

**Audubon Place Association  
Minutes for January 8, 2009  
Neighborhood Meeting at the Black Labrador**

The meeting was called to order at 7:32 pm by Peter Van Bemmell, President, with 13 in attendance

**Guest Speaker:** Doug Markham from Hostelling International reported on his group's plans to renovate the house at 711 W Alabama for the Houston Youth Hostel. There was a great deal of discussion about how they would handle the additional cars (parking), an increase of unknown people in the neighborhood, and the general security issues a youth hostel would bring to the area.

**New Officers for 2009**

The slate of new officers for 2009 was read and a motion for approval was moved, seconded, and was passed.

The following people will serve as Association officers for 2009:

President: Daniel Haworth

Vice President: Peter Van Bemmell

Treasurer: Maaike Van Bemmell

Secretary: Anita Bryant

Congratulations and thank you to all our new (and returning) officers.

Daniel Haworth then took over the gavel and presided over the meeting.

**Prior Minutes**

The minutes from the November 2008 meeting were not available for approval. Many thanks to Brian & Cathy Stringer for hosting the 2008 Holiday gathering at their home.

**Treasurer's Report**

Peter Van Bemmell, gave the financial report in Maaike Van Bemmell's (Treasurer) absence.

Checking Account balance: \$200.11 (\$185 in deposits since last report)

Savings Account balance: \$4771.60

Esplanade Account balance: \$1708.11

(YTD interest earned on savings account: \$10.17 /on Esplanade account: \$4.50)

2008 disbursements: \$100 to Neartown Association (membership fee) & \$325 for Esplanade maintenance

**Old Business:**

**Esplanade:** The builder of the new town homes at 3507 Audubon is considering restoring the esplanade right in front of their new construction (between Harold and Kipling).

**Recycling:** No report

**Historic District Committee:** Peter Van Bemmell reported that the approval of Audubon Place as an official Historic District is all but done. He reported that it should be "rubber stamped" by both committees that remain once the City Council has given their approval as expected. Good news!

**PIP:** No report from most recent PIP meeting. Our local HPD officer from the Westheimer storefront did attend the Holiday party.

Deed restrictions: Steve Hamilton is heading this effort and stated there has been no action as of late.

**New Business:**

Minimum Lot Size: Kathy Welsh and Peter Van Bommel are working together to establish minimum lot size standards for those properties not yet covered by these regulations, specifically in the 800 block of Kipling and the 600 block of Harold

Esplanade: There was a request to establish an Esplanade Committee. A motion was seconded and passed calling for Patty Thompson to chair this committee.

APA Newsletter: There has been interest in including neighborhood deaths and births in the newsletter. The possibility was discussed at the meeting, and it was determined to leave this to the editor's discretion on a case by case basis.

Website: Peter Van Bommel requested money from the Treasury to purchase additional storage space on the web server (estimated at \$5/month). This additional storage will allow all the APA minutes to be available on the website. This expenditure was approved by those in attendance.

**Other Business:**

The property owner of 803 Kipling claims that he plans to renovate his burned-out house.  
The running water problem in the 800 block of Marshall has been reported (repeatedly) to the City.

The meeting was adjourned.

The next meeting will be February 5, 2009 at 7:30 pm at the Black Lab.

Respectfully submitted, Anita Bryant, Secretary

**Audubon Place Association  
Minutes for February 5, 2009  
Neighborhood Meeting at the Black Labrador**

The meeting was called to order at 7:35 pm by Daniel Haworth, President, with 9 in attendance (Daniel Haworth, Chris Bryant, David Mailman, Kathleen Osman, Patti Thompson, Becky & Marty Cohen, Ron Coifman, Peter Van Bommel).

January 2009 meeting minutes were not available for reading at the meeting so were not approved by the members present.

**Treasurer's Report**

Peter Van Bommel, VP, gave the financial report in Maaike Van Bommel's (Treasurer) absence.

Checking Account balance: \$200.11

Savings Account balance: \$4771.84

Esplanade Account balance: \$1708.11

**Old Business:**

Esplanade renovation: Nothing to report

Minimum Lot Size project:

The **600-700 block south side of Harold**, the application has been accepted by the City.

The **800 block of Kipling** is currently in the signature gathering phase of the process.

Thank you to all our neighbors who are volunteering to protect out neighborhood's beauty!

APA Website: Peter Van Bommel reported that we will no longer seek to add more storage capacity for our website as the cost was considerably more than first anticipated.

Historic District designation: Nothing to report. Peter Van Bommel will follow up with the City to see why we have not received any information lately.

**New Business:**

Neighborhood Businesses: As a newly designated Historic District, our Neighborhood Association has the power to approve (or not) new signage for businesses that fall within our boundaries. The new Estefata money wire service on West Alabama has approached APA for approval for a red, backlit sign displaying their name on their storefront (next to Acadia Bakers). It was moved, seconded and passed by those present that Daniel Haworth (President) will approach the business giving approval on condition that the design be changed to a non-lighted sign.

The meeting was adjourned.

The next meeting will be March 5, 2009 at 7:30 pm at the 909 Kipling.

Respectfully submitted, Anita Bryant, Secretary

**April 2, 2009**  
**APA meeting**  
**Black Labrador 7:30 p.m.**

**THIS MEETING WAS CANCELLED**

**Audubon Place Association**  
**Minutes for May 7, 2009**  
**Neighborhood Meeting at the Black Labrador**

The meeting was called to order at 7:48 pm by Daniel Haworth, President, with 6 in attendance

**Prior Minutes**

The minutes from the March 2009 meeting were not available for approval. Daniel Haworth will provide these minutes at a future meeting. No meeting was held in April.

**Treasurer's Report**

Peter Van Bommel, gave the financial report in Maaike Van Bommel's (Treasurer) absence.

Checking Account balance: \$825.11  
Savings Account balance: \$4771.94  
Esplanade Account balance: \$1708.19  
Total balance: \$7435.45

2009 disbursements: \$130 for Esplanade maintenance

**Old Business:**

Historic District Committee: Peter Van Bommel reported that the final approval of Audubon Place as an official Historic District has been received and recorded with the City.

Property Line setbacks: 20 foot setbacks and Minimum Lot sizes of 6000 square feet have been established for the 600 – 700 block of Harold Street. The City's Planning Committee has approved and the next step will be full approval from City Council. Thanks to Kathy Welsh and Peter Van Bommel for working on this project!

**New Business:**

Montrose Home Tour: Audubon Place has been approached about adding some houses to the Greater Montrose Home Tour. A speaker from this group will be contacted about attending the June meeting.

**Other Business:**

It was reported that the City will be replacing the water lines throughout our neighborhood. The project will continue through 2011.

A neighbor reports that they received a call from someone looking for houses for sale in the neighborhood. They are hoping to convert the house (or houses) into duplexes.

The meeting was adjourned.

The next meeting will June 4, 2009 at 7:30 pm.

Respectfully submitted, Anita Bryant, Secretary

**Agenda 6-23-2009**  
**Extraordinary meeting on 803 Kipling**  
**Front Garden 3506 Audubon Place (the Edna W Saunders house)**

**Present**

Eric Hardenbol, Jack Schaffer, Denise Lewis, Rebecca Potts Cohen, Andrea Di Bagno, Alex I Bagno, Marty Cohn, Patti Thompson, Julie Henson, Ron Coifman, Maaike van Bommel, Steve Hamilton, Peter van Bommel

**803 Kipling**

This building is on the agenda on the 25<sup>th</sup> at the Building Standards Commission. They can decide on (1) tearing it down (immediately if it is an imminent danger, after 90 days otherwise) or (2) securing it (a lien will be placed on the property for the cost of securing it).

We can put in our request at the Building Standards Commission hearing. They may honor this request at their discretion.

We need to formulate our request tonight.

**The official tally of the opinion poll**

Demolish 14  
Preserve 26  
Undecided 5  
Responses 45

Of the ones living in the immediately vicinity of 803 Kipling:

Demolish 1  
Preserve 2  
Undecided 2  
Responses 5

**The building is dangerous and attracts kids and undesirable individuals.**

The least that can be done is to have the building secured. It needs to be boarded up and perhaps a chain link fence put up around it. It should also be posted.

**Is it worth trying to save the building?**

The house was built in 1916 and is contributing as a Historic Building. It is a Craftsman.

**What happens if it is torn down?**

It is unrestricted, so umpteen townhomes could be built on the spot.

The official assessment by the planning commission (Pete Stockton) is that it is salvageable. The fire department has not declared it an "imminent danger" after the fire. However three architects in our neighborhood recommend that it be demolished. Builders who have looked at restoring it (contact Jason Norwood, Peter van Bommel) say it is not

cost effective at the asking price of \$425,000. It is hard to get concrete answers, but Denise and I believe that it is at least \$100,000 overpriced, even for the lot alone. For a quick, back of the envelope calculation for building a single family residence:

cost of building a quality 3000 sqft house 300K  
cost of the lot 425K  
total cost 725K

homes here are selling in the 600-800K range

Unless the seller comes way down there is no profit in this. HCAD land value 220K. This may take a long time...

### **Reasons for demolition**

- The building is a danger to children and attracts vagabonds.
- It is a nuisance and an eyesore.
- We don't want to wait for years until it is sold.
- Builders may want to develop townhomes.

### **Voting proposition**

- A) We want this house preserved for now; we want it secured; we will revisit this decision in February 2010  
B) We want it demolished (but town homes may be built)

The vote was taken by counting hands. Of the 14 present 13 voted for A, 1 for B.

I will present this result to the Building Commission on the 25<sup>th</sup> of June.

### **Historic Committee**

Chair: Jack Schaffer

Members: Kathy Osman, David Mailman, Patti Thompson, R Davis Maxey, AnnMarie Johnson

### **Esplanade Committee**

Chair: Patti Thompson

Members: Rebecca Potts Cohen, Rick Greiner, Rebecca Grant, Jack Schaffer, Denise Lewis

### **Adjourned**

**June 4, 2009**  
**APA monthly meeting**  
**Black Lab, 7:30 p.m.**

**Present**

Ron Coifman, Joe Carrell, David Mailman, Kathy Osman, Marty Cohn, Becky Cohen, Ann Marie Pierce, Steve Hamilton, Brad Harmes, Linda Harmes, Patti Thompson, Dave Maxey, AnnMarie Johnson, Peter van Bemmell

Peter van Bemmell called the meeting to order as acting president. Dan Haworth is immersed in the Guanajuato state library on a Spanish History Grant for the University of Houston.

Our guest speaker was Kristina Lumbreras, co-chair of the Historic Committee of First Montrose Commons. She reported that FMC is only a few signatures away from becoming a Historic District also. This would form a very nice connected area including Westmoreland to our East, Audubon Place and First Montrose Commons to our South. She is proposing a walking tour for the three neighborhoods in 2010. She also offered to help with research into the history of our homes and neighborhoods. She asked for some of our residents to become involved. Patti Thompson, David Mailman and Kathy Osman signed up.

**Treasurers report**

Checking account balance	\$ 200.11
Savings account balance	4771.84
Esplanade account balance	1708.11
	-----
Total	\$ 6680.06

**OLD BUSINESS**

**Esplanade committee (Patti Thompson)**

New members are Becky Potts, Rick Greiner and Becky Grant. It was decided that the esplanade fund needs to be augmented. Bard and Linda offered their place to restart our annual garage sale event. It will be held on September 26<sup>th</sup>. We should encourage every one to hang on to their cast offs until that time.

**803 Kipling**

This building is on the agenda on the 25<sup>th</sup> at the Building Standards Commission. We will have an extraordinary meeting on the subject on the 23<sup>rd</sup> of June.

**NEW BUSINESS**

**Estafeta**

Patti moved to discuss the fact that our request for no lights in the signage has been ignored. Steve Hamilton seconded. It was decided to ask Dan to write a letter to the Planning Commission to ask for an explanation.

The meeting was adjourned at around 9:00

Respectfully submitted

Peter van Bommel, VP

**Audubon Place Association**  
**Minutes for September 3, 2009**  
**Neighborhood Meeting at the Black Labrador**

Peter Van Bommel, Vice President, called the meeting to order.

In attendance: Patti Thompson, Brad Harmes, Noel Phillips, Laura Locastro-Ogburn, Matt Antonelli, Jonathan Beasley, Katie Chandler, Kathy Osman, Marti Cohen, Rebecca Cohen, Maaike van Bommel, Dave Maxey, Ann Marie Johnson, Chris Bryant, Alex di Bagno.

**Treasurer's Report**

Maaike Van Bommel, gave the financial report (all balances accurate as of 9/2/09):

Checking Account balance: \$274.04

Savings Account balance: \$4577.07

Esplanade Account balance: \$1708.23

Total balance: \$6559.34

**Old Business:**

Historic District Signs: Peter Van Bommel reported that we are looking into the costs of having our own signs made to indicate that Audubon Place is an official historic district on the chance that the City budget will not cover the costs of making the signs.

Montrose Home Tour: There has been a request that Audubon Place be included in an upcoming walking tour of Montrose. Other neighborhoods involved also include: 1<sup>st</sup> Montrose Commons and Westmoreland. There will be tour guides and certain houses will be open to tour during the walk. More information on dates and routes to follow. It was moved, seconded and passed that we participate in this tour.

Demolition at Stanford & Kipling: The City has approved the request to demolish the burned house located on the corner of Stanford and Kipling. The current owner is hoping to sell the property as is.

Esplanade Committee: Patti Thompson spoke of the hope that work can begin on repairing and rebuilding the sprinklers and the damage done last year by Hurricane Ike.

Garage Sale: The "annual" garage sale will be held on Saturday, September 26 in the driveway of Brad & Linda Harmes' house. All neighbors are encouraged to donate items to be sold. The proceeds will benefit the Esplanade Fund. Please do not donate heavy furniture or clothing!

National Night Out: This social evening will be held this year on Tuesday, October 6 on the esplanade in front of 3405 Audubon. Neighbors are encouraged to attend and bring some food to share. The gathering will be held from 7 – 9 pm.

Road Improvements: There is a brochure available from the Neartown association laying out their proposed improvements for Montrose area roads and esplanades. More information can be found by contacting the association via their website: [www.neartown.org](http://www.neartown.org)

**New Business:**

Crimestoppers: The Crimestoppers group has asked us to join their organization with a \$100 donation. In exchange, they will post signs at neighborhood entrances that will give the phone numbers for one to call with information on local crimes/activities. The motion to join the Crimestoppers organization was moved, seconded and passed.

Ride-along: The local police storefront is offering a program for citizens to ride along with local officers on patrol. Anyone interested is asked to contact the police storefront on Montrose for information.

The meeting was adjourned.

The National Night Out event will replace the October meeting – hope to see everyone there!

Respectfully submitted, Anita Bryant, Secretary

**Audubon Place Association**  
**Minutes for November 5, 2009**  
**Neighborhood Meeting at the Black Labrador**

Peter Van Bommel, Vice President, called the meeting to order.

Attending: Jack Schaffer, Denise Lewis, Stephen Hamilton, Kathy Osman, Peter & Maaïke van Bommel, Matt Antonelli, Ron Coifman, Chris Bryant and Parry Kakeshani.

**Guest Speaker**

Kristina Lumbreras from First Montrose Commons spoke about the upcoming Homes Tour in Montrose.

**Treasurer's Report**

Maaïke Van Bommel, gave the financial report (all balances accurate as of 11/5/09):

Checking Account balance: \$773.04

Savings Account balance: \$4177.07

Esplanade Account balance: \$1708.23

Total balance: \$6618.34

**Old Business:**

Historic District Signs: Peter Van Bommel reported that the City had yet to begin installing the Historic District street signs throughout our neighborhood but the process was expected to start any time.

Esplanade Committee: No report

Crimestoppers: The Crimestoppers group has begun to post signs at neighborhood entrances that will give the phone numbers for one to call with information on local crimes/activities. This is in exchange for our recent membership with the organization.

Audubon Place signs: A group of neighbors have recently joined together to clean and straighten our neighborhood entrance signs. Thank you!

**New Business:**

2010 Officers: The proposed slate of officers for 2010 was presented as follows:

President: Peter Van Bommel

Vice Pres: Jack Schaffer

Treasurer: Maaïke Van Bommel

Secretary: Chris Bryant

Existing current Chairs for the Historic Committee, the Esplanade Committee, the PIP Committee, and the Deed Restrictions committee were named to serve again for the coming year..

Speed Humps, Stop Signs, and other: Neighbors on Stanford have considered requested speed humps for their street. Other questions were asked about Stop signs being added and/or removed as well as the continued need for the "no turns after hours" signs. Still other questions involved the rules for on street/off street parking in the neighborhood. It was moved, seconded and passed to initiate a study of options for petitioning the City regarding all of these items. Chris Bryant will initiate a review over the coming months and report back.

The meeting was adjourned.

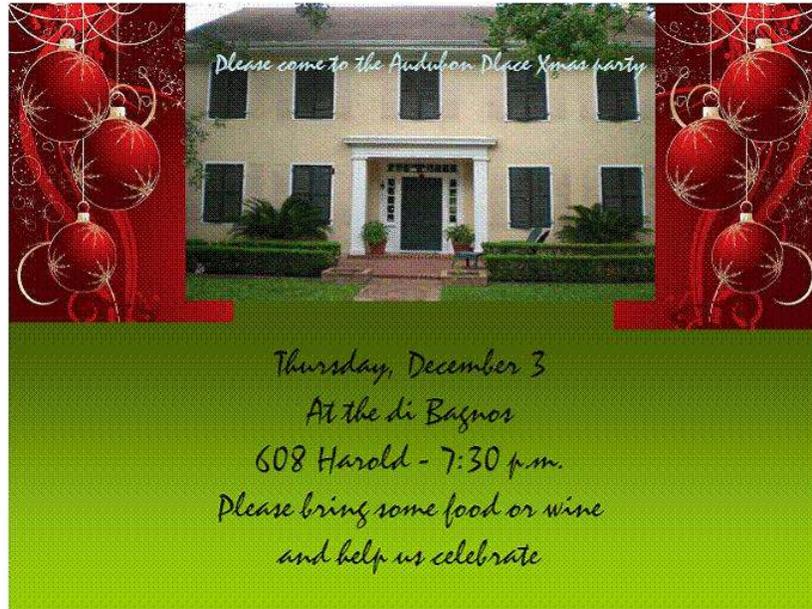
The Christmas party on December 3 will replace the December meeting.

The party will be hosted by the di Bagno's - hope to see everyone there!

Respectfully submitted, Anita Bryant, Secretary

## Audubon Place Association Meeting

December 3, 2009 – 7:30 608 Harold St



Andrea (& Alex in Rome), Alessandra and Arabella,

From all of us:

A big THANK YOU! The Xmas party was true to form and surpassed even Christmas past – we did miss Alex though...

At this meeting the new officers for 2010 were elected with a resounding albeit happily inebriated crowd:

Treasurer: Maaïke van Bommel  
Secretary: Chris Bryant  
VP: Jack Schaffer  
Pres: Peter van Bommel