**South River City Citizens Neighborhood Association**

***See the future. Shape the future.***

# Neighborhood News

**Est. 1972** | **April 2026** | **srccatx.org**



Historic Academy House, reddit.com/r/zillowgonewild

## A Blast from the Past

### Architectural Styles in SRCC Neighborhoods

The decade of the 1890's was marked by an introduction of new technologies, such as balloon framing and jig saws, which allowed the Victorians to exuberantly express a variety of styles. They were able to express echoes of the past, such as Gothic architecture, in whole new ways. Eclecticism was the order of the day. The architectural elements of different eras could be combined in one structure to express the individual's preference.

From a visual perspective the Victorian architecture of this period is typically vertical in nature, but there are some wonderful Victorian cottages that are only one level. Victorian buildings loved asymmetry as shown in their turrets and bays. Almost all Victorian single-family houses had porches, an important element for neighborhood entertaining. The styles of this era have romantically evocative names such as Gothic Revival, Queen Anne, and Richardsonian Romanesque, (a style named after H.H. Richardson, one of the most important architects of the late 19th Century).

In our Fairview Park/Travis Heights neighborhood National Register District, the most prominent example of Victorian architecture is the Academy, a National Register home built in 1889. In the 1920s and early 1930s, the house operated as a military academy for about nine years.
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The ashlar-cut granite, reputed to have been left over from the building of the Capitol, was augmented by stone quarried from the same site. The second story features elements of the Shingle Style, characterized by exterior wood shingles, while the lower level is the robust granite more typically found in the Romanesque style of H. H. Richardson. The belvedere on top of the structure is a romantic element harkening back to Renaissance Italy; it offers a spectacular view of the river and downtown Austin.

While Fairview Park demonstrates the Victorian structures of our neighborhood, Travis Heights architecture tends to typify the era of the bungalow. It contrasts markedly with the verticality and asymmetry of the Victorian era. The bungalow was quintessentially what every middle-class family aspired to acquire. Its small foot print had many built-in conveniences, such as ironing boards, bookcases, inglenooks for dining and built-in pantries. Housewives in particular appreciated the bungalow's conveniences. At that time, many magazine articles and songs, such as "Our Bungalow Dreams" or "I'll Build a Bungalow for You" expressed the era's dreams about this architectural style.

The bungalows of this period also had a variety of names, such as "Colonial Revival," "Mission Style," and "Craftsman" or "Arts and Crafts." The porch or small portico was a prominent feature of almost all bungalow-style homes. The structures were typically on one level with a porch spread across the front or side, and the homes ran horizontally, in contrast to the verticality of the Victorian era. As with Victorian houses, the porches were popular for neighborhood gatherings.

Sadly, the most prominent bungalow of Travis Heights was the Norwood House built in 1922, located in what is now known as the dog park. This Craftsman style bungalow with Oriental influence had a wonderful porch with cobblestone-edged piers stretched across the front facade. The grounds featured a spring-fed pool, along with a charming rose garden. This excellent example of the bungalow style of architecture can be seen only on the internet now, and the remains of this bungalow offer a mere shadow of what was once a neighborhood treasure.

Monitoring for demolition of bungalow structures in our Historic District is an ongoing challenge for the SRCC Historic Preservation Committee. Unfortunately, the monthly agenda of the City's Landmark Committee routinely contains a string of requests for demolition permits for the small bungalows that have survived in our neighborhood.

If you are interested in preserving our cherished architectural structures, we invite you to contact Clif Ladd or Barbara Cilley to join SRCC's Historic Preservation Committee.

*- Barbara Cilley*




Preservation Austin invites you to the 2026 Homes Tour, a citywide celebration of Austin's architectural heritage on April 18 and 19 from 10am–5pm. Explore ten stunning historic homes, including two here in Travis Heights, and experience the design, history, and character that make our city unique. Proceeds support Preservation Austin's advocacy and educational programs. Get your tickets at: preservationaustin.org/events/2026-homes-tour

## Notes from SRCC Officers

We're Growing!

As we all know, there are many things that happened during the past year that directly affect our neighborhood communities. Proposals like the Home Initiatives (adopted by council that permitted building on reduced-sized lots) to approval of the TXDOT I-35 expansion project (that dramatically impacted our traffic patterns) prompted strong feelings among our residents. As a result, SRCC has grown by at least 60 members since last spring. We are so happy to receive these new members and we extend a warm welcome.

It is important to note that for over 50 years, SRCC's stated purpose has been to:

*address shared concerns, goals, and activities that affect the quality of life of its residents and the character of SRCC neighborhood and neighborhoods generally. SRCC BYLAWS, Art II, Paragraph 2*

The reason we exist is to preserve the beauty and character of our beloved neighborhoods, but we also welcome changes that improve them. We are open to new, compatible ideas.

Our events are hosted by SRCC members, but all residents within our boundaries are welcomed to attend. General membership meetings (often by ZOOM, but also in-person at times) are held on the **3rd Tuesday of the month**. To find the meeting agenda and learn how to join the meeting, go to our website at **srccatx.org**. **At the April 21st meeting, we will hold our annual election. Following is the slate of nominees presented by the nominations committee:**

**Officers**
President: Mary Fealkoff
Co-vice-presidents: Robin Sanders & Ken Burnett
Secretary: **Vacant**
Treasurer: Will Andrews

**Standing Committees**
Planning & Zoning: Anita Tschurr
Historic Preservation: Clif Ladd & Barbara Cilley
Finance: Russell Fraser
Mobility: Mark Thompson
Parks: David Todd & Jeff Kessel
Public Safety: Tom Groce
Schools: Morgan Moran de Sanchez
ANC Representative: Betty Weed
Communications: Betty Weed & Ruth Casarez

We are ecstatic to report that Morgan Moran de Sanchez has volunteered to chair the Schools Committee as Gretchen takes a well-deserved break. Additionally, Lucia Gamboa and Jeff Kessel have graciously agreed to become coordinator for Area 4b and co-coordinator for Area 1, respectively. However, we still seek an area coordinator for Area 4a and co-coordinators for areas 3b, 6, and 7. We thank all those who have already agreed to serve, and ask anyone interested in any of the open positions to contact Mary Friedman prior to the April meeting.

Several special events occur throughout the year that allow us to meet each other in person. One such event is coming up! **Our annual potluck is scheduled for May 19th at 7 p.m. at Good Shepherd on the Hill, 1700 Woodland Avenue.** Please consider joining us to meet others who live in our lovely neighborhoods. Bring a neighbor with you! To continue protecting our quality of life and our neighborhoods, we need to work cohesively; our voices are stronger when we use them together! Please join us.

- *Mary Fealkoff, President*
- *Mary Friedman, Membership Secretary*

## Vote in the Runoffs!

Don't forget, we have a runoff election set for Tuesday, May 26th. The last day to register to vote is April 27th, and the last day to apply for a ballot by mail is Friday May 15th. Early voting begins on Monday, May 18 and runs through the 22nd. If you don't vote early or by mail, you can still vote on Tuesday, May 26.

## Planning & Zoning

SRCC has faced a number of significant Planning and Zoning issues during the past six months. Following is a brief report on several of them.

1. Homeless Navigation Hub to be located at 2401 S. IH 35 Frontage Road. SRCC vigorously opposed the City's purchase of the property for that purpose, arguing that large number of homeless folks would congregate there and would pose a danger to public school students from three nearby schools. Despite the serious concerns, city council voted to buy the property for the hub, indicating that it would create a center advisory board (CAB) to observe hub operations. SRCC submitted the name of a neighbor to sit on the board, and its nominee, Stacy Suits, was accepted to serve.

2. Proposed Amendment to City Code Sec. 25-10-152, et.seq. (Signage Ordinance) by the COA that would have authorized interactive digital kiosks and relaxed relocation rules for off-premises billboards was opposed by SRCC and other citizen organizations. SRCC argued that the proposed kiosks would clutter sidewalks, limit pedestrian space and privacy and could divert digital advertising into neighborhoods. At its February 17, 2026 meeting, SRCC voted to send a letter to council formally objecting to the proposed amendments. At its February 26, 2026 meeting, council was confronted with serious citizen opposition, so it indefinitely postponed action on the amendments.

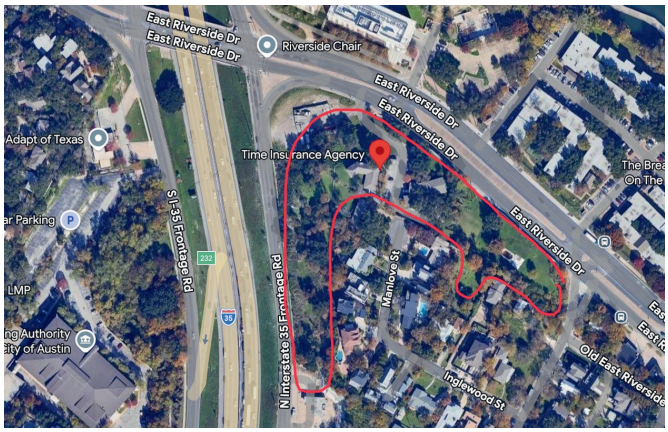
3. Rowen-Vale development representatives attended the SRCC February meeting seeking support for its proposed project to be located at 200 block of E. Annie. The proposed affordable house development was described as 2 separate buildings—a possible 5-story apartment building with 47 ground level parking spaces and a second possibly 3-story building to include 6 apartments and a pre-K center for up to 40 children. The representatives indicated these plans could change, but developer was seeking support for its application to the Texas Dept of Housing & Community Affairs, which awards tax credits to builders of affordable housing. After much discussion, SRCC members voted against supporting the proposed project because its size and scale are incompatible with the neighborhood, i.e., single family bungalows, on all sides. Members authorized SRCC President to send a resolution to that effect to TDHCA and to the city. The resolution was hand-delivered to TDHCA and to council members and the mayor. The city scheduled a virtual community meeting for March 23, 2026 between 6:00 and 7:30 p.m. to allow developer and interested parties to provide feedback on the zoning application.

4. CiderCade development is a proposal to build a highly dense (over 500 feet tall with 9 stories of parking) complex at 600 Riverside Dr. The project has been opposed by SRCC since its scope became known. SRCC representatives have been working with developer representatives for months. At this time, the project has been paused for at least 181 days.

5. Schuler--Time Insurance development: Neighbors have been working diligently on this zoning case on the SE corner of IH35 and E. Riverside DR. The applicant is requesting a change from ERC-NMU (E Riverside Corridor-Neighborhood Mixed Use) to ERC-CMU (E Riverside Corridor Commercial Mixed Use), to extend the Transit Hub to incorporate this property and are requesting increased height to 160'. Neighbors are not opposed to development and hope to direct the massing of a future structure in a way that is agreeable to the families abutting the case property.

As you can see, there is much activity in the Planning & Zoning arena. If you would like to work with SRCC on any of these projects, please contact Anita Tschurr or Gayle Goff.

*-Ruth Casarez*



Map of Schuler-Time Insurance development zone

## Water Project Will Cause Disruptions

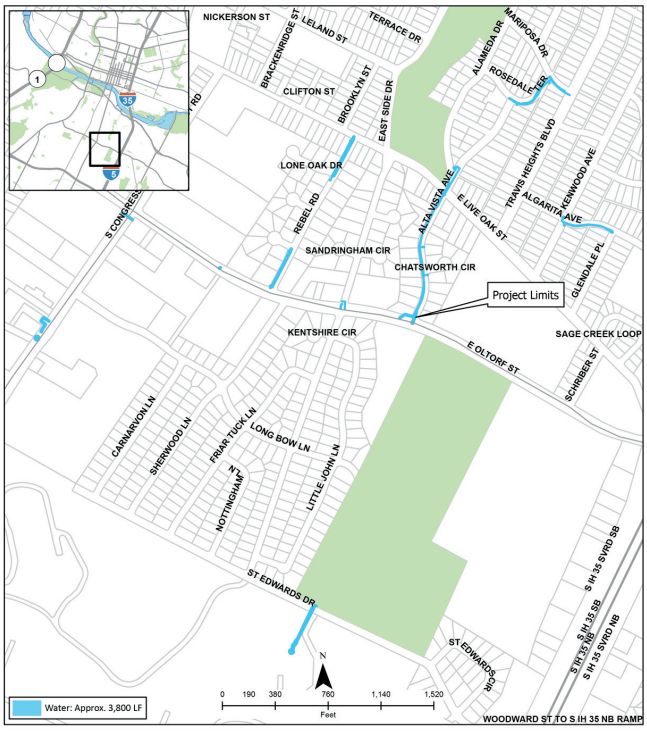
Residents in parts of the neighborhood can expect construction activity and temporary service interruptions beginning this summer, as Austin Water prepares to launch a major infrastructure upgrade project. According to city officials, the $4.6 million dollar effort is aimed at resolving ongoing water pressure issues in the area. The project, expected to last 18 months, will involve trenching and replacing aging water pipes along several residential streets.

The streets affected include Alta Vista Ave. between Alameda Dr. and Oltorf St., as well as Rebel Rd., portions of Mariposa Dr. and Rosedale Ter., and part of Algarita Ave. (See map.)

During the construction period, residents may experience brief water outages and increased road work in affected areas. Officials say contractors will provide advance notice to minimize inconvenience.

An Austin Water representative will attend the SRCC meeting on April 21 to provide additional details and answer questions.

*-Betty Weed, ANC Representative*




## Trains instead of sidewalks

Squeezing South Congress

Light rail plans for S. Congress are progressing despite an obvious 30-foot problem. Two train tracks and their platforms require 30 feet or so of width. Originally, light rail plans placed the tracks and platforms underground, leaving S. Congress pretty much in its current state. The current draft plans vary, but each runs two tracks down S. Congress and removes space from either parking, pedestrians, or bike lanes.

The first plan would remove 75% of the parking spaces along S. Congress, push the bike lane outward and reduce the sidewalk in many areas. The parking zone buffer would be erased and cars would travel adjacent to sidewalks as they do on S. First and Riverside. Sidewalk dining would vanish as would 70% of PTMD parking revenue for neighborhood sidewalk projects, etc.

Subsequent draft maps fit in the 30-ft track by reducing S. Congress automobile space to one lane each direction, reviving sidewalk and bike space and most business parking. An undetailed hybrid plan proposes using a lane for travel during rush hours but otherwise to be used for parking and deliveries. Businesses along S. Congress are dependent on S. Congress parking and are also concerned the proposed train stops at Oltorf and Academy are too distant.

Putting the light rail underground avoided these problems. With the rail at ground level, the city must now choose whether it wants S. Congress to be a thoroughfare for commuting traffic or a destination for visitors.

Concreting Riverside Dr.

The same 30-foot space-fitting problem exists on Riverside Dr. The plans include an extraordinary number of concrete supports to elevate the train above the car traffic below. The exact details are not out yet, but preliminary light rail plans have passed federal environmental review and officials can now spend more to flesh out detailed maps for public review. The most coveted space will be the intersection near Thundercloud Subs, as both light rail and developers fight to use this space for future car traffic and/or elevated light rail concrete supports. Stay tuned for updates as they emerge.

*-Mark Thompson, Chair, Mobility Committee*



## Campus Rising

Opened in 1953, Travis High School is the oldest high school in Austin south of the river. As one of the longest serving high schools in Austin, it benefitted from the 2022 School Bond Election. The school, currently known as Travis Early College High School (TECHS), is now undergoing a full replacement, designed by Page Architects, built by JE Dunn Construction, and is expected to cost about two hundred and fifty million dollars.

According to the AISD website, the revitalized campus will feature "flexible spaces to support a variety of learning styles, outdoor learning opportunities, educator collaboration areas, fine arts and career and technical education spaces, indoor and outdoor athletics, and a secure entry vestibule." There are arrangements for granting community access to tennis and basketball courts, ballfields, a public meeting room, an auditorium and gym during after-school hours. We are excited that the campus is being built in an environmentally conscious way, and is slated to reach LEED Silver or Gold ranking.

Groundbreaking took place in November 2024 and construction is currently in full swing. (See above photo). The new campus will open in August 2028, with demolition of the old buildings finished by December 2028. This extraordinarily versatile campus will be a welcomed resource not only to the students of TECHS, but also to SRCC and to the South Austin Community in general.

We appreciate the support SRCC has provided toward this worthwhile effort. If you have questions or comments about the project, please contact Gretchen Otto or David Todd.

*-David Todd*
*-Ruth Casarez*



## Travis Heights Elementary News

With Earth Day approaching on April 22, Travis Heights Elementary (THES) is highlighting new sustainability efforts underway at the school and invites the neighborhood to participate.

THES launched a new Sustainability Committee to educate and engage students, parents, and staff around sustainable initiatives while also contributing to the neighborhood and the city's broader environmental goals. One of the first efforts was the debut of the THES Bike Bus on March 5. A bike bus is a group of students and adult leaders who ride together to school, picking up additional riders along the way. Forty-five students and parents participated on that day. Around 7:10 a.m. they started at the Travis Park Apartments on Live Oak, traveling north on Eastside, through Little Stacy Park, then turned south onto Alameda and then on to the school, where they were welcomed by Woom Bicycles, which celebrated the event with food and swag for participants.

For April's Earth Day, the committee is organizing two additional initiatives: **a plastic film recycling drive with Ridwell** and an **IDLE-FREE campaign**. Students, staff, and neighbors are encouraged to bring plastic film (grocery bags, bread bags, zip-top bags, plastic mailers, and cereal liners) for recycling; drop-off time is 7:15–7:40 a.m. on April 21 and 22. It is important the film be clean and dry, and items such as, chip bags, frozen food bags, candy wrappers, and all wet materials, are **not** accepted. The collected material will be picked up by Ridwell, a recycling company that handles difficult-to-recycle items. THES, one of hundreds of schools nationwide participating in the drive, can also earn free ongoing plastic film pickup for the 2026–27 school year if ten or more new members join Ridwell through the school's dedicated page, get.ridwell.com/thes, by May 22, 2026

**GO IDLE-FREE**

The idle-free campaign encourages parents and staff to turn off their car engines when parked in front of the school. The goal is to improve children's health, reduce vehicle emissions, and support the City's Climate Equity Plan to reduce greenhouse gases throughout Austin.

As Earth Day draws near, THES invites neighbors to also take the following steps to promote a healthier, greener environment.

- **turn off your car engine when parked** for more than ten seconds. Studies show idling for longer wastes fuel and produces more emissions than restarting your engine;
- **Walk or bike for short neighborhood trips.** Travis Heights and 78704 areas are coveted communities for walking and biking;
- **Bring your plastic film to the THES recycling drive** on April 21–22 and consider signing up for a Ridwell membership;
- **Come out and support the THES Bike Bus**, either by cheering along the route or joining us on our ride to school.

If you'd like to learn more about upcoming school initiatives, please reach out or simply support THES as they roll out. Together, we can make a meaningful difference through small local actions.

*-Susan Armstrong Fisher, Chair, THES Sustainability Committee*

# South River City Citizens Meetings

**3rd Tuesdays of most months starting at 7:00 p.m.**

See **srccatx.org** for details about how to attend.

We thank all of our officers, area coordinators, committees, and representatives for their dedication to our community! Contact your area coordinators for SRCC questions, volunteer opportunities, or to help out at a meeting.

## Area Coordinators

**Area 1**
Anita Tschurr
anitatschurr@gmail.com

**Area 2**
Russell Fraser 512-771-9736
Theresa Consentino *(Co-Chair)*
theresa.m.consentino@gmail.com

**Area 3a**
Jo Webber 512-441-3117
Lisa Audiffred *Co-Chair)*
lisa.educator@protonmail.com

**Area 3b**
Brooks Kasson
512-444-8100

**Area 4a**
Volunteers needed

**Area 4b**
Lucía Gamboa
luciagamboa@gmail.com
Volunteer needed

**Area 5**
Neal Nuwash 512-462-9093
David Swann 512-447-6094

**Area 6**
Taylor Coppock
taylor.coppock@gmail.com

**Area 7**
Melissa Pepper
melissa.pepper@gmail.com

**Area 8**
Kim Lanzillotti 512-658-8565
Vicky Moerbe 512-442-5678

## Standing Committees

**Planning & Zoning**
Anita Tschurr *(Chair)*
planning-zoning@srccatx.org

**Historic Preservation**
Clif Ladd *(Co-Chair)*
cliftonladd@icloud.com
Barbara Cilley (*Co-Chair*)
cilleyrb@austin.rr.com

**Finance**
Volunteer needed

**Mobility**
Mark Thompson *(Chair)*
mobility@srcc.org

**Public Safety**
Tom Groce *(Chair)*
tgroce71@gmail.com

**Parks & Environment**
David Todd *(Chair)*
512-416-0400
Jeff Kessel *(Co-Chair)*
jeffstarrkessel@gmail.com

**Schools**
Gretchen Otto *(Chair)*
512-227-1507

**Communications**
Betty Weed *(Chair)*
communications@srccatx.org

Ruth Casarez *(Co-Chair & Newsletter Editor)*

Meghan Fernandes *(Newsletter Designer)*
newsletter@srccatx.org

## Representatives

**Austin Neighborhood Council**
Betty Weed ancrep@srccatx.org

**East Riverside (EROC)**
Gayle Goff
gayle.goff@gmail.com

**Greater South River City NPCT (GSRC)**
**South Central Coalition**
Elloa Mathews 512-442-6986

**South Central Waterfront**
Volunteer needed

**St. Edwards**
Volunteer needed

**Travis Heights Art Trail**
Charlotte Bell 512-447-2150

**Travis Park Apt/Austin Interfaith**
Volunteer needed

**South Central Affordable CDC**
Mary Friedman
mary.friedman@icloud.com

## SRCC Officers

**President** Mary Fealkoff
president@srccatx.org
**Co-Vice Presidents** Robin Sanders & Kenneth Burnett
covicepresident@srccatx.org
**Secretary** Volunteer needed
secretary@srccatx.org
**Treasurer** Will Andrews
treasurer@srccatx.org
**Membership Secretary** Mary Friedman
membership@srccatx.org

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## Membership

Become a member and be eligible to vote! Join or renew online at **srccatx.org**. To pay via PayPal, go to srccatx.org/membership-dues/ or send a check made payable to SRCC, along with this completed form to: **SRCC, Attention: Treasurer, P.O. Box 40632, Austin, TX. 78704** Family memberships: provide names of each family member (adults residing at the same address). When paying via PayPal, include the names of family members in the Instructions to Merchant or Shipping Details areas. Dues are not tax-deductible. If dues lapse, renew before a meeting and be eligible to vote. New members can vote after 28 days.

**Date**: _____

**Name*(s)***:

_____

**Address**:

_____

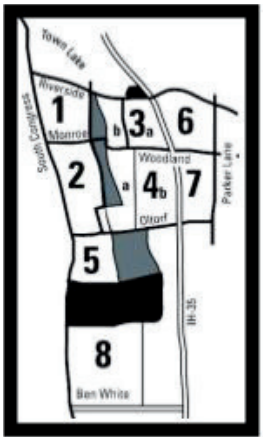
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**SRCC Area *(see map)***: _____ **Phone(s)**: _____

**Email(s)**: _____

**Number of years (circle one)**: 1 2 3

**Membership (circle one)**: Individual Family




**Membership Levels**

| # Years | Individual | Family |
|---|---|---|
| 1 | $20 | $35 |
| 2 | $35 | $65 |
| 3 | $50 | $95 |

**Membership Fees Due: $_____**

**Additional Donation to SRCC General Fund: $_____**

**TOTAL: $_____**

Sign up online today!
srccatx.org/membership