

NUNA

February 2024

NORTH UNIVERSITY NEIGHBORHOOD ASSOCIATION

President's Note

By Lynn Marshall, NUNA President

Lots going on this spring (I know it is still less than halfway through winter, but the sun is shining and it is 73°F or 22.7°C.

Coming up soon (or maybe not? — elections, you know) is the city council's possible vote on Phase 2 of H.O.M.E. Phase 1 was where the council voted that it was fine and dandy to put three dwelling units on one residential lot. Most people shrugged and thought "cute granny flat in the backyard" or "rental income!" not thinking about how even that would affect property taxes or homestead exemptions (it will and it does).

Even TCAD isn't clear on what this will do to property values (they will be driven up and the taxes will go hand in hand) and how to handle these odd subdivisions that are being advertised so enticingly ("Sell us your backyard and make income!" one brightly colored postcard targeting property owners in the Eastern Crescent crowd). Never mind that you may end up in a condo-ownership relationship for the land with the new owner in which you and they own the land jointly and much of your homestead exemption vanishes.

Phase 2 is where the city council will, if they get their way, vote to allow larger lots to be subdivided so that "small lots" of 2,500 s/f can have 3 units. Thus, your neighbor's 10,000 s/f lot can sprout 12 units. Remember the old Magic Rocks Crystal-Growing Kits in which small bits of brightly colored magic rocks that when dropped into a solution of sodium silicate sprouted into tall spires in a tiny footprint? It would be kind of like that only 30+ feet tall, not attractive or colorful, and with no place for trees or nature. Or parking.

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IN THIS ISSUE

- ◆ State Reps. Sheryl Cole and Gina Hinojosa visit NUNA
- ◆ Subdivide and Conquer short film on the special interests behind the H.O.M.E. Initiative that is rezoning most of Austin's single family residential properties
- ◆ The historic column at 32nd and Guadalupe rises from the rubble
- ◆ Mulch Madness in Hemphill Park coming up in March!
- ◆ And several reminders to join up and get involved

HEY NUNA! IT'S DUES TIME!

OOOOH AAAAH OOOOH AAAAH OOOOH AAAAH

Yes, NUNA-ites, the calendar has rolled over, your membership in this worthy community organization has expired, and now it is time to pay it for the cause. So get that Twine Time earworm rolling and write that check or punch-and-pay electronically via the NUNA website at northuniversity.org.

Membership in NUNA runs from January 1 through December 31. See page 2 at "Join NUNA" for even more info. Don't delay! Join or renew now!

2024-2025 NUNA OFFICER NOMINATIONS

The North University Neighborhood Association Nominating Committee is forming the slate of nominees for NUNA officers for 2024-2025. If you are interested in serving, please contact NUNA at zoomnuna@gmail.com for more information.

FEBRUARY NUNA MEETING

Monday, Feb. 5, 6:30 p.m. at Sparky Park, 3701 Grooms. The program will include a showing of *Subdivide and Conquer*, a short film by filmmaker Steve Mims on the powerful monied influences behind the rezoning of 176,000 single family properties in Austin (including yours) followed by a Q&A and discussion of the H.O.M.E. Initiative and the changes it brings. **WHAT'S GOING ON IS A BIG DEAL!**

AGENDA

NUNA GENERAL MEETING

February 5, 2024 6:30 p.m.

Sparky Park

Call to order
Reports
Presentation of slate for 2024-2025 (if completed)
Aldridge Place column restoration
Showing of Subdivide and Conquer film about Small Lot rezoning of 176,000 residential Austin properties and discussion
Announcements
Adjourn

NUNA GENERAL MEMBERSHIP MEETING MINUTES

December 4, 2023

Lynn Marshall, NUNA President, called the NUNA General Membership meeting to order at 6:34 p.m. at Sparky Park. Mary Ingle, NUNA Secretary, recorded the minutes.

NUNA welcomed Gina Hinojosa, our State Legislature Representative, as guest speaker. Afterwards, NUNA business continued with a Treasurer's report, CANPAC report, ANC report, and two quadrant reports. A request was made for five volunteers to sign up for the Nominating Committee, in accordance with NUNA by-laws.

NUNA was made aware of the public hearing by the City Council on the H.O.M.E. (Home Options for Middle-Income Empowerment) Resolution, Phase 1. on December 7, 2023, beginning at 10 a.m. at City Hall. A vote is possible.

NUNA Vice-President Mike Marcom gave a report on the success of "It's My Park Day" regarding our Adams/Hemphill Park, with all of the trees getting a good layer of mulch with lots of volunteer effort. He reiterated the need for more volunteers to help with these park work events. Mike also attended a meeting where the Parks Foundation provided some ideas about gathering more involvement with other fun events in the park. There was a discussion about the graffiti on the concrete walls of the creek and how to clean up this issue.

The meeting was adjourned at 7:45 p.m. with a lovely raspberry cake made and donated by longstanding NUNA member Janet Adams.

NUNA GENERAL MEETINGS

NUNA general meetings are held the first Monday of even-numbered months at Sparky Park (unless otherwise announced) at 6:30 p.m. at 3701 Grooms. Watch for the white NUNA signs that go out a week before the meetings and check NUNA's website at northuniversity.org for more information.

The next General Membership meeting will take place on Monday, Feb. 5, at 6:30 p.m.



NUNA OFFICERS 2023-2024

President	Lynn Marshall
Vice President	Mike Marcom
Secretary	Mary Ingle
Treasurer	Jan Moyle
NE Quadrant Leader	Emma Kate Schultz
NW Quadrant Leader	Randy Thompson
SE Quadrant Leader	Ravine Woods
SW Quadrant Leader	Sam Elkin

CANPAC Representatives	Mary Ingle Sam Elkin
ANC Representative	Babs Davis

JOIN NUNA

NUNA is a clearinghouse for information about what's happening in the neighborhood. And it's a great way to get to know your neighbors and contribute to your neighborhood.

NUNA meetings are held the first Monday of even-numbered months unless otherwise announced. Watch for the white yard signs that go out the week before the meetings or check northuniversity.org for information.

Membership in NUNA is open to all residents 18 years old or older residing within the boundaries of North University Neighborhood, which is bounded by 38th St., W. 27th St., Duval, and Guadalupe.

Your dues benefit the neighborhood, paying for neighborhood events, presentation materials, mulch for the parks, signs, and such.

Dues cover a calendar year (January–December) and are not pro-rated. Members may vote 30 days after paying their dues. Not sure if your NUNA membership is current? You can check that with Jan Moyle at moylejan@gmail.com.

Fill out the form below, make your check to NUNA, and mail it to Jan Moyle, 200 W. 32nd St., Austin, TX 78705. Or visit our website at northuniversity.org and pay online.

NUNA MEMBERSHIP

_____ \$15/person
_____ \$25/couple
_____ \$10/student



Name: _____

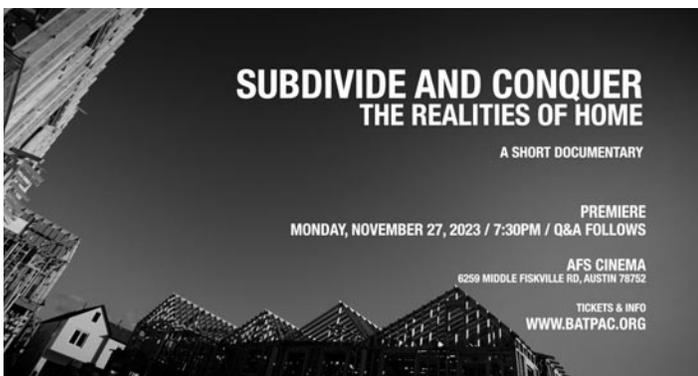
Address: _____

Phone number: _____

Email: _____

SUBDIVIDE AND CONQUER

A FILM ABOUT THE H.O.M.E. INITIATIVE THAT WILL REZONE 176,000 RESIDENTIAL LOTS AND ELIMINATE SINGLE FAMILY ZONING AS WE KNOW IT AND CHANGE AUSTIN FOREVER



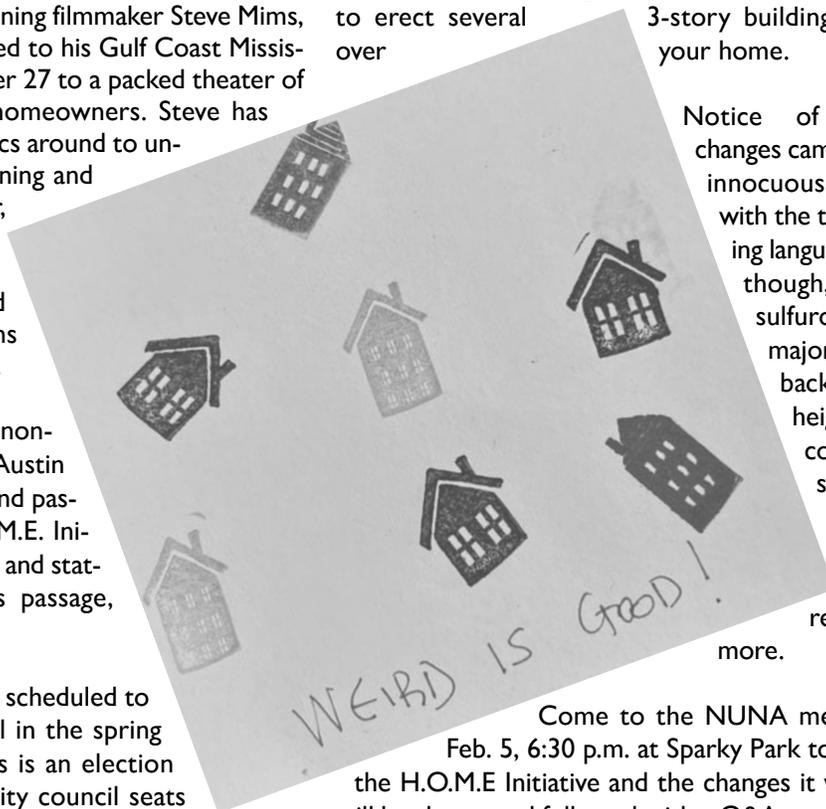
Subdivide and Conquer by award-winning filmmaker Steve Mims, formerly of Austin and now returned to his Gulf Coast Mississippi roots, premiered on November 27 to a packed theater of concerned Austin residents and homeowners. Steve has taken on some of the toughest topics around to uncover the forces moving Austin zoning and land use in one direction or another, first in *Zoned Out: the Legacy of CodeNEXT* and now, with *Subdivide and Conquer*, the benignly named H.O.M.E. Initiative (Home Options for Middle-income Empowerment).

On December 7, after 14 hours of non-stop testimony from hundreds of Austin residents speaking knowledgeably and passionately about the what the H.O.M.E. Initiative will do to our neighborhoods and stating unequivocal opposition to its passage, voted 9 to 2 to pass Phase 1.

Phase 2 of the H.O.M.E. Initiative is scheduled to be considered by the City Council in the spring (though that is not certain, as this is an election year with the mayor and several city council seats up). Phase 2 brings the Small Lot component in which larger lots can be subdivided into several smaller lots each with three dwelling units (thus 12 units for a 10,000 s/f lot).

North University Neighborhood — including Aldridge Place, the Grooms Addition, Speedway Heights, the Buddington Addition, and all of the other small historic areas here — is in the eye of the rezoning storm.

Deed restrictions will not protect your property. While in some cities such as Houston deed restrictions do provide some buffering and protection, in Austin, the City takes the position that deed restrictions are a third party agreement that must be hashed out legally between the concerned parties. That could mean you and your neighbor or you and the institutional investor who has bought the property behind you and intends to erect several 3-story buildings that will tower over your home.



Notice of these massive changes came in the form of an innocuous purple postcard with the typical ho-hum zoning language. Hidden within, though, are numerous sulfurous Easter eggs — major reductions in setbacks, increases in height and impervious cover, decrease in lot sizes and increases in dwelling units allowed, elimination of parking requirements, and more.

Come to the NUNA meeting on Monday, Feb. 5, 6:30 p.m. at Sparky Park to learn more about the H.O.M.E Initiative and the changes it will bring. The film will be shown and followed with a Q&A opportunity with people who have been delving into what is going on with H.O.M.E. for some time.

A PHALLEN PHOENIX RISE AT 32ND AND

IN TWO ACTS

Steve Tomlinson

On February 13, 2023, a delivery truck knocked over one of the historic limestone columns at 32nd and Guadalupe. I remember folks on the street grieving the loss of a familiar piece of our neighborhood fabric. I remember a few of us feeling like it was simply gone forever.

Well, on November 14, the expert crew from Ash Masonry placed the original capstone on the better-than-new recreation of the original column.

In the grand scheme of things (with all that's going on in the wider world), this isn't much. It's just a bunch of rocks. But actually, it's a sign of care and connection in our community.

Some of our neighbors identified the delivery truck that felled the column. Others worked with Arbor Car Wash to get video that helped us make an insurance claim. Still others worked with Brian Ash Masonry to get a proposal that the insurance company could trust. A few brave souls worked with the underwriters to make the case for rebuilding the column to historical specs.

Others worked with the property owners to clean up the original mess, store the reusable stones while we waited for the insurance settlement, and get access for the construction project. And one precious soul worked with the City of Austin to insure we did everything by the book.

The new column incorporates as many of the old stones as we could save and has a rock solid CMU and rebar core. It's built to last as long as anything that sits in the Guadalupe right-of-way is going to last.

It won't last forever. None of us will. So it seems right and good to give thanks for something sweet that's here for us to enjoy for a moment. Who knows what else could happen in a place where a loss leads not to despair but to an adventure that draws us closer together.



PIECES FROM THE RUBBLE GUADALUPE

ACCOUNTS

Janet Beinke

You've likely seen the damaged (really destroyed) Aldridge Place column on the corner of 32nd and Guadalupe. Fortunately, there's no question who caused the damage as there's a video of the incident from Arbor Car Wash across the street. A contractor's delivery trailer carrying Austin Marathon barricades jumped the curb and smashed into the column on February 13th.

Replacement of the column had two important aspects: acquiring the funds for the project and the physical reconstruction. Steven Tomlinson worked assiduously with the barricade contractor, the insurance company, and the cost appraiser to get a settlement that was near the estimated replacement cost. He also needed to get approval from the City so that Aldridge Place could accept the check. If you've ever dealt with an insurance company, you know that a process like this which sounds straight-forward requires diligence, care, and lots of time.

The destroyed column is one of four sets of identical paired columns that mark the entrances to Aldridge Place on 32nd and 33rd Streets. The columns are composed of pitch-faced limestone in layers of reversed bonded coursing (check out the unique stone work when you're walking by sometime.) The

columns were constructed in 1917 by

master masons who left the date on at least one column. The City designated them historic as part of the Aldridge Place Historic District in 2017.

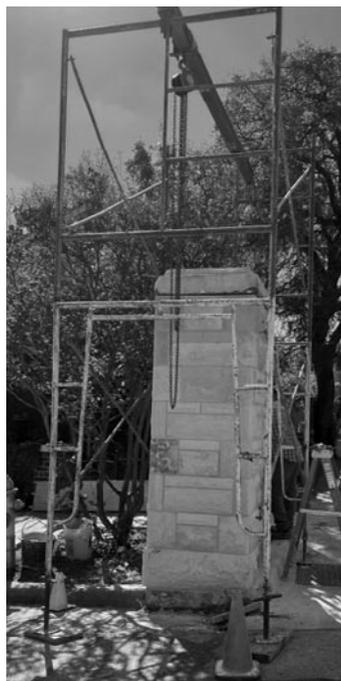
Aldridge Place was fortunate to acquire the services of Ash Masonry Masterworks and its owner, Brian Ash, who has worked on the Capitol, the Alamo, and other historic stone buildings. Brian believes that the Aldridge Place columns are among the most attractive ones in all of Austin. His enthusiasm for the project and his discussions with the appraiser of the unique characteristics of the column helped increase the size of the settlement and reassured us that the project would be done correctly.

Reconstruction of the column entailed many time-consuming steps. Ash and his crew first had checked the stones for damage to determine how many stones are salvageable. Brian combed quarries looking for stones of the same type and color which were then cut to the various sizes required for the column. Every new stone had to be chiseled to match the originals. Finally, the corners required a margin chiseled smooth.

To make the renewed column more stable and plumb, a new cement base was poured and a reinforcing internal support was added. The stones were carefully leveled as each layer was added. Luckily the "Aldridge Place" stone was one of the few relatively undamaged pieces in all the rubble.

The final step, replacing the estimated 800-pound original capstone, was accomplished using a hoist and

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A Phallen Phoenix — continued from page 5
pulley. The column is now restored and more beautiful than ever.

Brian's appreciation for our columns brings to mind how important the columns are to the neighborhood and how desperately the other columns need repointing and cleaning. Mortar is missing on all the other columns, which could cause layers to collapse. There is black mildew on the stones in some places. Brian Ash recommends repointing and steam cleaning the other seven columns.



MULCH MARCH MADNESS!

Mark your calendars for Saturday, March 2, 2024! That's when we are planning our first of two mulchfests and creek cleanups of 2024 in Adams / Hemphill Park.

These events are a great way to meet your neighbors and help keep the park in good shape for everyone who uses it for jogging, dog walking, picnicking, or just enjoying being outside. Our project has not been formally approved yet by the Austin Parks Department, but we submitted our application very early, so we expect that it will be.

If you participated last year you should get an email when we get approval. But, if you want to be sure to get notified, email us at zoomnuna@gmail.com and we will put you on the list.

See you there!



Douglas Plummer
35th St. Resident
NUNA Member
Managing Director of
Midtown Office of
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**NUNA GENERAL MEMBERSHIP
MEETING MINUTES
October 2, 2023**

Lynn Marshall, NUNA President, called the meeting to order at 6:35 pm at Sparky Park. NUNA Secretary Mary Ingle recorded minutes. Lynn Marshall read the Treasurer's report provided by Jan Moyle. No ANC or CANPAC reports were given. Randy Thompson, NW quadrant leader, gave a quadrant report.

The General Membership voted to confirm the nomination of Sam Elkin, NUNA SW quadrant leader, as a CANPAC representative (to replace Lynn Marshall).

Guest speaker, State Representative Sheryl Cole from House District 46 entertained the membership with remarks concerning the Texas Legislature and insights from her terms on the city council.

After this energetic presentation, the General Membership discussed the upcoming City Council proposed Phase 1 action for rezoning 176,00 residential properties to allow 3 units and the Phase 2 rezoning of large lots into small (2,500 w/f) rezone lots, each allowed to have 3 units.

There was an announcement about the Hemphill Park work day/ It's My Park Day would be November 4, 2023.

The meeting was adjourned at 7:27 p.m.

NUNA PEEKS BEHIND THE LEGISLATIVE CURTAIN WITH TWO STATE REPS

Thanks to NUNA Secretary Mary Ingle's packed virtual Rolodex (remember those?), NUNA was treated to two great guest speakers at the October and December 2023 meetings, with visits from state legislators Sheryl Cole (Dist. 46) and Gina Hinojosa (Dist. 49).

Sheryl Cole started her public service as a PTA president, served three groundbreaking terms on the Austin City Council from 2006 to 2015, and as Mayor Pro Tem. These days she walks the halls of the Texas Capitol as a member of the sometimes perplexing Texas legislature as the representative of District 46. In her first term, for her ability to strike compromise and pass legislation out of the House, she was recognized as a Texas Legislative Black Caucus Freshman of the Year. And she has a wicked sense of humor that serves her well.

Gina Hinojosa was AISD school board president prior to being elected to the

Texas legislature District 49, which is NUNA's district. Not surprisingly, she is an avid proponent of public education. She is also an ardent protector of Austin's local control (protecting our noise ordinance) and works on many issues relating to indigent health care and fair wages.

It was eye-opening to hear about the inner workings of the legislature from two people in the thick of Texas politics, to learn how these two skillful Texas natives navigate the Texas legislature to get things done on behalf of their constituents, and what the big issues coming up in the next few years are likely to be.

We want to thank both of these legislators for their service to Texas and for taking time out of their very busy lives to speak at our NUNA meetings.



State Representative Sheryl Cole



State Representative Gina Hinojosa

THE NUNA NEWSLETTER NEEDS YOU!

**to write, edit, layout,
photograph, distribute,
and bring in some
advertising.**

**Interested? Curious?
Send inquiries to
nunaatx@gmail.org.**

Continued from page 1

Because this has the potential to impact North University, along with every other neighborhood in town, this will be a topic of discussion at Monday's NUNA meeting on Feb. 5. The 30 minute film *Subdivide and Conquer* by former Austin filmmaker will be shown (it will explain a lot). Let's just say, it isn't about providing "affordable housing" for the people who keep

the city humming along (teachers, firefighters, EMS, police, etc. etc. etc.). It's more likely about providing density numbers in certain key areas and along corridors to hit the targets required to qualify for billions of dollars of federal funding for various other projects.

Keep watch on this.



JUST LISTED!

Bring your architect, contractor and imagination to create your dream home! Prime location just steps from Hancock Golf Course. Excellent opportunity and unlimited potential to remodel and expand this 1925 cottage with 2BR/1BA located at 510 East 39th St. List price: \$699,000



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.

Suzanne Pringle

Broker, REALTOR®

512.217.1047

suzanne.pringle@sothebysrealty.com



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