



Flea

FEB 2013 | VOLUME 19 | NUMBER 1

Newsletter of the Cherrywood Neighborhood Association

CHERRYWOOD.ORG

Cherrywood Neighborhood Quarterly Meeting

Agenda items include:

- Land use updates
- Neighborhood news and issues
- Steering Committee membership

All Cherrywood neighbors are welcome and encouraged to attend!

**Wednesday
February 20
6:30–8:00pm
ASBURY UNITED
METHODIST**

PASSIVE *House*, ACTIVE *Energy Savings*

By Nicholas Koch

IN 2011, RIGHT HERE IN CHERRYWOOD, WE COMPLETED the first Passive House in Texas, which also happened to be the second Passive House retrofit in the nation.

Originally from Germany, the Passive House building system is the most stringent energy efficiency rating system in the world: buildings that meet the standard typically use about 80 percent less energy than conventional equivalent buildings, without using any solar power. To achieve this standard, we created a virtually air-tight, well-insulated 1800 sq. ft. house without thermal bridging to avoid heat conduction through wood framing.

This 1955 fixer had some severe problems: lead paint, asbestos in the walls, and a very—ahem—interesting floor plan. Our biggest goal was to build our home in a way that was cost comparable to the average new building project. The most expensive feature of

most Passive Houses is energy efficient windows and extra insulation. The money we saved by using a ¾-ton mini-split AC for both heating and cooling more than offset the cost of these premium products. Aside from costing a fifth of HVAC units, mini-splits are almost twice as efficient, saving even money down the line. We also saved money with simple and thoughtful design approaches to prevent energy leakage and navigate the inspection process with no headaches. **Our energy bill for heating or cooling hovers at around \$15 a month.**

In cold climates, Passive Houses stay warm through harsh winters without any heating at all. Building in a hot climate like Texas presented a different challenge. We used sophisticated simulation software to assist in designing the house to deal with humidity and heat. You can ask anyone who visited us during those 100 degree days this summer: our house stayed consistently cool!

While it can be more difficult to retrofit an old house than to build one from scratch, that wasn't our experience. We found it to be straightforward, cost effective, and exciting to creatively design our home to meet the Passive House standard. In the end, we've passed all of our energy testing (blower doors, duct testing), and our energy bills prove how well the house performs. We hope that our home can serve as a model to others who are interested in building for a net-zero future.

Interested in more info? Shoot me an e-mail nick@egreengroup.com and I'd be happy to give you a tour. Photo courtesy of Nicholas Koch



Cherrywood couple retrofits first Passive House of Texas

Cherrywood Calendar of Events

Dates, times, and locations are subject to change. Please refer to the Google calendar on cherrywood.org for more information. Want to submit something for the online and FLEA calendars? Contact flea@cherrywood.org.

FEBRUARY 2013

- 2/10 Mueller Neighborhood Association Meeting3–5 pm
- 2/11 Friends of Willowbrook Reach Meeting6:30 pm
- 2/12 Austin Neighborhood Council East Sector Meeting..... noon–1 pm
- 2/17 Chula League Annual Member Meeting2–4 pm
- 2/20 Cherrywood Neighborhood Quarterly Meeting 6:30–8 pm
- 2/25 Upper Boggy Creek Neighborhood Planning Team Mtg7–8:30 pm
- 2/27 Austin Neighborhoods Council General Meeting.....7–9 pm

MARCH 2013

- 3/3 Chula League Board Meeting2–3:30 pm
- 3/4 APD Central East Commander’s Forum.....6–8 pm
- 3/6 CNA Land Use and Transportation Committee Meeting 8–9:30 pm
- 3/10 Mueller Neighborhood Association Meeting3–5 pm
- 3/11 Friends of Willowbrook Reach Meeting6:30 pm
- 3/12 Austin Neighborhood Council East Sector Meeting..... noon–1 pm
- 3/20 CNA Steering Committee Meeting 6:30–8 pm
- 3/25 Upper Boggy Creek Neighborhood Planning Team Mtg7–8:30 pm
- 3/27 Austin Neighborhoods Council General Meeting.....7–9 pm

APRIL 2013

- 4/3 CNA Land Use and Transportation Committee Meeting 8–9:30 pm
- 4/9 Austin Neighborhood Council East Sector Meeting..... noon–1 pm
- 4/8 Friends of Willowbrook Reach Meeting6:30 pm
- 4/14 Mueller Neighborhood Association Meeting3–5 pm
- 4/17 CNA Steering Committee Meeting 6:30–8 pm
- 4/22 Upper Boggy Creek Neighborhood Planning Team Mtg7–8:30 pm
- 4/24 Austin Neighborhoods Council General Meeting.....7–9 pm

Arts Calendar

RECURRING EVENTS AT CHERRYWOOD COFFEEHOUSE

- Tuesdays** – Open Mic Comedy 10 pm
- Thursdays** – Tony Redman 7 pm
- Sundays*** – Kids Music (*most Sundays) 10:30 am
- Sundays** – Movie Night..... 7 pm

CHERRYWOOD COFFEEHOUSE MUSIC SHOWS – 7 PM

- | | |
|---|------------------------|
| 2/22 Tombstone Bullies/Rare Birds in Flight | 3/23 Juliana Murphy |
| 3/2 Brit Jones | 3/29 Electronic Duo |
| 3/8 Ugly Numbers | 3/30 Damp Heat |
| 3/9 Victoria Pennock | 4/5 Luxuriator |
| 3/22 Alma Lee | 4/6 Christopher Petkus |

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CHERRYWOOD PLANT AND BOOK SWAP

Trade plants well suited for propagation and transplanting.

Share your books. | Saturday, March 23, 9 am–noon | Cherrywood Green

(E. 34th St. and Cherrywood Rd.) www.cherrywoodswap.com



THE FLEA is published by the Cherrywood Neighborhood Association, P.O. Box 4631, Austin, TX 78765-4010 on a quarterly basis in February, May, August, and November. ©2013. All rights reserved.

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If you have any questions or comments about **THE FLEA**, contact flea@cherrywood.org.

CHERRYWOOD NEIGHBORHOOD ASSOCIATION STEERING COMMITTEE

Interim Chair Jeremy Mazur
 Secretary vacant
 Treasurer Rebecca Kohout
 Members: Justin Irving, Girard Kinney, Jack Josey Newman, Jennifer Potter-Miller, Lia Davis and Mark Schiff
 (9 members – 4 open positions)

If you have any questions or comments for the Steering Committee, please email steering@cherrywood.org.

LISTSERVS | www.cherrywood.org

NeighborNet David Greene
 Duplex Nation Net..... Wendy Morgan
 Stuccoville..... Jack Darby



To list art events in the neighborhood, contact flea@cherrywood.org

- 4/12 Math Patrol/The Spoils
- 4/19 One Black Lung/Matt Kjeldsen
- 4/20 Sitardelik
- 4/26 Black Top Bend/Suere
- 4/27 Alma Lee

AROUND THE HOOD



FRIENDS OF THE GREEN

Tree Planting Raises Money for Cherrywood Green

In November, 13 volunteers helped plant or deliver 66 trees throughout the neighborhood during the Cherrywood tree planting event. Now in its 15th year, the event has helped 490 trees put down roots on nearly every street in Cherrywood. Special thanks to volunteers (pictured above) Natalie Mendiola; Glenn, Amy, and Lila Reed; Heather Telo; Ken Casey; Mark Hood; Jim MacKay; and Parke and Kai Gregg. Not pictured: Mike Damal, Girard Kinney, and Alejandro Reyes. We hope to use the \$1014 raised from this event as seed money for a matching grant to benefit Cherrywood Green.

Want to volunteer? E-mail michael.damal@gmail.com

Cherrywood Blue Ribbon Yard



1211 East 31st: Abundant Harvest

Gardeners extraordinaire Aaron Williams and JaLayne Wolf love getting back to basics with their vegetable garden at 1211 East 31st Street. After purchasing their home three years ago, they took the idea of sustainable living to heart, planting tomatoes, garlic, shallots, broccoli, lettuce, cantaloupe, watermelon, mustard/collard/and turnip greens and other edibles. They even smoke their own hams, make soap, sausage, beer, fresh ground flour, and can or dehydrate extra fruits and vegetables. What's the secret to their plentiful produce, you ask? Goat manure and out-thinking the squirrels!

\$25 gift card courtesy of Rebecca Kohout, Sky Realty

Top of the Heap

Compost Pedallers launch compost collection in Cherrywood

Compost as Community Builder

Thieves had kicked in the front door of the house on 32nd Street and left it wide open when Compost Pedallers employee Sam Liebl happened by on his rounds last December. He phoned the police and waited there to help officers file a report until the owners arrived—not exactly the kind of community involvement co-founders Dustin Fedako and Eric Goff had in mind for the compost collection service they launched in Cherrywood last November, but definitely in the same spirit.

Co-founders (from left) Eric Goff and Dustin Fedako launched East Side Compost Pedallers in Cherrywood. The pedal-powered service collects compostables from subscribers and delivers them to local farms.



A Socially Minded Enterprise

Fedako, Goff and their three paid employees collect buckets of compost from subscribers paying \$17 a month. They deliver the compostables as a free resource to nearby farm and garden partners.

Composting without the Pile

"It's the act of composting that becomes the deterrent," says Fedako. "That's why our goal is to provide a program that makes composting as simple as possible without adding any hassle to our already hectic lives."

Waste Has Its Rewards

In the works: A rewards program giving participants access to produce from the farms and special deals local businesses.

It All Started When...

"One day as I was biking down to Rain Lily farm, I must have hit a bump or something and all of the pieces just fell in place," says Fedako. "Bikes, urban farms, waste, opportunity, compost, East Side. ... And if I was going to do it my way, it had to all be done on bicycles."

Go to www.compostpedallers.com for info on how to sign up for the monthly compost recycling program.

Photos courtesy of Michael Damal (tree planting); Rebecca Kohout (Blue Ribbon Yard); Dustin Fedako (Compost Pedallers)

REHAB CLINIC

How Willowbrook Reach became Austin's first Riparian Zone Restoration project

As an environmental scientist within Austin's Watershed Protection Department, I like to think of myself as a Lorax for the streams; I speak for them because they can't speak for themselves. My first years with the city were primarily spent performing water quality and biological monitoring on the streams. Seeing the many ways Austin maintains the riparian zones along our streams, I realized that instead of mowing them to look like a putt-putt golf course feature, we should allow vegetation to grow along their buffers.

In June 2010 I began coordinating with Friends and Lovers of Willowbrook Reach to revegetate the riparian area along the stream. While Willowbrook Reach is not the first stretch of stream Austin has made efforts to improve, it became a launching point for a new program at the WPD: the Riparian Zone Restoration Program, which has since taken many forms. RZR incorporates active plantings like the one at the Willowbrook Reach and four other locations in design, as well as more passively managed Grow Zones in parks.

A Restoration Long Underway

Willowbrook's stretch of stream began its rehabilitation years before I became aware of it. I can only estimate when it began (and very likely someone reading this knows the specifics quite well), but sometime in the early 1950s the Willowbrook-Sycamore area developers straightened the stream and cleared most of the vegetation that grazing cattle hadn't already chomped away. Clearing this area and planting grass made it look like a respectable park to help sell a 1950s house. From that point on it remained a mowed stretch of stream, occasionally losing a tree to natural causes or gaining one thanks to the efforts of a neighboring horticulturalist.

Based on photo documentation, sometime after 1997 the mowing in the channel stopped. That simple act set this stream on a completely different trajectory. I am sure there was a period of time that the ragweed and tall grasses dominated the vegetation in the channel, but soon enough the early successional trees began to grow. Now this little section of stream—with its maturing Willows, Boxelders, Hackberries, Pecans, Sycamores and other plant species—is host to a variety of aquatic life that had been displaced by the earlier development.

Willowbrook Reach has become a place where people take the time to watch the plants grow. Children explore and catch turtles and frogs. From atop a steep bank by a tree swing you can see sunfish make their nests in the gravel substrate. Once again life flourishes and grows here like it did in the not-so-distant past.

—By Staryn Wagner, Environmental Scientist, City of Austin



Willowbrook Reach in 1997 (top) and 2010 (bottom) after undergoing a pioneering riparian restoration.

Why Go Riparian?

The plant communities along a stream like Willowbrook serve several functions:

- keep water cool, preventing evaporation and increasing oxygenation
- slow stormwater flow to reduce flooding downstream
- increase water-holding capacity and infiltration into soil, increasing stream baseflow
- increase the uptake of pollutants from runoff
- reduce in-channel erosion
- increase aquatic and terrestrial wildlife habitat

CHULA LEAGUE

Cherrywood Art Fair 2012

On behalf of the entire Cherrywood Art Fair staff, thanks to everyone for making the 2012 event the BEST. We had more artists, attendees, and performers than ever before. And, we were able to award a grant to Maplewood Elementary School and raise over \$10,000 for the Little Artist BIG ARTIST program!



SCHIEFFER: Where the Cows and the Buffalo Roamed

How a tax jumper, a clan of German butchers and an airport shaped a neighborhood

The roots of Schieffer neighborhood were planted in 1841 when a Kentuckian named Thomas Hawkins appeared before county commissioners at Bastrop (then the county seat) with a patent signed by President of Texas Mirabeau B. Lamar granting him 510 acres northeast of Austin. The property stretched north of E. 38 ½ Street and east from East Avenue and Boggy Creek (then unnamed) to a grove of oak trees that must have stood on what would become Robert Mueller Airport. In 1850, Hawkins surrendered 165 acres to Ashford B. McGill, the county clerk, for \$0.52 in unpaid taxes. McGill sold off much of the land for a total of \$800.

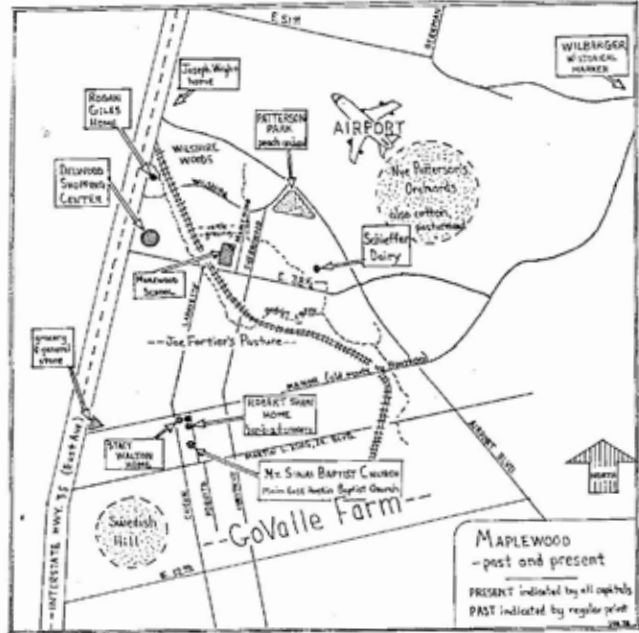
Information about Hawkins is scarce in the city's historical records. He was probably one the many land speculators at the time who simply abandoned their claims after land values failed to increase fast enough. The neighborhood is part of what city records still call the "Thos. Hawkins Survey."

In 1887, German immigrants Ferdinand and Sophia Schieffer purchased 96 acres of the land north of E. 38 ½ Street, establishing a cattle and dairy farm at what is now Brookview Road and Vineland Street. This grazing land stretched from where Maplewood Elementary now stands to the former airport site. The farmstead included a ranch cattle barn near the intersection of E. 40th Street and Boggy Creek, as well as a frame farmhouse and outbuildings on a hill overlooking the property at the end of the future Schieffer Ave. The original house burned down, replaced in 1961 by the modern ranch-style house at the 3901 Brookview. The farm supplied the slaughterhouse and meat market the Schieffers ran at 1112 East 11th Street.

The Schieffer farm provided meat and milk for the meat market and grocery neighborhood the Schieffers ran on 11th Street.



Photos courtesy of Staryn Wagner (Willowbrook Reach); Roy Moore (Chula); Rebecca Kohout (Schieffer)



This map from a 1979 Maplewood directory shows Schieffer as it stood in the past. The boundaries of Schieffer neighborhood are: north of East 38 ½ St., south of Schieffer Ave., east of Brookview Rd. and west of Airport. Streets are Brookview, Vineland and Grayson. Homes were primarily built in the late 1940s through the 1960s.

Robert Mueller Municipal Airport was a major influence on the neighborhood when it began passenger service in 1930. The airport expanded into a field of orchards in 1940, owner Nye Patterson watching with tears in his eyes as bulldozers leveled the 2,000 blooming peach and plum trees he called his "children." Patterson died soon after, a portion of his original orchard becoming Patterson Park at the north end of Cherrywood Road. The airport closed in 1999.

In 1946, as Austin's population grew and the city limits pushed north, Emmett Schieffer and wife, Jeannette, sold around 40 acres of family land to developer Perry Jones, who began selling lots in Willowbrook for about \$2,000 each. A Schieffer cow pasture made way for Maplewood Elementary School in 1951 to serve the growing population of families in the area. The original building housed five classrooms and a cafeteria that doubled as a classroom.

Asbury United Methodist Church, at the corner of Cherrywood Road and East 38 ½ Street, began in 1949 when neighbors talking across the back fence agreed the neighborhood needed a church. Wilshire Presbyterian Church (now Genesis) followed in 1950.

The churches, park and school all helped form a sense of community for the Schieffer neighborhood we still feel today.

— By Rebecca Kohout

Overflow Parking: How to Fix It

We are experiencing an increase in residential projects (including large duplexes with inadequate off-street parking), corridor businesses, and expansion of existing businesses, which means more and more cars parked on residential streets. To limit residential on-street parking, the following will be our focus for 2013:

- More on-street parking on E 38 ½.

- More and better-configured off-street parking for corridor businesses.

- More bicycle parking at businesses.

- More remote parking for businesses.

- Additional parking for corridor businesses.

- Safe, signalized multi-modal crossings at Lafayette/E 38 ½.

- Red paint adjacent all intersections to show where parallel parking is illegal.

- Right-wheel-to-curb parking.

- Residential Parking Program.

- Neighborhood Parking Master Plan implementation

We will continue to monitor the progress of the Group 21 Street Reconstruction project and other initiatives.

—Girard Kinney, AIA Chair, CNA LUT



URBAN FARM UPDATE

Cherrywood Neighborhood Farm Begins Fourth Season

The Cherrywood Neighborhood Farm has finished the Fall/Winter growing season with 18 member households in the neighborhood receiving biweekly shares of local produce and eggs. With the start of the new season in March and more growing area in the works, we'll be looking for new members. If you're interested in joining, contact terry@tdyke.com. More info: www.urbanpatchwork.org.

Photo courtesy of Terry Dyke

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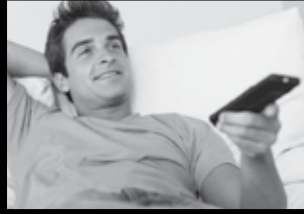
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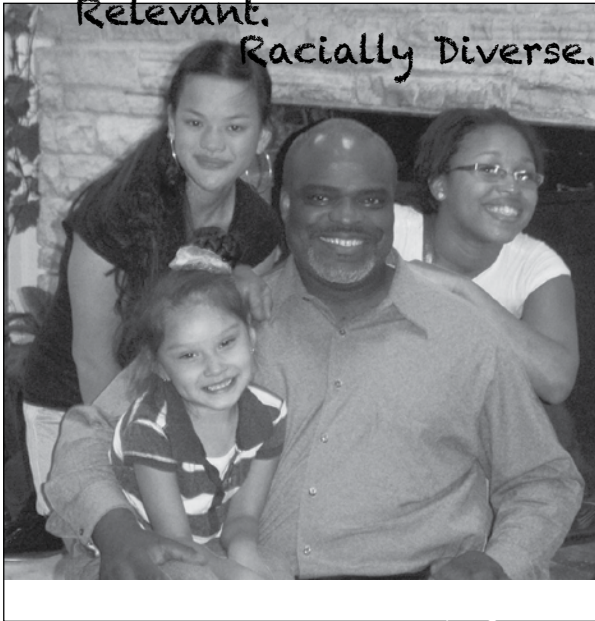
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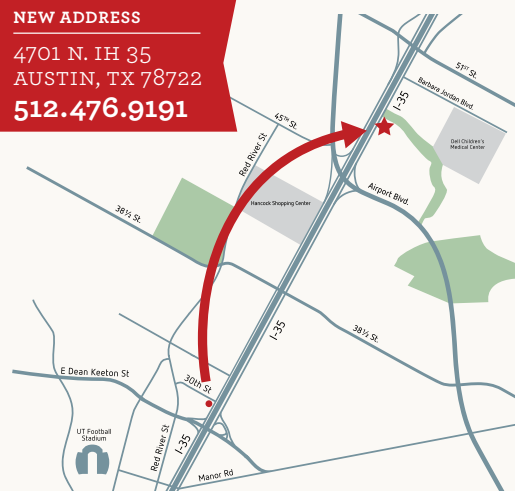
Austin Vet Hospital



After 42 years, we have outgrown our building. In a few months, we'll all be moving up the road to a new state-of-the-art vet hospital! We'll be next to the Delwood II neighborhood, adjacent to the Mueller greenbelt. Ask us for more details!

NEW ADDRESS

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seasonal home maintenance tips



GUTTERS Check for fall leaves & debris to provide optimal drainage. Trapped moisture leads to moss and mildew which can damage your roof and walls. Check and make sure your downspout is clean, painting 2 - 2 1/2 feet away from foundation walls.

ROOF Look for missing, broken or cracked shingles. Keep trees and shrubs that are close to the roof cut back to allow for proper ventilation and to prevent future damage.

PAINT If wood is left exposed, it can rot. Check for chipped and cracked paint, scrape off any falling paint and sand it down so there are no rough edges. After prepped, apply primer and then paint. Also, don't let dirt build up on your exterior - a good power washing can make your house look bright and new.

TREES & SHRUBS Keep branches cut back 7 feet from your roof and siding to prevent mold and mildew buildup. Trim out of control vines that can crack siding and allow moisture and pests inside your home.

LAWN Rake excess leaves, too many piles can cause grass to suffocate and contribute to dead spots in your lawn. Pull weeds and dead flowers from last season and replace with low maintenance flowers or shrubs that grow well in our climate.

INDOOR AIR QUALITY Replace filters once a month to help your A/C unit run smoothly. A properly cared for unit can help control humidity and moisture. Making sure the unit is clean and dirt free saves you money on your energy bills and keeps the house comfortable and cool. Also check that drain pans are draining freely and hose connections are leak-free.

*Read more at bit.ly/spring-maintenance

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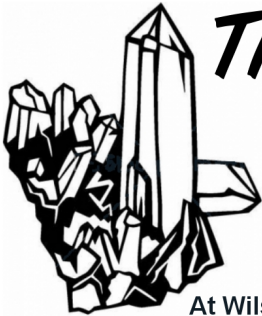
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WHAT'S HOT IN CHERRYWOOD

Austin-area home sales hit six-year high for December

According to the Multiple Listing Service (MLS) report released in January by the Austin Board of REALTORS®, the volume of Austin-area home sales continues to rise as December became the 19th straight month of sales volume increases—the most home sales in December since 2006—and year-end figures show momentum in Austin real estate coursing steadily into 2013.

According to the report, 1,828 single-family homes were sold in the Austin area in December 2012, which is 17 percent more than December 2011, and the total dollar volume of single-family properties sold was \$513,028,200, or 35 percent higher than the same month last year.

Cathy Coneway, 2013 Chairman of the Austin Board of REALTORS®, explained, "This is the strongest year for the Austin housing market we've seen since the recession. Each month brought double-digit increases in home sales volume and double-digit decreases in active listings."

Feng Shui Tips for your landscaping

Trim your plants at least once every three weeks. Overgrown plants that look straggly and uncontrolled are not good feng shui. More importantly, you should trim your trees at least once a year. Always make certain that your trees do not overwhelm your home.

Move all plants that have prickly thorns away from the vicinity of your front door. Thorny plants can create a protective energy, but they should always be outside and not too near the front door.



Cherrywood Real Estate Report

Information below is based on active, pending and sold homes within our Cherrywood boundaries. The data derives from a total of 13 homes sold or on the market for the period of October 15, 2012 to January 15, 2013.

- Homes sold in the past 90 days: 9
- Homes currently pending sale: 3
- Homes actively listed: 1
- Average home for sale: 2 beds, 2 bath.
- Average size home for sale: 1,303 sq. ft.
- Average list price: \$277,269.
- Average home's selling price: \$264,767.
- Average price per square feet: \$217.85.
- Average time on market: 49 days.

MY RECENT SALES!

3506 Robinson; 2 bed/2 bath/ 2 living; remodeled kitchen and baths, hardwood floors, covered porch, 1 car garage. natural landscaping!

3305 Cherrywood: 3/1.5 with great deck, hardwoods, beautifully remodeled kitchen .

1702 East 38th: 3/1.5 with large yard and patio, sexy kitchen and bath remodel. Darling!

SELLERS: If you're thinking of selling your home and moving away, you have a fantastic advantage because of the shortage of homes for sale in our neighborhood right now!

BUYERS: If you're looking to buy, contact Rebecca for a private showing of available properties in the Austin area.

I've been a Cherrywood resident since 1972. Call me if you're planning a move to a larger home, need to relocate, or know someone on the move.

Let me show you what I can do for you and how I can make your next move the best move of your life!



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