

Old Austin Neighborhood Association (OANA)  
2 May 2017

The Board of Directors (BoD) of OANA came together on Tuesday May 2nd at the Shoal Creek Saloon at 4pm. Directors in attendance were Ray Canfield, Charles Peveto, Katie Jackson, Michael Portman, Perry Horton, Ted Siff, Blake Tollett, Diana Zuniga and Austin Stowell. Bill Schnell and Perry Lorenz had sent their regrets.

Advisory Council members in attendance were Catherine Van Hersch and Roger Cauvin. Alumni BoD member Richard Hardin was also in attendance.

On motion from Diana with Charles seconding, the minutes from April were unanimously adopted and Bill will post them.

**Under Old Business,**

- Ted reported that the owners of 405 W. 14th Street have engaged a broker to place the property on the open market with its current entitlements and the understanding that there is a strong perception that the structure has historical significance.
- The takedown of the property at 901 West Avenue caused alarm in the neighborhood, but further research showed the demolition permit had been noticed and reviewed by the City's Historic Landmark Commission in July of 2016. In review of the hearing's backup, it appears the City Staff did not find that the property rose to individual historic designation and thus did not recommend historic zoning to the Commission. Charles pointed out that the property did have historic associations not discovered by City Staff, and it was agreed that whenever a neighborhood property is noticed for demolition that we need to take a more proactive role in its evaluation for historic merit.

**Under New Business: Items for Discussion and Action, Zoning,** Ted reported that 1108 Nueces Street has filed for a change of zoning district from General Office (GO) to Downtown Mixed Use (DMU) and that the representative of 1202 San Antonio Street has contacted him in preparation of filing a zoning district change from GO to DMU. In both instances OANA will recommend to the Planning Commission that the properties be impressed with a Conditional Overlay (CO) limiting developmental height to 60 feet and restricting some of the permissible uses entitled under the requested zoning district (IE-prohibiting the use of the property as a stand alone bar/lounge, a liquor store or bail bonds use, or an outdoor entertainment/amplified music use). It should be noted that 1108 Nueces Street is under the Criminal Justice Overlay, a CO that specifically prohibits some of the uses we are asking to be prohibited. On motion from Perry H with Ray seconding, Ted and Austin have BoD permission to continue negotiations.

**Under Potential New OANA Projects,** Charles spoke to us of the idea of our neighborhood being viewed as a cultural district. He proposed and would preliminarily take on the task of doing a rough survey of the structures within the neighborhood, both old and new. He emphasized that this survey would not necessarily be a step towards some sort of historic district application but rather is a response to the demolition at 901 West Avenue. Katie endorsed the idea as being a proactive position rather than simply reacting when demolition notices come up.

With Charles proposing and Katie seconding, the OANA BoD unanimously endorsed Charles' proposal to begin work on the cultural asset inventory idea.

We then continued the discussion of an OANA Tour. Katie told us she knows someone who has monetized a similar concept (see [www.modernhomes.com](http://www.modernhomes.com) tours) with sponsorships, wristbands, arranging for places to visit and a tour ending reception. There is potential here but again, unless this is a professional endeavor the required volunteer effort is daunting. Charles again emphasized his experience in doing something similar under the Downtown Austin Neighborhood Association (DANA) umbrella, a yearlong volunteer effort. Undaunted, Ted and Katie received unanimous support in pursuing this further.

#### Under **Committee Reports and Action Items:**

At Wooldridge Square Park, Charles reports that purple pipe project using reclaimed water is very close to being turned on for irrigation. Also, under Parks & Recreation Department (PAR) supervision Bartlett's Tree Service has been working on a Level 2 tree survey. The next step is a more sophisticated look at the trees, and there appears to be sponsorship opportunities to fund the survey. The Friends group has a UT graduate student doing a visual rendition of the square.

At Duncan Park there is online an initial plan with the next step being a finalization of the concept and then a funding of the plan's implementation. We discussed whether the availability of purple pipe irrigation would be possible, and this is yet to be determined. The purple pipes bring into the City center reclaimed water that is just below potable, and because Duncan Park borders Shoal Creek which dumps into Ladybird Lake, the City's Watershed Protection Department (WPD) is involved since some of our City's drinking water is drawn from the lake. Use of reclaimed water in a flood plain usually isn't allowed but the prohibition can be waived. If there is to be long-term landscape maintenance at the park, then irrigation is necessary. As has been noted in previous Minutes, one of the driving forces behind the park's master plan is the WPD concern about the BMX Park on the south side of Duncan Park, and happily that concern is addressed in the plan.

The Shoal Creek Conservancy (SCC) is having its annual awards ceremony on Tuesday May 23rd and all are encouraged to attend. Good food and spirits and minimal speechifying.

Under **Financial Reports and Membership**, Michael reports we go along steadily.

#### Under **Planning, Zoning & Historic Preservation:**

- Perry H reports that his family's renovation of their home at 904 San Antonio nears completion. At the end of the day the property will house 7,250 s.f. of office space fronting onto Wooldridge Square with minimal alterations to the structure's historical shell. It is possible they will seek historic designation for the structure. In response to their proximity to the park along with the increasing number of downtown residents owning dogs, the family would like to sponsor a dog sanitary station. Perry H will write the proposal up and circulate it and once approved Ted will place the letter on our stationary and send it along to the appropriate department.

- There were no reports concerning the proposed cooling towers at 812 1/2 W. 2nd Street and the proposed surface parking lot at 710 W. 7th Street.
- Negotiations for a Restrictive Covenant (RC) covering the allowed uses with the owners of the Gilfillan House at 603 W. 8th Street as a predicate to their applying for rezoning from GO-Historic (H) to DMU-H continue. Ted and Austin have been working this and one suggestion is a live stream sound monitor that would obviate the necessity of bringing sound measuring equipment to the site in response to a noise complaint along with an annual revisiting of whether the agreed upon conditions are being met. As always the devil is in the details. Ted and Austin will share with OANA Alumni Hardin the RC and will share with the full BoD the final document before signing. Some further horse trading concerns the installation of sidewalks along Nueces and W 8th Streets. There are retaining walls on the property along both streets and to install sidewalks the walls will have to be moved in. Along Nueces Street, the retaining wall is probably not that historic and it can be moved in as long as care is taken concerning the heritage oak that occupies that front yard. Along W 8th Street, the retaining wall may have more historic significance. The best option there may be for the pedestrian walkway to extend into the R.O.W. although that would potentially eliminate some on-street parking.

Having once again exhausted our time, we adjourned. Our next meeting will be on Tuesday 6 June, again at the Shoal Creek Saloon.

Blake Tollett, Secretary  
OANA