



WINDOW on WINDSOR

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Next Neighborhood Association Meeting

Saturday, Jan
14th, 10am

Meeting at Gym
of MUMC 6100
Berkman Drive
and

STREAMING
windsorpark.info/
Join early to
visit!

We look forward
to seeing you at
the meeting and at
the neighborhood
events!

Got something for
the newsletter?
Get it in by the 15th
to newsletter@windsorpark.info

BECOME A WPNA MEMBER - WWW.WINDSORPARK.INFO/MEMBERSHIP



Let's Continue Building Community together in 2023

César I Benavides
Windsor Park
Neighborhood Association
| *President*

As the new president of the Windsor Park Neighborhood Association, I am excited to be serving the community in the new year. I would like to take this opportunity to thank our outgoing president, Jackie Brooks, and secretary, Alice Gaulty for their dedicated service to the association, and to welcome our new members and officers. Josh Pitts will remain our Treasurer, Jeanette Swenson is stepping into the Vice President role, and Keith Edwards will join us as our Inter-Neighborhood liaison!

I also want to take a moment to recognize and thank the hardworking members of our various committees, who have done such a great job in the past year. I want to highlight the efforts of the Education Committee, the Enlivenment Committee, the Climate Committee, the Parks Committee, the Garden of the Month Committee, the Communications Committee, our Mueller liaison (thank you, Rick Krivoniak!), and our newsletter delivery volunteers. These dedicated individuals, and many others, have helped to make Windsor Park a better place to live, and we are grateful for their tireless efforts.

As we look ahead to the new year, I remind everyone of the importance of continuing to advocate for the best interests of our neighborhood. This includes staying engaged in issues related to transportation planning, zoning, and development activity, as these all have a direct impact on our community. Representatives from the **City of Austin Transportation Department will be joining us at our January 14th membership meeting** to share with us relevant information. By working together, we can ensure that Windsor Park remains a vibrant and thriving place to live.

I also want to remind readers that we are currently seeking a new **Secretary** to join our executive committee. If you or someone you know is interested in getting involved and making a positive impact in our community, please consider applying for this important role.

I look forward to working with all of you in the new year, and to building an even stronger and more united community. Let's make 2023 a great year for Windsor Park!

* SHUTTERS * PORCHES * SWINGS * FANS *

* ONLY A FEW SPACIOUS *  * CHINAS * *

THE OLD HOMESTEAD

1124 CLAYTON LANE, AUSTIN

* DESIGNED *** BUILT *** MANAGED *

BY BRUCE ENID GARY HALLOCK

477-0858 453-4431

* APARTMENT HOMES *** EXTRAS *** *

Meet Your Neighbor - Gary Hallock and The Old Homestead

Martin Luecke

The best little home-made apartment complex in Windsor Park is about to disappear. You can find it tucked away on Clayton Lane near Cameron Road, a cluster of two-story apartments with something you never see these days: front porch swings. It really is an Old Homestead.

In 1939, fifteen years before Windsor Park was invented, Gary Hallock's grandfather Eugene bought a piece of land surrounded by farms. Over the next few years, the family constructed two houses, a barn and a garage apartment on the property. In 1977 Gary and his parents Bruce and Enid and brothers Bruce, Don and Mark, began construction of a two-story duplex apartment intended for parents and grandparents to live after retirement. Self-financed and self-constructed, it took the Hallocks three years to complete what became a six-unit building. [continued on page 2]

[The Old Homestead, continued from page 1]

Apartment building is family project



Bruce, Enid and Gary Hallock built the Old Homestead themselves.

Photo by Taylor Joracy



The building has spirt-ritl ambiancoe.

They did all the design work and construction, hiring a master plumber and an electrician to guide their work.

With nine-foot ceilings and cedar beams, larger than normal floor plans, built-in china cabinets and the signature front porches, a vision of the old west was achieved, right down to the wagon wheel and milk jug decorations. Ironically, the space was not quite usable by the elderly family members, and it became clear that it would be better used as rental units. In 1985 they repeated the exact same L-shaped building and doubled their occupancy space. A 1987 article in the American-Statesman chronicles the family project.

Over the decades the Old Homestead ended up with 16 units, and family members taking turns being on-site management. Gary has been in charge the last two decades. He says they purposely kept their units below market value in a personal effort to provide affordable housing to Austin, long before anyone realized how important that would become. The Hallocks were rewarded with long term renters who loved their space and took care of their apartments. Very little turnover kept the complex at 100% occupancy and their efficiency kept rents low. This is a rare occurrence in any city or neighborhood, where profit normally drives all decisions.

You might know of Gary from The O. Henry Pun-Off World Championships, which celebrated its 45th year in October. Gary won the event in 1989 and became the producer from 1990 to 2015. O. Henry was a famous writer who started his career in Austin and was known for his short stories with a surprise ending, which Gary says is much like a pun. "Punsters are lonely people because it's hard to find someone to go out-wit you." Chuckle.

In the past year Gary was diagnosed with stage 4 lung cancer and found himself in the hospital fighting for his life. Today he says he is lucky to be alive. Having spent most of the summer going through multiple rounds of chemo, Gary was put on a new gene therapy medication, cleared for use this summer by the FDA, and this pushed the usually fatal disease into recovery. Gary says if it had taken one or two months longer, he would not have made it. I call that luck AND timing.

The illness forced Gary and wife Christine to re-evaluate their lives, and selling The Old Homestead became unavoidable. A few months later the sale was complete and a plan is in place to build a three story 300 unit complex.

WPNA got involved when some of the renters began complaining to our organization about the turnover of ownership and asking for help. The new owners immediately extended the vacancy deadline to the end of February and gave all occupants three months of free rent.

Today half the units are empty. Gary has, just in the past few days, found enough strength to get up out of his wheelchair and face the task of clearing the property of his belongings. It is truly the end of an era, and the best hand-made apartment complex will be demolished by summer. Sometimes these changes we are witnessing in Austin are hard to accept. Much thanks to Gary and his family for doing their part to make Windsor Park unique and a great place to live.



Yard of the Month - 6603 Mira Loma

Sara Jane Lee

The winners for January 2023 are Justin and Mindy Kanewske of 6603 Mira Loma Lane. They have lived on Mira Loma for twelve years.

Their yard is a xeriscape – with gray stone instead of grass. Near the street they have Blue Whale Agave. Between the driveway and the sidewalk, a bed contains another blue whale agave, some Santolina, and a young Windmill Palm Tree. On the other side of the sidewalk, Justin and Mindy have long narrow bed containing Gulf Muhly Ornamental Grass and some Blue Elf Aloe. A rain chain drips water from the end of the gutter into this



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512-600-2234



bed. Two Palo Verde trees grow in the middle of the yard. The Kanewskes hired a landscape company to design the yard and do the initial installation and planting. Mindy and Justin now spend about two hours a month weeding the rocks.

They advise people who want success to choose natives and other plants that can survive a dry, hot climate. Above all, choose what you like.

The Kanewskes will receive a \$50.00 gift certificate from Shoal Creek Nursery. Pro Tip - while you are there, be sure to greet Chicago.

We need and want your nominations - do not be shy. If you like a certain yard, or more than one, tell us. We cannot visit every yard in the neighborhood each month. Send your nomination(s) to WPNA YOMC. P.O. Box 16183, Austin, Texas 78761, call 512-928-0681 and leave a message, or email wpna.yom@gmail.com.

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Windsor Park November 2022 Market Report



\$595,000

MEDIAN
 SALES PRICE



\$403.02

MEDIAN
 PRICE / SQFT



39
 DAYS

MEDIAN DAYS
 ON MARKET



NUMBER OF
 HOMES SOLD



\$1,300,000

MOST
 EXPENSIVE
 HOME SOLD



\$370,000

LEAST EXPENSIVE
 HOME SOLD

*SINGLE FAMILY HOME STATISTICS COLLECTED FROM AUSTIN BOARD OF REALTORS MLS

Mortgage Demands & 2023 Expectations

We're seeing an uptick in mortgage demands and about 5 weeks of mortgage rate drops, which is GREAT for this time of year. It makes me optimistic that our Spring will continue this trend and we'll be seeing some good activity. That being said, I don't expect a lot of growth in 2023. In the 2008 downturn, Austin essentially plateaued for a year, which is what I think we're currently experiencing. We're down from our peak, but essentially level year over year. November brought us two closings over a million dollars in Windsor Park, but we also had a couple sales dip under our previous \$400k floor.



John Paul Porter
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WINDSOR PARK Monthly Market Statistics NOVEMBER 2022

AVG SOLD PRICE/SQ FT (Nov 2022) **\$411.15**

OF HOMES SOLD IN (Nov 2022) **8**

AVG SQ FT OF HOMES SOLD **1,739**

AVG DAYS ON MKT OF SOLD **50**

ACTIVE LISTINGS ON MARKET **13***

*As of December 14th, 2022 - Single Family Homes. Request a Detailed Report for Your Section of Windsor Park

