant certain flowers.

Some of these flowers include coneflowers, which bloom in the late summer, and lavender, which also helps your garden smell lovely.

Avoid insecticides and herbicides. While this practice seems like a no-brainer, it's easy to unthinkingly use poisons and inadvertently kill or deter Monarchs. For instance, many of us use the services of pest control companies to protect our households. If you choose to use pest control services, be sure to plant milkweed and other butterfly attractants away from the house. That way, you can be sure that any chemicals used to protect your home from insects will not affect pollinators such as Monarchs.

Another reason to locate flowers away from the house is because many of these plants attract wasps and bees, which you do not want to encounter when you open your front door. A bit of space is good for everybody.

Keep wasps in check. While wasps help us by killing many noxious pests, they also have been known to kill butterflies and caterpillars. Discourage wasps from hanging around your garden by planting herbs such as mint, along with certain flowering plants such as geraniums. Wasps have an acute sense of smell, and strong odors repel them. Hopefully, gardening plants with a strong odor will convince wasps to move along.

Advocate for more parks. While butterflies can do many amazing things, they can't advocate for more parks to be built along migration corridors. Only humans can do that. So, get involved with your local City Council and speak to the need for more green spaces. All animals will appreciate your actions, not just butterflies.

Monarchs may seem small, but they have a big impact on their environment. Likewise, we as humans seem small, but we can influence our environment as no other species on Earth can. Working with our neighbors, we can save the Monarch butterfly for our children and grandchildren, and create a greener, more pleasant planet.

Bibliography:

<https://theconservationfoundation.org/monarch-butterflies-are-endangered-heres-how-you-can-help/> -- The Conservation Foundation

<https://www.hgtv.com/outdoors/flowers-and-plants/flowers/butterfly-garden-flowers-pictures> -- HGTV



SOLD
505 E 40th St. • \$1,650,000
5 beds • 4 baths • 2 half baths • 3,323 sq. ft.



SOLD
4009 Avenue H • \$1,550,000
4 beds + office • 2.5 baths • 3,015 sq. ft.



SOLD
5406 Avenue H • \$830,000
4 beds • 3 baths • 2,056 sq. ft.



SOLD
403 W Odell St. • \$750,000
4 beds • 3 bath • 1,562 sq. ft.



SOLD
920 E 49th 1/2 St. • \$595,000
2 beds • 2 baths • 1,164 sq. ft.



SOLD
910 E 55th St. • \$524,900
3 beds • 2 baths • 1,248 sq. ft.



SOLD
925 E 49th St. • \$495,000
3 beds • 1 bath • 1,133 sq. ft.



SOLD
3815 Guadalupe #211 • \$280,000
2 beds • 1 baths • 823 sq. ft.

REAL ESTATE BY THE NUMBERS

Austin Board of Realtors, MLS data shown is for Austin area addresses January, 2022



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JUST LISTED!

1950s Mid-century modern gem located in the beautiful Aldridge Place historic district at 203 West 32nd St. Two-story stone home with 3-4 BR, 3 BA, spacious living and dining rooms plus library/office. Attached one-car garage with workbench. Stone patios and private backyard. List price: \$1,850,000



SOLD!

Quintessential 1917 Craftsman bungalow located in the heart of Hyde Park's historic district. Main house features 3BR/2BA, spacious formal living and dining rooms. Detached guest house with 1BR/1BA plus oversized garage with workshop. Located at 4004 Avenue H. List price: \$1,400,000

Contact Suzanne Pringle, your neighborhood expert, today for a complimentary market analysis and customized marketing plan for your property. Check out new listings for sale on **Instagram** @hydeparkrealtor.

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