

NORTH UNIVERSITY NEIGHBORHOOD ASSOCIATION

www.nuna-austin.org



Nuna President's Note

By Lynn Marshall

With the expectation that the ban on group meetings may loosen as we move into spring and more people receive vaccinations for Covid-19, we are going to get to kick things off by having February 2021's regular general NUNA meeting via Zoom can register by sending name / email to: zoomnuna@gmail.com or they can register by texting their name and email to (512)655-9790 for information on how to contact the meeting host to receive an invitation and link. The NUNA ExCom has also begun meeting by Zoom.

Things are happening in the neighborhood, and some of them are concerning. The police representatives I have spoken with recently say that crime is up in the central neighborhoods, and criminals are becoming emboldened. Foreign investment money is also at work in our neighborhoods. Things are happening that we need to all be aware of.

Development Never Sleeps

You may have noticed that some of the Calcasieu Cottages at 314 & 316 W 34th Street are gone. Mary Ingle wrote an informative article about this for the December 2020 NUNA News. Foreign

In This NUNA Newsletter

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- Snow Day!



investors purchased the properties and removed the cottages, and the City neglected to notify NUNA or the immediate neighbors. It is likely that this is an attempt to build another "stealth dorm," a structure that has a larger than usual number of bedrooms and bathrooms to serve as housing for six or more unrelated adults in a single-family residential neighborhood, or 4 unrelated adults

in the primary front structure and 2 unrelated adults with a back unit for 2- Family Residential (allowed on SF-3 properties). To allow this to go by unchallenged would set a bad precedent for other such development projects throughout NUNA. Our NCCD Ordinance for NUNA has special regulations regarding the number of bathrooms triggering parking. We disagree with the City on that determination. No one should be allowed to circumvent proper process. The large properties planned for the sites have the potential to directly and negatively affect the quality of life for the residents of Aldridge Place and the Buddington Addition and will set a bad precedent for all of NUNA, including the Grooms and Fruth Additions. NUNA has a case before the Board of Adjustments on February 8 regarding this address.

Mary Ingle, one of NUNA's four sector leaders, sums up the difficulties that Austin's older neighborhoods are facing with the latest pressures from the development and financial investment industries. She says "The balance between old and new presents challenges, as does the balance between preservation and new development. Ultimately the loss of these structures emphasizes another contemporary issue --affordable housing. With all the emphasis on the lack of affordable housing in Austin, the loss of these cottages is felt here. These structures were part of our affordable housing options, which we, as a community are losing daily. Older structures like these cottages, but also older apartment buildings, are our community's' affordable housing, which Austin needs so desperately. "

Neighborhoods Request A Moratorium On Zoning Changes During The Pandemic

The Austin Neighborhoods Council (ANC) Executive Committee passed a Resolution in

Support of a Moratorium on Residential Zoning Amendments and Variances During the Pandemic that is based on the resolution put forth recently by the Dawson Neighborhood.. The Dawson Neighborhood in South Austin submitted a resolution recently that sums up a citywide dispute with processes. The resolution addresses changes during the pandemic to the city processes of boards and commissions and city council that cause them to be not democratic, fair, or transparent. regards the means of citizens to give input in rezoning zoning cases in their neighborhoods. For example, when zoning cases are being heard by the City Council, all public testimony by citizens for all of the cases is given at one time. When an individual case is heard later in the meeting, only developers are allowed to speak to their particular project. There is no way for neighborhood residents or other citizens to address what was said or correct erroneous information that was given during that part of the hearing. Also, while the City of Austin uses Zoom for their own meetings, Zoom is not used for involvement by citizens, who are only allowed to give testimony by phone. ANC is encouraging every neighborhood to write its own individual letter to the City Council regarding democratic fairness and transparency in City of Austin public hearings.

The Orange Line Rail

The Orange Line Project is back! This light rail transit service is planned to run for 20 miles through the heart of Austin. This would directly affect the North University Neighborhood. The line as currently proposed includes North Lamar from 183 to 45th Street, where it would then go down Guadalupe to the Drag, and then down South Congress Avenue. It would run along the entire western border of our neighborhood. To participate in the "scoping meetings," go to

projectconnect.com/get-involved or call 512-904-0180. Brandon Tucker attended the first Orange Line meeting on Monday, January 25th and has a summary in this issue.

And The Good News Is...

There is a new NUNA website in the works! The Website Committee has been Zooming weekly to draft content and imagery and collect assets (pictures, videos, etc.). It was time -- the current website is over 10 years old and became harder to keep updated. Pallasart Web Design, which is here in the neighborhood, created the original website and will be doing the new one. More on that to come. In the meantime, a big thanks to Bob Atchison and Walt Neuschaefer of Pallasart and Laurence Miller for helping out with details of this website production!

Neighbors joins Forces in war on Graffiti

By Julie Gordon Willis

Unfortunately, graffiti on our neighborhood structures is nothing new. Vexed by an uptick in tagging on the Hemphill Park bridges about seven years ago, NUNA residents Steve Wilkinson and Zach Simpson took matters into their own hands.



“When the bridges were being painted, I knew the likelihood the graffiti would just come back again,” Steve said. “So, I asked one of the city employees for the name and maker of the paint, went and got it.”

Steve and Zach took turns painting over tags on the park bridges for years until the graffiti activity died down and the paint dried up. When the 32nd Street bridges were tagged again this fall, Zach enlisted new recruits in the neighborhood war on graffiti: my sons, Luke and Cole Willis. Both are middle schoolers at St. Andrew's, which requires its students to perform annual community service hours. They were more than happy to earn a few painting outdoors on a beautiful Sunday in December. But, first, they needed the paint.

Leave it to Steve to keep good records. He'd saved a picture of the label on his computer: Sherwin Williams A-100 Flat, Color: SW7714/Oak Barrel (printed here for the historical record, and to crowdsource future painting efforts.) Zach picked up a fresh can and the Willis brothers went to work.

Rather than viewing this effort as passing the baton, Zach is simply moving on to bigger ideas – no surprise to anyone who knows him. His latest? Create a neighborhood paint fund and offer free paint and volunteer painters to affected NUNA businesses and residences. He cited Pavement Clothing, in the old Centennial Liquors space, as an example of a brand-new business that's had to repaint at least once in the short time it's been open. Other businesses are slower to respond to vandalism,

and for understandable reasons. Constant repainting is an expensive hassle, but one the entire neighborhood benefits from.

“If we can join forces in rapidly responding to this problem, we create a disincentive to graffiti in this neighborhood,” was Zach’s pitch to me. Not a hard sell. In fact, if his idea comes to fruition, I know where to get some free labor.

Dogs of NUNA

By Diane Presti

This is our dog Stella. Stella has lived on 33rd Street for four and a half years and she loves it! Stella was adopted from Austin Pets Alive about six years ago when she was six months old. We believe she had been in a shelter her whole life because she is very claustrophobic and she answered to her name. Austin Pets Alive said she was a German shepherd mix but, no. She looks a little like a black mouth cur, but is much too small.



sweet personality and is excited to meet any new dog. Other likes include greeting dogs who walk by our fenced front yard and running along the fence sniffing and barking at them. Her most beloved activity is going for a walk. When her boy, Leo, was going to Lee Elementary in person, she loved walking him to school in the morning. Long walks around the neighborhood, particularly Hemphill Park, bring her much joy. Stella is always happy to have a play date with her dog friends on 33rd, particularly Frieda. Unlike most of us, she loves the Corona Virus because it means her people are home with her so much more than before. She also loves camping and hiking. Before the Corona Virus, she enjoyed talking a trip to the Petco in Hancock to choose a new toy.

New Documentary Highlights Austin's Commitment to Parks

By Brandon Tucker

When I chat to friends or colleagues about Austin, I often talk about how various wrinkles of the city have revealed themselves to me based on what stage of life I am in. For example, when I first moved here, single in my 20s, it was all about walking across the Congress Bridge to 6th Street more nights than not. Then dating (and dogs) came and Abby and I explored the dog parks and the foodie scene. It was around this time the pounds on the waistline added up, and it was time to join the fitness buffs on Lady Bird Lake and at the bike shops. Now we have small kids and are becoming experts about such Austin joints as The Thinkery, Fortlandia and Kids-eat-free Tuesdays at Central Market. But the constant since I moved here in 2008 has been the outdoors. Since moving here in 2008 I've enjoyed the Greenbelt,

Hike & Bike Trail, many golf courses, parks and watering holes. I'm one of hundreds of thousands of folks who moved to Central Texas in the 21st century, well after many land battles were waged over the preservation and commitment to many of these places. As relative newcomers, it's easy to take these magical places for granted. A new 56-minute documentary was recently released on KLRU (PBS), *Origins of a Green Identity: Austin's Conservation Pioneers*. For those of you like me who have moved here sometime in the 21st century, it's a concise way to brush up on how Austin's network of trails and greenbelts came to be -and more importantly, preserved -for us, our kids and our future neighbors. The doc opens with a good summary of the planning of the city that was built around the creeks (mainly Shoal Creek and Waller Creek) and goes in depth on Beverly Sheffield, who worked at the Parks Department and was one of the more educated and visionary people in the city at the time in regards to parks. It also shines some light on how the downtown Hike & Bike Trail came to be, and this was very educational. Town Lake has since been



officially renamed Lady Bird Lake, named after the outdoors enthusiast First Lady of President Lyndon B. Johnson. But as the documentary explains, it was Roberta Crenshaw who did a lot of the heavy lifting around town and helped plant the vision of the Hike & Bike Trail, one of the great urban oases in the country and would help serve as a model for other cities' urban renewal. I'm on that trail a lot and it is a true gem off the city. Other highlights of the documentary include a ton of archival photography and video I'd never seen before (it's a trip to see past imagery of Shoal Creek, a trail we're on practically weekly). And the fact that an amusement park was seriously debated in town over the hike and bike trail is an anecdote I'm bemused by and will imagine the next time I'm walking across the Pfluger Pedestrian Bridge.

The doc is a good reminder that many of the great and enduring things about city life come from a combination of ambitious, perhaps audacious ideas, and a dogged pursuit and defense of those ideas. Battles over land use between

private and public interests have been around for generations and may only intensify as land values rise, but if a community is committed and engaged they can nevertheless make a difference for future generations. How thankful am I to Roberta Crenshaw, Beverly Sheffield and all the local activists of her time who helped preserve what makes Austin so great? Well, one fall afternoon in 2012 I proposed to Abby on a rocky lookout along the Barton Creek Greenbelt.

Origins of a Green Identity: Austin's Conservation Pioneers is available online at <https://www.pbs.org/video/origins-of-a-green-identity-73yqcb/>

Phorid or Humpbacked Flies

By Wizzie Brown

Humpbacked flies, also known as Phorid flies, are small gnat-like flies that do not bite. They often

are yellowish to dark brown in color. They get the humpback name from the way their back is humped when viewed from the side and phorid fly comes from the family in which they are classified. Sometimes they are called scuttle flies from their habit of running around in an erratic manner.

Phorid flies vary widely with some being pests while some species are beneficial, for example some phorid flies attack and kill red imported fire ants.

Pest species found indoors are often associated with moist, decaying organic matter. These flies can become a problem in homes by mechanically transmitting bacteria to food and food prep areas.

Common sites where larvae develop (and areas you would need to locate a.k.a. "the source") can include organic matter built up on the inside of drain pipes; on aging fruits, vegetables or other food matter; the bottom of garbage cans, dumpsters or recycling bins; in broken sewage pipes; or under broken floor tiles.

For long term solution, develop a sanitation plan. Locate "the source" where larvae are living and clean it thoroughly. If drains are accessible, clean with a stiff brush and flush with boiling water. Food should not be left out for long periods of time and trash/ recyclables should be removed on a regular basis. Trash and recycling bins should be cleaned with soap and water several times a year. Repair any plumbing leak sand loose or broken tiles.

Fly swatters and fly lights can help reduce adult populations.

For more information or help with identification, contact Wizzie Brown, Texas AgriLife Extension Service Program Specialist at 512.854.9600. Check out my blog at www.urban-ipm.blogspot.com

This work is supported by Crops Protection and Pest Management Competitive Grants Program [grant no. 2017-70006-27188 /project accession no. 1013905] from the USDA National Institute of Food and Agriculture.



Editor's Note: In our last issue, this article failed to print in its entirety. We regret the error and are re-running it this month. Apologies,



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2 Missing NUNA "Front Teeth"

By Mary Ingle

Whenever a house is demolished or removed on a street, there is an unsightly gap that reminds me of the image of missing front teeth! The emptiness lingers with a twinge of shock about a space that had been occupied for such a long time with what was there. In this case, two modest homes disappeared in the middle of the day over the Columbus Day Holiday, leaving a large gap in the street scape for 316 and 314 West 34th Street., the middle cluster of cottages on two single family zoned lots.

These clusters of cottages were built apparently in the 1940's after World War II as housing for veterans returning to Austin to attend the University of Texas. Small structures less than 1000 square feet could house a single veteran or couple beginning a life together. These clusters of

NUNA General Meeting (Zoom)

February 15, 2021

Report on 314-416 West 34th Status	Mary Ingle
Update on Hancock Golf Course	Darrel Mayers The Hancock Conservancy
Update on Project Connect	Pam Bell
Report from Website Committee	Jim Creswell, John Davis, Brandon Tucker, Lynn Marshall, Babs Davis
Treasurer Report	Jan Moyle
Reports from Quadrant Leaders	Mary Ingle, Jim Creswell, Randy Thompson, Dick Holland

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cottages are not found in all parts of Austin, but they seem to be a distinguishing characteristic in certain neighborhoods around UT. In fact, many past battles were fought to preserve some of these cottages such as the Calcasieu cottages to the west on 34th Street. To describe 316 and 314 more fully in architectural terms, there is a possibility that these cottages were “kit” houses—prefabricated packaged homes with some variation of design and small details. Small “kit” homes are not too common, but there are many larger two-story examples of Sears “kit” homes in Hyde Park from the 1890s, all similar in style with differences in orientation to the street and small architectural details like doors and shingles.

Since North University has a deep and rich history, these changes to 34th Street are particularly noticeable when they happen. Most of our homes and structures were built longer than 50 years ago. The Historic Landmark Commission is supposed to review demolition/relocation permits for properties 50 years or older, but this did not happen here. The Preservation Office granted these permits administratively. Some of us contend that this review process is not applied consistently in our neighborhood for structures over 50 years old, regardless of Historic District status or not.

Apparently, these properties at 316 and 314 West 34th Street were purchased by foreign investors with a plan to build, what appears to be “stealth dorms,” a phenomenon from the past which served as a great money maker for student-housing developers within the confines of a neighborhood. The current pending permit mistakenly interpreted the City’s Urban Core Parking reduction without consideration for a specific NUNA NCCD (Neighborhood Conservation Combining District) provision with the number of bathrooms on the property. More than five full baths trigger a parking space per bathroom. At first glance, this provision sounds incredibly strange, but when the

neighborhood was drafting the NCCD in 2004, this was the only way we could address the stealth dorm issue with the City’s Legal Department. The current permit has been pulled for “pending revision” after the City’s Legal Department weighed in about the NUNA NCCD provision concerning bathrooms. Thanks to many neighbors for calling the city staff’s attention to details of concern in the permit!

A stealth dorm could be described as a house with an overabundance of bedrooms and bathrooms intended to house more than six unrelated adults as residents. These tended to be built in the early 2000s, before the UNO (University Neighborhood Overlay) in West Campus. One of the reasons the UNO (University Neighborhood Overlay) was created in West Campus was to provide an outlet and opportunity for generous student housing on a grand scale rather than introducing it to single-family zoned lots. Since there is no single-family zoning in UNO, UNO would be the appropriate arena for real and dense student housing. Stealth dorms have no place in a residential neighborhood where peace and quiet, not to mention trash and parking issues reign supreme.

The balance between old and new presents some challenges, as does the balance between preservation and new development. Ultimately the loss of these structures emphasizes another contemporary issue, affordable housing. With all the emphasis on the lack of affordable housing in Austin, the loss of these cottages is felt here. These structures were part of our affordable housing options of which, we, as a community are losing daily. Older structures like these cottages, but also, including older apartment buildings are our community’s affordable housing which Austin needs so desperately.

Scene and Heard

January 10th was a rare day in Austin: Snow! It’s quite a site around these parts. In fact, the last time more than an inch of snow was recorded was back in 2017. But the area received quite a dumping and gave us all a chance to feel like northerners for a day. Central Austin reported about 1.5-2 inches but some areas west of town saw upwards of six! It gave us all an opportunity to put on our winter coats for awhile (or in Dennis’ case, a sable hat!) The record snowfall in Austin was recorded in 1937 on November 23rd: 11 inches!

The Austin-American Statesman actually went to Hemphill Park to get video footage and interviewed some neighbors building snowmen and throwing snowballs. You can view it here:

<https://www.statesman.com/story/news/2021/01/10/snow-expected-continue-falling-all-day-austin-area/6615628002/>

Heb Hancock Expansion Plans Revealed

Austin.Towers.Net has a neat feature on the history of the Hancock Center and shares some news that HEB has filed expansion plans with the city. Plans call for an additional 40,000-square-feet. The plan would expand the store to the east but stop at the now-vacant Sears.

Vintage Clothing Capital!

Austin is the capital of Texas and it appears that North University and more specifically 29th & Guadalupe may become the vintage clothing capital of the world! I’m sure we’re all missing our local liquor store (or is that just me?) at the Centennial Liquors on 30th & Guadalupe but that store has been replaced with a massive vintage clothing store, Pavement that has installed some pretty snazzy

signage. Add this massive footprint to Flamingo across the street, Never Knew, Buffalo Exchange, Full Circle Vintage clothing, and Lo-Fi Vintage. If there are any vintage clothing aficionados in the neighborhood we’d love to get a review from you!

It’s A Hot Market

Overheard around town was a neighbor mention they know a realtor who mentioned a house they were listing received over 90 offers. Yikes!

Write And Edit For The Nuna News!

We’re looking for editors and writers for the next NUNA News! Drop us a line at NUNANews@gmail.com



Orange Line Meeting

You can view the full Orange Line Scoping meeting on Capital Metro’s Facebook page here:

<https://www.facebook.com/132439863446819/videos/162408378762034/>



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901 WEST 22ND STREET

Available now for short term lease at discounted rate. Charming 2 BR, 2 BA condo at Preservation Square. Ground level unit with adjacent parking. Walking distance to U.T.

Listed at \$1,695/mo.



4214 SPEEDWAY

Exquisite renovation of 1939 Hyde Park bungalow. Many upgrades and custom finishes. 3 BR, 3 BA. Two screened in porches, greenhouse, hot tub, garage/workshop.

Listed at \$1,195,000



3512 RED RIVER STREET

White stone traditional style custom built home with 4 BR, 3.5 BA, 2 LIV. Open floor plan, updated kitchen, fabulous master suite on ground level. Two-car garage plus carports.

Listed at \$1,195,000



3306 HARRIS PARK AVE.

Upstairs unit of 1930s brick duplex with 2 BR, 1 BA. Updated with new appliances, refinished floors, screened porch. Looks out on tree-tops. Walking distance to U.T.

Listed at 2,100/mo.



3501 WOODROW ST.

Stately 1933 brick American Four Square home with 4BR, 2BA, 2LIV plus guest house. Park-like yard with pool on half-acre lot. Fun fact: Childhood home of QB Drew Brees!

Listed at \$1,695,000

Hyde Park & North University homes continue to be in high demand! Call 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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