



September 2016

## Letter from the Chair

This summer we had the good fortune of some new volunteers offering to help make our charming neighborhood even more charming. Ashley Victory is a young lawyer who recently moved to Highland Avenue and volunteered to help with West Austin Park planning & fundraising. Orlando Castillo has two young kids but somehow has found the time to plan some very exciting community events. Ted Barnhill has volunteered countless hours planning the 100-year Mathews celebration and has also volunteered to help with West Austin Park plans. Serena Bolliger is an architectural historian who has brought that extraordinary expertise to our zoning committee.

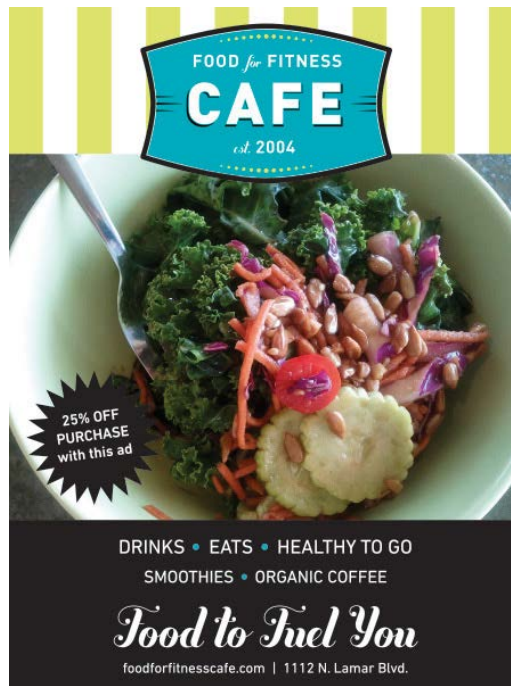
When you walk around our neighborhood, the heritage trees, historic buildings, cafés and shops create an atmosphere unlike any other part of our great town. Many friends have asked me what the perks are of serving as chair of OWANA. There's really only one I've found so far, and it's meeting folks like Ashley, Ted, Orlando and Serena. The best part of our neighborhood's atmosphere is the vibe I get from my neighbors.

On Tuesday, September 6th at 7pm we will meet again at the Mathews cafeteria and begin with some great news – the Flower Hill Foundation's plans to make the Smoot House (1316 West 6th Street) a historic home museum. Robin Grace Thompson, executive director curator of the foundation, will present those exciting plans to us. The history hits will keep coming as Preservation Austin will speak with us about historic preservation strategy. The Mathews 100-year celebration and West Austin Park plans will round out our agenda, as will Orlando's ideas for community events.

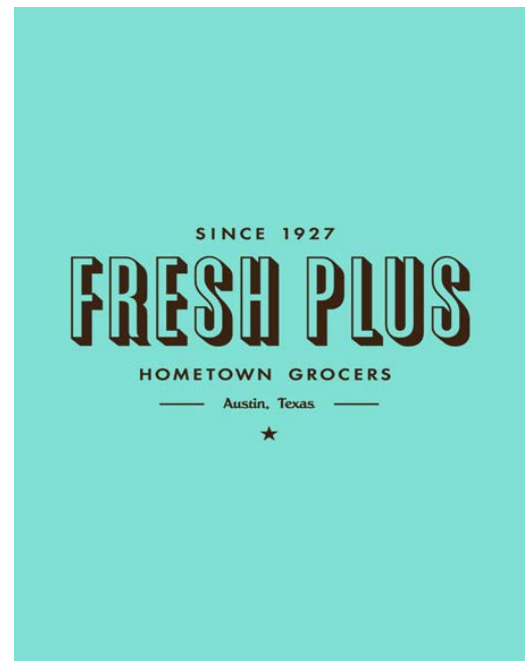
We have had had some fun community events over the years. The Easter Egg Hunt and National Night Out stand out in my mind as going up to 10, and Orlando has plans to turn it up to 11. The Mathews 100-year celebration the morning of September 23rd will also be an important milestone and opportunity to celebrate our neighborhood.

Get out of the house and come to our meeting on September 6th. The downside is it may last a couple of hours. The upside is you may learn something, meet neighbors, and will have an opportunity to weigh in on the future of the neighborhood, and you might even win free ACL three-day passes. If you don't have time, I hope to run into you at the park, in the coffee shop, or at one of our community events soon.

*Scott Marks, Chair*



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# September 2016 Membership Meeting

**Tuesday, September 6, 2016 — 6:45pm to 9:00pm**

**Mathews School Cafeteria (906 West Lynn at West 9th)**

- I. Registration and Social Gathering (6:45–7:00)
- II. Call to Order — Scott Marks (7:00)
- III. Approval of Minutes (7:05)
- IV. Treasurers Report (7:05-7:10)
- V. Jane Smoot Historic Home Museum/Flower Hill Foundation — Robin Grace Thompson (7:10-7:25)
- VI. Preservation Austin on Historic Preservation — Alyson McGee/John Donisi (7:30-7:45)
- VII. Update on Mathews 100-year celebration (7:45-8:00)
- VIII. West Austin Park planning and fundraising — Rosemary Merriam/Laura Bryant (8:00-8:30)
- IX. Committee Reports (8:30-9:00)
  - A. Zoning - Maureen Matteaur
  - B. Community Events - Orlando Castillo/Kathleen Deaver
  - C. Historic Preservation - Shawn Shillington
  - D. Public Safety and Transportation - Mike Sullivan
  - E. Affordable Housing - Scott Marks
  - F. Nominations - Mike Sullivan
  - G. Membership - George Warmingham
- X. Raffle of ACL 3-day weekend passes
- XI. Other Business and Announcements
- XII. Adjourn

*NOTE: Votes may be taken on any scheduled agenda items.*

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# Mathews 100th Birthday



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WE ARE HAVING  
A HUGE  
BIRTHDAY  
PARTY!**

**SEPTEMBER 23, 2016**

**AT MATHEWS ELEMENTARY  
906 WEST LYNN, AUSTIN, TX 78703**

## *Schedule of Events*



*8am Coffee*

*9am Program & Pageant*

*10am Cake Reception*

*11am School Tours &*

*Alumni Interviews*



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VISIT [MATHEWS360.COM/100](http://mathews360.com/100) FOR MORE INFO.**

All are welcome to celebrate our Downtown, One-of-a-Kind, Award-Winning, Nationally-Recognized, International PUBLIC Elementary School

Friday, September 23, 2016

Schedule of Events

8am - Coffee

9am - Program & Pageant

10am - Cake Reception

11am - School Tours & Alumni Interviews

Visit [mathews360.com/100](http://mathews360.com/100) (<http://mathews360.com/100>) for more info

## National Night Out

*Kathleen Deaver*

National Night Out is Tuesday, October 4 from 6-8pm in West Austin Park (1317 W 10th St). This is a family celebration held by neighborhoods across the country to promote community and relationships with our city's public safety personnel. I have registered our event both nationally and locally and requested a visit from the Austin Fire Department. We have been fortunate to have members of Engine 4 with us each year. Fire Station 4 is the oldest operating fire station in the Austin Fire Department and the only operations fire station that dates back to the horse drawn era of firefighting in Austin.



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People are invited to bring a Pot Luck dish or, alternatively, I have emailed Whole Foods hoping that their Food Truck will sell food (and waive their fee) again this year — as folks have requested.

Also, the public is invited to the National Night Out Kick-Off Event on Saturday October 1, 2016 from 10am–1pm at the Mueller Airport Lake, (4550 Mueller Blvd).

So, everyone please put your porch lights on and stop by to say 'Hello' and pass this on to anyone in the 'hood to join.

## ACL Tickets

**Win a pair of 2016 ACL Music Festival tickets!**



Are you interested in winning a pair of 3-day passes to the 2016 ACL Music Festival (<http://www.aclfestival.com/>)? This year the festival will be held the weekends of September 30 to October 2 and October 7-9.

ACL will feature many great bands including Radiohead, Mumford & Sons, Kendrick Lamar, LCD Soundsystem, Willie Nelson and many, many more.

Three day passes for both weekends are sold out.

But OWANA will hold a drawing for two pairs of 3-day ACL passes (one for each weekend) at our General Membership meeting on Tuesday, September 6. To win, you must be a current member and be present at the meeting when we draw for the tickets.

We will also have a silent auction for additional 3-day passes.

I hope to see you at the September meeting.

George Warmingham

Membership Chair

Old West Austin Neighborhood Association



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## Fundraising Efforts for West Austin Park

Fundraising for West Austin Park has begun in earnest this summer. An informal group formed by a few OWANA neighbors has started holding monthly meetings at Cover 3 on West Sixth Street. Additional interested OWANA members have joined the group to help generate ideas, to make community contacts, and organize fundraising efforts. Folks have met three times as of this date.

The group is working from the Master Plan that was developed for the West Austin Park in 2010 by TBG Planning Firm in cooperation with neighborhood volunteers including Marion Cimbala, Joey Kazzoun, and Marjorie Moore. The plan was adopted by City Council in 2010.

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The fundraising group has decided to focus on a number of much needed improvements for the park. A number of neighbors have asked about adding play structures for older kids, seven and up. There are also numerous drainage issues and the ADA path that need to be fixed, the construction of a shade structure adjacent to the play area and other fixes too numerous to go into at this time.

A member of the group has already spoken with a representative from the Austin Parks Foundation about applying for funds through their grants program and another committee member attended a session on grant writing to apply for these grants. Laura Bryant, Design Workshop, is working on updating estimates for park improvements.

Selling yard signs with a park logo showing support for the park is being considered as an initial fundraising idea. Another possibility is holding an event with a silent auction at Café Josie.

Please come to the next General Membership Meeting on September 6th with ideas and suggestions!

## Whole Foods Market 5th/Baylor/6th/Lamar Redevelopment

*Shawn Shillington*

Whole Foods Market is proposing to rezone and redevelop the block between 5th/Baylor/6th/Lamar. Their proposed development would include an office building facing Lamar from 5th to 6th, a "wellness hotel" on the corner of 6th and Baylor, and an extension of the Treaty Oak Park from the current Treaty Oak Park to 5th. There would be an open courtyard in the middle connected to 6th and the Treaty Oak Park. Everything other than the park would have several levels of underground parking.



(<http://jeffreysfaustin.com/>)

This block is vital to the connection between our neighborhood and downtown, Lady Bird Lake, and much of the rest of the city. It should be developed in a way that engages the neighborhood and enables safe connectivity instead of becoming an inward facing block that excludes neighbors and cuts us off from downtown.

We have cause for concern given that other WFM developments in the area have largely ignored bike and pedestrian accessibility. The most recent, 705 Lamar, is a parking garage over unused retail space that contributes to a pedestrian "dead zone" on Lamar north of 6th. Or compare the WFM flagship store to the new Trader Joe's on 3rd: both have a big parking garage, but TJ's has a pedestrian friendly front entrance facing the street, while WFM faces the street with blank walls and parking lot driveways. WFM's old location across 6th is the same: a blank wall facing 6th, another blank wall facing Lamar with the entrance behind the parking lot.

We should take these steps to make sure the new development engages the neighborhood and enables safe access and connectivity for our neighbors:

1. Ground Floor Retail. This could be WFM storefronts/restaurants or it could be space rented to third parties, but the key to making this sure this block engages the neighborhood is to have pedestrian-facing uses at every opportunity on the ground floor. Blank walls, driveways, and lobbies not open to the public kill pedestrian activity. 5th, 6th, and Lamar should all engage the street with retail (open doors, sidewalk cafes, etc.). This activity engages pedestrians and makes the block an amenity for the neighborhood instead of a safety hazard.
2. Inner courtyard. The initial plans calling for an open inner courtyard and connection to the Treaty Oak park could be amazing or terrible. The key is whether ground

floor retail engages it or ignores it and whether it is visually open or closed. From the street does it look like an enticing way to enjoy some open space near a 500-year-old tree? Or does it look like a blind alley with danger lurking in the shadows? Compare the inner courtyard at the AISD facility one block west to the inner courtyard at Seaholm (go eat at True Food Kitchen if you haven't already). This courtyard needs to be open, accessible, and safe to succeed.

3. Sidewalks. I'd rather have a crappy sidewalk with good pedestrian activity than a beautiful empty sidewalk. But a big beautiful sidewalk with good pedestrian activity would be amazing. So even though this technically isn't downtown, it pretty much will be after this development, so I think we should ask that it be treated according to the Great Streets standards that would apply if the development was on the other side of Lamar.

4. Bikes. I'm scared to bike on Lamar, and 5th and 6th aren't much better, but Baylor is a great bike connection between our neighborhood and downtown, the lake, the bike/ped bridge, the bikeway, and Austin High. I'd like to see that preserved and enhanced, maybe with a grade-separated bikeway.

5. Traffic. I don't think there is much that can be done, but one thing jumps out. I'm generally opposed to adding more traffic lanes, but adding a lane to Lamar between 5th and 6th so that there was a dedicated left turn lane going each direction would be a major improvement.

6. Height. I'd rather have a 60-foot concrete block than a 90-foot concrete block, but the more important point for me is that the block engages pedestrians and becomes an amenity for the neighborhood instead of a black hole.

The Zoning Committee, Steering Committee, and all of OWANA will continue meeting with Whole Foods' representatives to work on these issues and hopefully come to a mutual agreement about the future shape of development for this block.

## Zoning Report

### September 2016

#### New Cases

**607 Pressler Street** (SPC-2016-0288A): Application for conditional use permit for Cultural services (Museum) in use an historic residence. The Flower Hill Foundation is seeking a use permit to turn Flower Hill, former residence of the Smoot family, into a house museum. A public hearing will be scheduled at Planning commission and City Council.

**1618 Palma Plaza** (NRD-2016-0061): Application to demolish a 1930s four-plex. Part of the Old West Austin National Register Historic District (Old Enfield) and is listed as non-contributing. Nearby neighbors oppose the demolition and there is evidence that the NRHD listing should be "contributing." OWANA Steering Committee voted to oppose the demolition. Will be on the HLC agenda for September 26.

**1508 West 9th Street** (NRD-2016-00): Building permit and partial demo application for historic bungalow along West 9th Street. House will be renovated and one story addition added of the back. Zoning Committee voted not to oppose. HLC agenda for September 26.

#### Ongoing Cases

**611 West Lynn** (NRD-2015-0112): Proposed demolition permit. Postponed at the applicant's request until September 26, 2016 HLC meeting. OWANA opposes



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demolition. Staff has suggested historic zoning for house and dividing property. Case Ongoing.

**812 Theresa** (NRD 2015-0135): Proposed demolition permit. Owner met with the Zoning Committee and heard objections to demolition of the house and suggestions for applying for a Partial demo. Case was heard at the April Historic Landmark Commission meeting, where owner's attorney submitted documentation stating that the house was beyond repair. Commission voted to postpone the case until the June Historic Landmark Commission meeting so alternatives to demolition could be explored. Contractor Tom Blackwell and Architect Tom Hatch assessed the property and estimated that the property could be rehabilitated. Historic Landmark Commission voted on July 25 to postpone case to conduct further research into historic zoning. Case Ongoing.

**524 Lamar Blvd:** Whole Foods Re-Design of 524 Lamar Blvd (including Whit Hanks properties.) Present plan includes demolishing all existing buildings. New site would consist of 3 separate buildings to be phased in over time and could include office space and retail shops in addition to a WFM concept hotel. The property surrounding treaty Oak would remain in public hands. Proposed buildings would require zoning change to LIPDA (as opposed to a PUD) so that WFM could increase building height to 90 Ft. at Lamar and 60 Ft. along West 6th. (Current overlays cap height at 60 and 40 feet respectively in those two spaces). New spaces would include unground parking and open courtyard area near Treaty Oak that potentially could be public space. NO traffic study has been undertaken yet. Zoning members expressed support for wider sidewalks and other pedestrian amenities and ground floor retail options.

Zoning members also asked that Armbrust come back to zoning with more info about the plans and what WMF will do about the traffic issues. Case Ongoing.

**1102 Charlotte Street:** Proposed new construction on empty lot. Sherry Matthews, owner. Dick Clark Architecture. Clarksville NRHD. Scheduled before HLC September 26, 2016. Case Ongoing.

**910 Baylor Street** (NRD-2016-0033): Proposed demolition permit. A non-contributing property to the Old West Line NRHD. HLC voted on June 27 to release permit as soon as plans are submitted for the property. OWANA did not oppose.

**1315 W. 9th Street** (NRD-2016-0035): Proposed demolition permit. Current house is zoned MF and is contributing to the Old West Line National Register District. Historic Landmark Commission voted on June 27 to release the permit upon submission of the building plans. Zoning committee met with the owner. Plans calling for two, two-story units on the lot (town homes) are in development. Case ongoing.

#### Closed Cases

**1000 Lamar Blvd** (C15-2016-0081): Applicant is proposing 4-story building on the site - 2 levels of parking and 2 levels of office. Variance requested for loading zone parking. Applicant requested a variance to avoid 1 off-loading spot in order to preserve streetscape plans for North Lamar. Applicant pledged to explore offering after-hours parking in their garage and presented plans to widen sidewalks along North Lamar and close off street access to parking garage from North Lamar. Zoning Committee met with applicant and voted 5 to 0 (with 1 abstention) not to oppose the variance. Board of Adjustment approved the variance on Aug. 8, 2016. Case Closed.

**1205 Enfield Road** (NRD-2016-0049): Application for partial demo and building permits for single-family property. Listed in the Old West Austin National Register District (Old Enfield). Applicant will remodel existing building and demolish accessory unit to build a new accessory dwelling. Not visible from Enfield Road. Historic Landmark Commission approved the application on July 25. Case Closed.

**1605 Palma Plaza** (NRD-2016-0048): Partial Demo permit and proposed 2-story addition to single-family house. Contributing property to the Old West Austin National Register District (Old Enfield). Owners are proposing a partial demolition in order to remodel existing bungalow into single-family residence. New plans call for second-story addition and retention of the historic façade of bungalow. Zoning Committee met with owner and provided input on façade materials. Historic Landmark Commission voted on July 25 to approve application. Case Closed.

**705 Theresa Avenue** (NRD-2016-0043): Proposed addition to existing bungalow. Historic Landmark Commission approved permits on June 27. OWANA did not oppose. Case closed.

**1701 Waterston Avenue** (NRD-2016-0038): Proposed new construction on the back of the lot. Clarksville NRHD. Approved by Historic Landmark Commission on June 27. Case Closed.

**1712 W. 11th Street** (NRD-2016-0036): Proposed Demolition permit. Clarksville NRHD/CCDC is not opposing demo, as it does not contribute to the Clarksville NRHD. Historic Landmark Commission voted to approve in on June 27. Case closed.



**1826 W. 10th Street** (NRD-2016-0039): Clarksville NRDH. Demo permit application. CCDC did not oppose. Case closed.

**716 Patterson** (NRD-2016-145208): Remodel and addition. Historic Landmark Commission approved on May 23 hearing. Case closed.

**1303 Lorrain Street** (NRD-2016-0034): Proposed demolition for existing house in order to build new single-family house. Historic Landmark Commission voted on May 23 to release demo permit and approved new plans. Case closed.

**608 Baylor Street** (NRD-2016-000020): A variance is requested to reduce side yard setback in order to install two rainwater collection tanks. Board of Adjustment voted against the variance on March 7. Case closed.

**704 Oakland** (NRD-2015-0096): Proposed remodel to convert attic to living space with rear and side additions. Owner met with zoning committee on September 20, 2015 and there were no objections. Case was passed upon consent at the October 26th Historic Landmark Commission meeting. Case closed.

**806 Baylor** (NRD-2015-121233): Proposed remodel and restoration. Applicant received approval by HLC for Certificate of Appropriateness at Feb. 22nd meeting. Building Permits have been issued. Case closed.

**710 Augusta** (NRD-2015-0750668): Zoning Change – in previous case OWANA supported change of zoning from SF<sub>3</sub> to SF<sub>4</sub>. Applicant requested return to SF<sub>3</sub> zoning also approved by OWANA. Case has been recommended for approval by city staff. Case closed.



(<http://www.cover-3.com>)

## 2016 Membership Report

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov
Residential memberships	274	279	275	273	265	269	265	269			
Business memberships	31	32	32	32	28	32	29	31			
<b>Total memberships</b>											
<b>percent change from previous month</b>	<b>305 (0)</b>	<b>311 (+2)</b>	<b>307 (-1)</b>	<b>305 (-1)</b>	<b>293 (-4%)</b>	<b>301 (+3%)</b>	<b>293 (-3%)</b>	<b>300 (+2%)</b>			

Keep reminding your neighbors and the local businesses you frequent to join OWANA. Send them to [www.owana.org/#join](http://www.owana.org/#join) (<http://www.owana.org/#join>) where residents can join online and business can download an application form.

Thanks for your continued support and participation.

George Warmingham

Membership Chair

## Join OWANA Yahoo Discussion Group

Keep in touch with your neighbors by joining the Yahoo discussion group moderated by OWANA.

If you would like to join please go to [groups.yahoo.com/group/owana/](http://groups.yahoo.com/group/owana/)

(<http://groups.yahoo.com/group/owana/>), click "Join This Group!" and follow the instructions.

If you have any difficulties, please contact George Warmingham at [oldwestaustin@gmail.com](mailto:oldwestaustin@gmail.com)

(<mailto:oldwestaustin@gmail.com>).

## Thank you to all of OWANA's Business Members

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