



# AUDUBON PLACE ASSOCIATION NEWSLETTER

— April 1991 —

**Meeting Notice!!** 7:30 PM, Thursday, April 25, at the old Vetrano's Grocery - W. Alabama @ Audubon

*Refreshments at 4/25 meeting will be provided by GRIFF'S.*

## Increased Security?

Audubon Place Association is considering hiring an off-duty Houston Police Officer to patrol our neighborhood during various times throughout the day or night. One of the officers we are considering is HPD Officer Mike Walsh. After checking his references we have asked Officer Walsh to come to our next meeting, tell us about himself, and answer any questions we may have.

His references at HPD are excellent and his track record as an off duty police officer speaks for itself. Previously employed by John Callaway to "clean up" lower Westheimer, Walsh says he would know street people in our area by their first name. We need a minimum of 30 households to contribute \$104 quarterly. That amounts to \$26 a month for the increased security. Call Eve Beasley at 523-6951 to pledge your support or for more information.

## Zoning - Vision

When our city council approved Ordinance 91-63 on January 9, 1991, Houston took a major step towards establishing a process for orderly growth. It created a planning and zoning commission to assume responsibility for the development of a comprehensive land use plan, and the zoning regulations necessary to implement that plan. In addition, Ordinance 91-63 established an eighteen month timetable for achieving certain goals.

It is important for Audubon Place residents to realize that Ordinance 91-63 prescribes a process which encourages the participation of all residents and property owners in the determination of land use in their area.

In this regard, we have been given a big boost by Ron Shoup and his dedicated colleagues at Neartown Association. As the chairman of the Neartown Visions Project, Mr. Shoup presented to our membership in February a comprehensive land use plan evolved from the careful consideration of five significant issues: safety and security, the physical environment, economic development, a sense of community, and cultural diversity. The plan divides the Montrose area into nine self-contained neighborhoods. Within each neighborhood, the plan restricts commercial buildings to the perimeters, provides for limited access, and calls for the development of a neighborhood park.

Most members agreed that the plan is realistic and well-crafted, and that it provides an excellent framework for neighborhood planners. Audubon Place residents are encouraged to participate in our Association's efforts to further identify neighborhood problems, establish land use guidelines, build a consensus with area civic clubs, and assure that the initial classification of property in Audubon Place is in keeping with our neighborhood goals and interests. If you are interested in receiving a copy of Ordinance 91-63, or in eventually helping the Association communicate its position in issue papers, resolutions, or reports which can be submitted to the Planning and Zoning Commission and to City Council members, please contact Ed Muraski at 522-0035.

# Montrose In Review

## *-A Historical Perspective-*

In 1910, Houston was a promising metropolis of 78,800 souls. South Main was a shell street wandering off into the woods, and what we call Audubon Place was a cow pasture.

The area was a part of the original Obedience Smith Grant, a huge tract of 3370 acres granted to the Smith family by the Republic of Texas in 1836, the boundaries of which, by today's landmarks, would be roughly, Buffalo Bayou to Bissonnet, and Louisiana to Shepherd, and the value of which, at today's prices, is virtually incalculable. The home of Mrs. Obedience Smith still stands, but not on its original site. It has now been restored and moved to Sam Houston Park.

Early in 1910, John Wiley Link, a wealthy entrepreneur recently moved from Orange, Texas, to Houston, organized, with a group of his friends, the Houston Land Co. They began buying up small dairy farms until they had accumulated 250 acres. By October of that year they had laid out the plat and announced the availability of lots for purchase in the Montrose Addition, a name they had chosen from one of Sir Walter Scott's novels. Of course, everyone predicted failure for the venture. It was just too far out. "It's a nice place to hunt, but I wouldn't want to live there."

The group had planned well, however. Boulevards with landscaped esplanades bounded the area at Lovett, Yoakum, Audubon Place, and Richmond, and the grand Montrose Boulevard transected it. Edward Teas, Sr. landscaped the project, planting more than 4000 shade trees and seven car loads of palms. Electricity was furnished throughout the subdivision, and water and gas lines were laid. Twenty-two miles of curbs were poured, and the streets were even paved. Of course paving, in those days, meant no more than covering the street with a layer of shell. In Montrose, though, the shell was covered with an additional thin layer of gravel to cut down the dust. In all of Houston in 1910, there were only 26 miles of paved streets, and 11 of those miles were in Montrose. The best 50x100 foot lots were offered for sale at \$1700, or 34 cents a square foot, with 25% down, and the balance at 7% for up to three years. Within 12 months of the original offering, 95% of the lots were sold. Construction was a little slower, however. The 1913 City Directory lists only 13 houses on Audubon Place, but by 1919 there were twenty-seven.

Mr. Link purchased 23 acres for himself, and in 1910 began construction of his mansion at Montrose and West Alabama, now the Administration Building for St. Thomas University. The Links had survived the devastating 1900 storm in Orange, so he wanted a very secure house built. Sanguinet and Staats were hired as architects. The grade level was raised to set the block above the surrounding area, basements were dug, and a masonry home was built atop reinforced concrete foundations at a fabulous cost of \$60,000. Only three years after its completion the building was tested by the 1915 storm. Over 100 people sought refuge in the house, and despite severe damage to surrounding homes, the Link house remained intact. The lot remained above water, but the morning after the storm, the Link children went in rowboats to visit friends on Courtlandt Place.

The Link family lived in the home until most of their five children were married, but in 1916 they built a smaller, but no less lavish, mansion directly across Montrose, and sold their old home to oilman T.P. Lee. The new house was unfortunately demolished in 1958, and replaced by an Exxon Station and an insurance company, an ignoble fate suffered by most of the fine homes that once lined Montrose Blvd., with its esplanades of roses and palms. Very few buildings remain to give a hint of its former beauty and prestige.

Mr. Link died in 1933. In addition to his real estate ventures, he was president of the Link Oil Co., vice-president and general manager of the Kirby Lumber Co., first chairman of the board of the American General Insurance Co., and president of Dr. Pepper. He had been mayor of Orange, and was encouraged to run for mayor of Houston, but declined. Many Link descendants still live in Houston.

Since the construction of its first home in 1910, Montrose has, in essence, been rebuilt several times, often to its detriment. In recent years, though, it has enjoyed renewed status as a residential neighborhood, and many of its gracious homes have been restored. The area once considered too far out is now one of those closest in, and we perceptive few who enjoy its charms recognize it as one of the more pleasant places to live in Houston.

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## Trashing Crime

On March 28, Mr. Robert Ruiz, Director of the Houston Police Patrolmen's Union, and several Houston police officers met with Audubon Place members to discuss many of the issues which appear to be having significant impact on all members of the Houston Police Department, and on their relationships with City Hall and the community at large. Following an open discussion with the officers, aimed at addressing the security concerns of individual members, Mr. Ruiz candidly discussed the Department's loss of experienced officers, the current compensation package, and the various motives behind the proposed garbage fee. The garbage fee proposal was defeated by City Council. Most members of Audubon Place Association agree that the alarming number of exiting Houston Police Officers calls for swift community action. For further information or to contribute your input please contact Ed Muraski at 522-0035.

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# Moving Forward

## *With Deed Restrictions*

Although Zoning can potentially become an important legal tool to help us protect property values and preserve the residential integrity of our neighborhood, it will only establish a formal administrative procedure. Zoning will not eliminate our need to continue to coordinate the other regulatory options which are currently in place. The Audubon Place Association, therefore, is moving forward with a plan to implement deed restrictions.

The petition committee, chaired by Clay Sterling, is currently soliciting comments on a proposed "Declaration of Restrictions", which includes limitations on new businesses, new construction, parking, signs, and the sale of alcoholic beverages. According to committee members, the objective thus far has been to keep out inappropriate commercial and industrial developments, and to preserve the existing mix of homes, apartments, and small businesses which gives Audubon Place its unique, urban character. Volunteers are also working to obtain legal descriptions of every property within our borders, and are compiling a complete schedule of property owners and addresses.

As the City Planning and Zoning Commission comes closer to the July deadline for defining a comprehensive land use plan for Houston, it is important that we take timely advantage of every opportunity to present our goals for land use in our neighborhood. Therefore, the petition committee has requested that Audubon Place property owners be prepared to submit all comments on the proposed "Declaration of Restrictions" at the next Association meeting. If you have any questions concerning deed restrictions, or if you are a lawyer, notary, or simply a concerned resident wishing to help, please contact Clay Sterling at 526-7986. The sooner the petition committee files the required notice with the county clerk, the sooner we can begin circulating the petition for signatures.

## Involvement

As a civic organization, we not only ask every resident and business owner within the Audubon Place boundaries to get involved in our efforts to preserve and improve the quality of life in our neighborhood, we too are involved. Members of our organization regularly volunteer to attend the meetings of other neighborhood-oriented organizations, including Neartown Association, Houston Homeowners Association, and the Positive Interaction Program. This level of community involvement provides us with additional opportunities to voice the concerns of Audubon Place members, to participate in decisions which many affect the future of our area, and to act as a mechanism for the timely dissemination of important information.

Neartown Association is the largest of the Montrose civic clubs. Dedicated to the protection and enhancement of the entire Montrose Area, Neartown Association supports committees dedicated to beautification, comprehensive planning, economic development, and security. Membership is open to all interested persons.

Houston Homeowners Association (HHA) is a coalition of civic club leaders, and meets monthly to discuss neighborhood issues with community experts and leaders. HHA has worked with the Harris County Commissioners' Court and the Texas Legislature on legislation involving deed restrictions, the placement of half-way houses, the regulation of establishments that serve alcoholic beverages, and flood control. HHA members also serve on various subcommittees of the Planning and Zoning Commission, and have been an instrumental force in preparing neighborhoods for the planning and zoning process.

The Positive Interaction Program (PIP) provides a forum for neighborhood leaders and representatives of the Houston Police Department to discuss neighborhood problems and other issues of mutual concern. From this dialogue, our area police officers can develop customized enforcement strategies to stem crime in Audubon Place. PIP participants are also prepared to coordinate the development of a neighborhood watch group.

By joining the Audubon Place Association and attending the regular monthly meetings, you actually receive the benefits of several civic organizations. Please, GET INVOLVED NOW!

## Hotline 523-6951

Recently there has been an increase in plant thieves lurking about our neighborhood. The hotline has received reports of up to 40 plants stolen at one time. Luckily, one neighbor was able to give us a description of the vehicle used in the thefts. GREY CHEVY CAB TRUCK with a WHITE TOOLBOX on back, LICENSE PLATE 4205AH. There may be a hispanic male driving with either a black male or a white male with black hair and a goatee about 5'8" tall, extremely thin. If you think you recognize any of these suspects or the vehicle used in the crimes, please call the Neartown Community Center storefront at 529-3100 and our hotline at 523-6951.

To keep out unwanted vagrants or would-be thieves posing as bag-people, please DO NOT put your trash out before Monday evening for the Tuesday trash pickup and Thursday evening for the Friday pickup. This is an important crime deterrent and a good habit for all of us to develop.

Please call the HOTLINE day or nite for any suspicious activity within the boundaries of Audubon Place Association.

## Recycling

For some time we have enjoyed curbside pickup of newspapers by Mr. Nicklos. However, Mr. Nicklos has suffered a leg injury and his doctor has advised him against any lifting. With no other pickup options available at this time, I suggest taking your newspapers to the Southampton recycling center at 2368 Dunstan @ Morningside. Please remove any slick paper inserts and tightly pack the newspaper in a paper grocery sack. You can leave your aluminum cans or glass bottles at 704 Marshall. Please rinse the glass bottles and remove any metal. Thank You!

--Greg Grey--



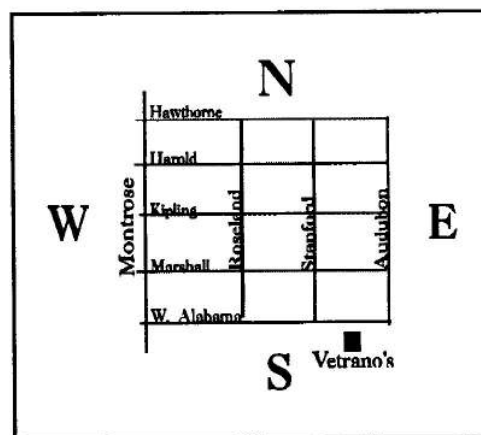
## Audubon Place Association, Inc.

3406 Audubon Place, Houston TX 77006  
Ph. 523-6951, Fax 524-6629

### 1991 Officers & Committee Chairpersons

President	Dave Gossett	524-0031
Vice President	Ed Muraski	522-0035
2nd Vice President	Eve Beasley	523-6951
Secretary	Valerie Peiser	528-1143
Treasurer	Lou Fly	520-0088
HPD Liaison	Officer Stephane Watson	529-3100
Beautification/Deed Restrictions	Clay Sterling	526-7986
Membership	Dale Harris	520-5484
Newsletter	Eve Beasley	523-6951
Representation	Lou Fly	520-0088
Neighborhood Hotline:		523-6951

### Boundaries



### AUDUBON PLACE ASSOCIATION MEMBERSHIP APPLICATION

Name(s) \_\_\_\_\_

Address \_\_\_\_\_

Home Phone \_\_\_\_\_ Work Phone \_\_\_\_\_

Annual Dues: ☐ Individual \$10 ☐ Household \$20 ☐ Business \$30  
☐ Renewing Member ☐ New Member

I support Audubon Place Association's work in my neighborhood. My tax deductible donation is \$ \_\_\_\_\_

Interests: ☐ Safety/Security ☐ Beautification ☐ Recycling ☐ Deed Restrictions ☐ Community Concerns ☐ Other \_\_\_\_\_

What information do you expect to receive from the newsletter? \_\_\_\_\_

Date: \_\_\_\_\_ Mail To: Audubon Place Association, 3406 Audubon Place, Houston TX 77006





# AUDUBON PLACE ASSOCIATION

# NEWSLETTER

July 1991

## Meeting Notice!!

7:30 PM, Thursday, July 25, at Griff's Inn, corner of Harold and Roseland. Primary topic will be neighborhood security.

### NATIONAL NITE-OUT IS AUGUST 6TH

Last year Audubon Place hosted a very successful National Nite Out on the Audubon esplanade. We're making plans now to make this year's Nite Out just as successful! Details will follow later.

### OFF-DUTY PATROLMAN GIVES EXTRA SECURITY FOR AUDUBON PLACE RESIDENTS

Audubon Place Association welcomes Officer Mike Walsh as our new off-duty police officer. Officer Walsh will randomly patrol streets within our civic association boundaries. We've provided him with a beeper and a portable cellular phone to use on his rounds. Call the neighborhood hotline at 523-6951 to report any disturbances or suspicious activity and we'll let Officer Walsh know what's going on. If you haven't signed up for the security patrol, now is the time to do so. We need your support to keep Officer Walsh on our streets. Attend the next Audubon Place Association Meeting on July 25th and hear first hand Officer

### PIP PURPOSES AND GOALS

The purpose of PIP is to facilitate an exchange of information between the beat officers and neighborhood residents, using community exchange meetings as a forum. The program contains a variety of vital goals.

- o Building more meaningful communication linkages between the public and members of HPD.
- o Creating for the citizen a more knowledgeable appreciation of the law.
- o Providing an opportunity for both the officers and the citizens to develop a better understanding of each other's expectations and responsibilities.
- o Exposing the citizens to the profession of policing.
- o Providing the forum to exchange ideas and suggestions, relating to the concerns and services that are pertinent to the individual citizen's beat
- o Demonstrating to the citizens that the members of the Department sincerely care about the quality of life within their neighborhoods.

Monthly meetings are held to bring together members of HPD with representatives of various civic groups, located within the division's jurisdiction. Audubon Place Association is under the jurisdiction of District 1 PIP and meets on the third Wednesday of every month. Contact Eve Beasley at 523-6951 if you are interested in attending a monthly meeting.

- o Citizen participants are responsible for transmitting information obtained from the meeting back to their respective civic groups.
- o Citizen participants act as a conduit to express the concerns of their civic groups to the police officers in attendance.
- o The responsibility of HPD is to schedule the meetings, share information with the attendees (ie., Crime Analysis Reports), and to discuss the ramifications of actions administered within the area.
- o One of HPD's most important functions is to ensure the participation of the beat officers.

### REDUCE, REUSE, RECYCLE

By: Valerie Peiser

Did you know that you can recycle wire hangers, safety pins, nursery plant containers, produce sacks, brown paper bags, car batteries, household batteries, and many, many more items? Many households recycle aluminum, newsprint, and glass but forget about all of the other opportunities to help our environment and to save our earth.

Your drycleaner/laundry will accept wire hangers that are not bent or rusted and will take back safety pins used to attach cleaning tags. Many nurseries accept any size plastic containers and flat-trays -some even give cash rebates for larger sized containers. Just rinse them clean, stack and take to your nursery the next time you need to buy flowers or fertilizer. Take your produce bags and brown paper bags back to the grocery on your shopping trips and have your purchases put into them. Better yet, get string or tote bags and refuse any bags at the market. After recycling the batteries you now have, consider buying rechargeable household batteries. The additional expense is more than offset by the savings you will realize within the year.

Be an active participant in reducing excess waste. Be creative in your household's precycling/recycling program and what requires a small amount of effort now will soon become habit and will do a World of good.

(Remember, our neighborhood recycling center is located at 704 Marshall. We currently recycle aluminum cans and glass bottles. Please rinse the glass and cans and remove any metal from the glass. Do not smash the cans unless you have a can crusher and can mash them flat.)

# Help Us Fight Crime Now!

## Montrose violence prompts Ryan to call for 'hate crimes' laws

By DAVID PLESA  
OF THE HOUSTON POST STAFF

Citing last week's slaying of gay Montrose resident, Houston City Councilman Vince Ryan is Monday to consider such a law in the upcoming special session.

## Watson says residents will back taxes to fight crime

By JIMMY WILLIAMS  
Houston Chronicle

Houston residents would accept a tax increase this year if they could see the extra money to fight crime, Police Chief G. Watson said Monday.

Watson, choosing for words carefully, said City Council members that increase in the budget proposed by Mayor Kathy Whitman.

But to battle a growing crime problem, the chief said, the department must spend additional money.

"If all the money from a tax increase would go to the Police Department, they would approve it," Watson said. "But if some of the money goes to other departments, they won't."

The chief said he would like to hire an additional 1,000 officers, at about \$10 a year, and raise salaries for some administrative levels.

## City's homicide tally soars to 312

By an H  
Houston Chronicle News Service

was prompted by the Aug. 8, 1990, beating death of Hung Trong, 15, a Vietnamese, by two men described as skinheads.

Derek Ian Hite, 18, was sentenced to 45 years and Kevin Mitchell Allison, also 18, was given 10 years in Trong's death. Police said the attack was racially motivated.



Juan R. Palomo

**Woman killed in her home**

**Paying the cost for keeping silent**

## Psychiatrist killed near Montrose home

By ERIC HANSON  
Houston Chronicle

A Soviet-born psychiatrist who settled in Houston several years ago stepped outside his Montrose home to smoke a cigarette — I didn't smoke in his house — as he was shot to death and robbed.

Armen George Asoyan, 46, was killed by a shotgun blast to the back in his front yard in the 35 block of Mount Vernon about 12 a.m. Monday.

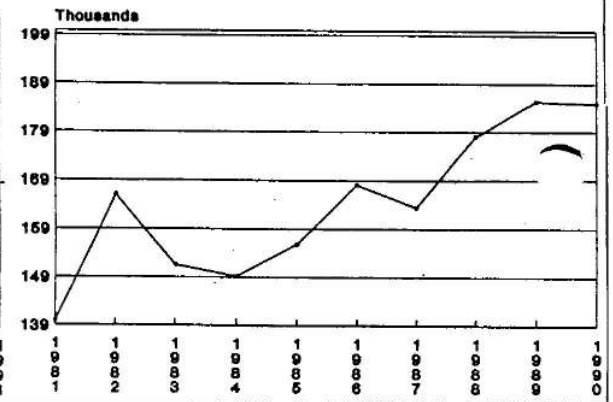
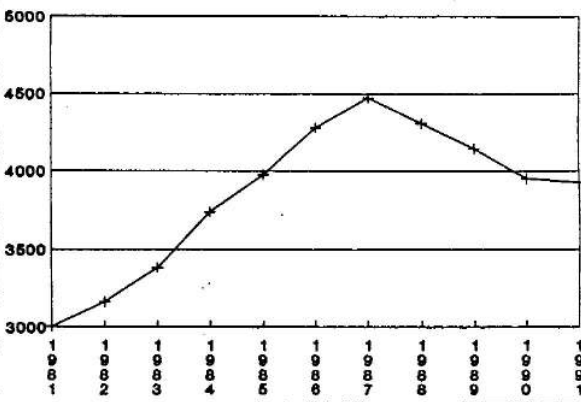


Asoyan

**'The motive was robbery. We don't know if**  
**POLICE in HOUSTON**

chiatry there but he couldn't get along with the system, so he decided to leave.

**Crime In Houston**



## Audubon Place Association Security Patrol Subscription

Name(s) \_\_\_\_\_

Address \_\_\_\_\_

Home Phone \_\_\_\_\_ Business Phone \_\_\_\_\_

I support the Audubon Place Association Security Patrol

My quarterly pledge is: ☐ \$150 ☐ \$125 ☐ \$100 ☐ \$75 ☐ Other \$ \_\_\_\_\_

Enclosed is my quarterly payment of: \$ \_\_\_\_\_ Cash \_\_\_\_\_ Check \_\_\_\_\_ (ck number)

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Mail To: Audubon Place Association, 3406 Audubon Place, Houston Texas 77006 Phone: 523-6951

## **PRESIDENT'S CORNER**

By: Dave Gossett

### **CRIME**

Last month in this space I addressed the Association's Off Duty Police Patrol program. We have raised enough money to fund this program for a total of ten weeks. Some of us might think this is great; I for one think we are just beginning. In light of the three violent, senseless murders in our community within a one week period I think it is time for all of us to become involved. It is not up to only thirteen households to fund our off duty patrol program... each of us has a responsibility to protect our neighborhood. We will again walk our streets this week to enlist the financial support of those neighbors who originally declined to support our project. REMEMBER IT COULD HAVE BEEN YOU OR A LOVED ONE WHO WAS ASSAULTED AND MURDERED LAST WEEK.

I realize my thoughts may appear to be a hard sell for you to contribute to this program but I firmly believe if we want a safe community to live in we have to do something other than talk about it. Let's put our money where our mouths are!!!! To those of you who have contributed, thanks for helping to improve our neighborhood. Any contribution will be greatly appreciated. It's unfortunate we are forced to find it necessary to hire someone to patrol our neighborhood. However, until the Mayor and City Council have solved our crime problem and the overall shortage of Houston policemen we have little choice.

Westmoreland Place has just completed their thirty day pilot program and soon will decide whether to continue their program. I have been told by their President they have noticed a decrease in street people and overall crime within their boundaries during their test program. Several other Associations have on going programs and are satisfied with their results to date.

The Neartown Associations Presidents' Coalition, comprised of some sixteen civic association presidents will appear before City Council on Tuesday, July 16, 1991 at 2:00 P.M. to express our extreme concern over the decline in our Police Department and the deplorable crime level in Houston. Anyone desiring to participate is urged to attend the Council meeting. We plan on attempting to interject the Crime situation and the Police Department's condition into the upcoming political campaign as the driving issue in this years election.

### **DEED RESTRICTIONS**

We will discuss/revise/approve the Audubon Place's proposed deed restrictions during our regular monthly meeting on Thursday, July 28, 1991. Please plan on attending. Your thoughts are necessary to insure the deed restrictions we propose are ones we all can live with.

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## **MORE VIOLENT CRIMES, FEWER POLICE, NECESSITATE MORE INVOLVEMENT**

By: Ed Muraski

In the shadow of the recent Neartown murders, the following statistic is particularly distressing. From July 1, 1990, through June 3, 1991, the Houston Police Department (HPD) lost 165 veteran officers, either through resignation or retirement. During the same period, only 134 rookies were graduated from the HPD Academy. This means that for every 3 new, inexperienced officers recruited by the City of Houston, 4 desperately needed veteran officers are leaving the department.

A significant trend is also developing. Of the 165 departing veterans, only 32 had 30 or more years of experience. The others fell into two distinct categories; those who had only recently become eligible for retirement benefits (with an average tenure of 23 years), and those who had just enough on-the-job experience to be of value to other municipalities (with an average tenure of 7 years). Many law enforcement experts are convinced that this unfortunate loss of experienced officers will continue as net decreases in manpower translate into more danger, more work, and lower morale for the officers who remain. If Houstonians are indeed concerned about their security, then they must convince City officials to look for ways to reverse this trend.

According to City Council Member Vince Ryan, who addressed the last meeting of the Audubon Place Association, a 25% pay increase for HPD officers might be one way. Published research indicates that it would take a 13% increase to make current salaries, adjusted for inflation, equal to 1981 salaries, plus an additional 12% to bring Houston up to fifth among the nation's 20 largest cities. Currently, Houston's maximum officer's pay ranks not only behind Los Angeles (over \$45,000) and New York (over \$38,000), cities with relatively higher costs of living, but behind Dallas and San Antonio as well. In fact, in a recent maximum pay comparison with officers of the nation's 14 largest cities, HPD officers were at the bottom! Surely, we, the citizens of the fourth most populated city in the U.S., and the builders of the Southwest's "economic miracle", can understand that patrolmen's salaries must be competitive in order to keep and acquire experienced police officers. The citizens of several neighboring cities have already demonstrated that they do. In Houston the maximum officer's pay may be only \$30,378 but in Deer Park it is \$36,916 and in Sugarland it is \$37,024.

Mayor Whitmire proposes to increase patrolmen's salaries only 4% a year for the next five years. This amount is not even sufficient to counter the effects of inflation. She is supported by the City's Finance and Administration Director, Al Haines, who believes that it would take a tax increase of 6-10% to fund the raises requested by the police and fire departments. However, some experts have indicated that such funding would not necessarily require a large tax increase, particularly if greater efficiency could be achieved in City government, and if millions of taxpayers' dollars were not wasted on such high risk, special-interest projects as El Mercado del Sol and the west side airport.

The Neartown murders are tragic reminders of the escalating Houston crime rate, the daily release of violent criminals from our overcrowded prisons, and the insufficient manpower at HPD. Our property is no longer secure, and our protection is no longer guaranteed. Unless we act now, the situation will continue to worsen. We can begin by communicating and cooperating with our neighbors. This includes attending the regular meetings of the Audubon Place Association and participating in programs such as the Security Hotline and the Security Patrol. We can also escalate our political involvement by improving our knowledge of significant security issues, by monitoring the actions of our elected representatives, and by openly expressing our views through letters, phone calls, and the ballot box. And finally, we must strengthen our appreciation for those men and women who continue to risk their lives for our safety.

**Audubon Place Association, Inc.**

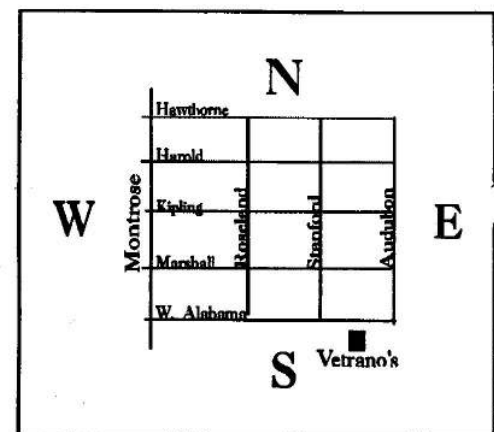
3406 Audubon Place, Houston TX 77006  
Ph. 523-6951, Fax 524-6629



DON & LOU FLY  
604 HAROLD  
HOUSTON, TX 77006

**1991 Officers & Committee Chairpersons**

<b>President</b>	Dave Gossett	524-0031
<b>Vice President</b>	Ed Muraski	522-0035
<b>2nd Vice President</b>	Eve Beasley	523-6951
<b>Secretary</b>	Valerie Pelsner	528-1143
<b>Treasurer</b>	Lou Fly	520-0088
<b>HPD Liaison</b>	Officer Stephane Watson	529-3100
<b>Beautification/Deed Restrictions</b>	Clay Sterling	526-7986
<b>Membership</b>	Dale Harris	520-5484
<b>Newsletter</b>	Eve Beasley	523-6951
<b>Representation</b>	Lou Fly	520-0088
<b>Neighborhood Hotline:</b>		523-6951

**Boundaries****AUDUBON PLACE ASSOCIATION  
MEMBERSHIP APPLICATION**

Name(s) \_\_\_\_\_

Address \_\_\_\_\_

Home Phone \_\_\_\_\_ Work Phone \_\_\_\_\_

Annual Dues: ☐ Individual \$10 ☐ Household \$20 ☐ Business \$30  
☐ Renewing Member ☐ New Member

I support Audubon Place Association's work in my neighborhood. My tax deductible donation is \$ \_\_\_\_\_

Interests: ☐ Safety/Security ☐ Beautification ☐ Recycling ☐ Deed Restrictions ☐ Community Concerns ☐ Other \_\_\_\_\_

What information do you expect to receive from the newsletter? \_\_\_\_\_

Date: \_\_\_\_\_ Mail To: Audubon Place Association, 3406 Audubon Place, Houston TX 77006





# AUDUBON PLACE ASSOCIATION NEWSLETTER

August 1991

## Meeting Notice!!

7:30 pm, Thursday, August 29, 1991.  
Montrose Library, large meeting room.  
4100 Montrose, 1 blk. no. of Richmond.

### PRESIDENT'S CORNER

by: Dave Gossett

The Association's neighborhood security patrol is off and running. We have provided Officer Mike Walsh with a cellular telephone and beeper to enable us to contact him at a moments notice notice. Results have been to extremely favorable. At our next meeting Mike will bring us up-to-date on his tours of duty since our last meeting.

Walgreen's presented us with a check for \$4,000.00 to be used for our security program. The River Cafe and Perfect Press have pledged their support but have not yet tendered their contributions. Even though Walgreen's have made a sizeable donation we all must continue to support the program to ensure its success. The Association has developed a billing system and will institute a billing routine each quarter to fund the program. Please discuss the program with your neighbors and enlist their financial support. More money means more hours of patrol.

Lets show are gratitude to those businesses who have joined us by shopping with them.

### "THIS WEEK"= TRASH

Thanks to the City of Houston legal department. I have the name, telephone number, and mailing address of the circulation manager responsible for our area.

If area residents want to stop delivery of the weekly throw-away deposited on Tuesday or Wednesday by the Chronicle, call Don Whalen at 547-7607--his direct line at the Houston Chronicle. I suggest that you follow your telephone conversation with a letter to Mr. Whalen. Below is a proposed form. Sincerely- Martha Failing.

Mr. Don Whalen  
Circulation Department, Houston Chronicle  
801 Texas Avenue, Houston TX 77002

Certified, return receipt requested

Dear Mr. Whalen:

This letter is notice to you that I consider "This Week" to be trash and I request that you and your agents refrain from depositing it in the yard at (your address, including zip code), on or after the date of this letter. If I find it in the yard again, I will file charges with the City of Houston for littering.

### SAVE OUR TREES, PLEASE

by: Valerie Peiser

Each time I walk through our neighborhood, look out my windows, or return from some errand that took me away from home, I am struck by the beauty our trees provide those of us living in Audubon Place and those who visit us. However, these trees provide us with much more than just beauty. They also provide plenty of shade for our homes and our heads, which helps keep those HL&P bills lower than they could be. They provide nesting areas for a wide variety of birds and homes for wildlife. They add to our property values and to our quality of life. That's the good side. On the bad side, they need an incredible amount of water - as much as three-hundred (300) gallons per day for some of our older oaks- and they are subject to a wide variety of ailments. These might be from too much heat, too much rain, freezing temperatures, root compression, and of course, damage from acts of god. Natural damage can be dealt with by calling any of a number of reputable tree maintenance companies and currently there are many trees in our neighborhood that need attention due to natural damage. I encourage each of you to take notice of your trees - are there dead limbs? are leaves dropping at inappropriate times? is there evidence of bore bugs or bag worms? If so, get them treated. A few dollars spent now will save you many more in the future. So much for natural damage.

Our trees also suffer from damage caused by man - us! For a few in our neighborhood, the solution to a few dead limbs left over from the freeze of '89, is to cut the entire tree down. Tired of raking fallen leaves? No problem, just cut down those nasty offenders. Want to run a drain line? Hack out those roots - a few good whacks and they're gone. And the tree may die. Please, before you do anything that will affect these natural resources of ours, THINK!

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### AREA BLOCK WALK

We have scheduled a area block walk with Vince Ryan on Saturday, September 7, 1991. We will meet Vince in front of 612 Harold at 11:00 A.M. Anyone with areas of concern such as unsafe property, blocked storm sewers, streets that do not drain, etc. should notify Valerie Peiser of your complaints which will enable us to develop a master list from which Vince can work.

### THANKS AGAIN GRIFF!

Michael Griffin provided Griff's Inn for our meeting last month. Chicken and dumplings were served on the house for those in attendance.

## LOOKING BACK ON CIVIL SERVICE

by: Ed Muraski

In January 1947, Mayor Oscar F. Holcombe described the Houston Police Department (HPD) as "woefully inefficient", "without discipline", and "badly undermanned". Sound familiar? Obviously the problems cited in the August 1991 Cresap Consulting study are not unique to HPD or to the Whitmire administration. Neither are certain features of the current political and social environments. By 1947, HPD professionalism and morale had been severely eroded by a system of political patronage which had been allowed to flourish under "the old grey fox", who was then in his eighth term as mayor of Houston. In addition, the social dislocations that followed World War II ignited a crime wave which painfully revealed the inadequacies of HPD. Insufficient training, unqualified promotions, and the employment of political hirelings combined to undermine HPD's ability to respond successfully to new demands or to alleged acts of police brutality, and eventually resulted in an unfavorable public image of the department.

The case of Roy Edward Floyd, who began his career in 1935 as Oscar Holcombe's chauffeur, exemplifies the role municipal politics played in the career of a policeman prior to 1948, the year in which state civil service regulations became effective. In 1936, during Oscar Holcombe's sixth term as mayor, Mr. Floyd was made a detective of the police force while continuing to serve as the mayor's chauffeur. Following the election of R. H. Fonville in 1937, Mr. Floyd was demoted to patrolman. However, in 1939, following the re-election of Oscar Holcombe, Mr. Floyd was promoted to inspector of police, and by 1940, Mr. Floyd was assistant chief of police. Unfortunately, Mr. Floyd's success would once again be short-lived. One month after the 1941 election of Neal Pickett, Mr. Floyd was demoted back to patrolman. But alas, upon Oscar Holcombe's return to the mayor's office in 1947, Mr. Floyd experienced another abrupt change in fortune. He was appointed to replace the acting director of civil service, Knox Dale Womack, who had courageously opposed Oscar Holcombe and charged that the oral examinations used to select candidates for promotion were manipulated to the advantage of administration favorites.

Prior to 1948, civil service, a rational procedure for making promotions and rating an officers performance, failed as a means of promoting responsible law enforcement in Houston. This is because civil service itself became a victim of the spoils system. From its inception in 1897, the municipal civil service authority was subservient to the mayor. The mayor had the authority to appoint every commissioner on the civil service board for the duration of his own two-year term. The power to manipulate the commissioners became a potent political weapon for a strong mayor like Oscar Holcombe, who, in 1933, used this authority to dismiss two commissioners in order to deprive a discharged officer of his right to an impartial appeal.

During a total of eleven terms as mayor, Oscar Holcombe dismissed or demoted many city employees while engaged in various campaigns to re-establish his political influence. As a consequence, he was frequently accused of violating civil service rules. In response to the inevitable suits for reinstatement filed before 1948, Oscar Holcombe contended that the city charter of 1905 empowered him to remove at his discretion any city employee with the exception of an elected official. The courts generally sustained this position. Although one appeals court conceded that political patronage was not sufficient cause for removal, Oscar Holcombe was, in effect, "boss of the police department by self-decree".

What is significant about Houston's experience with civil service, is that reform was initiated by the rank-and-file members of the police department. Surprisingly, no extraordinary individual or citizens committee championed a program for police reform. Leadership was ultimately provided by the Houston Police Officers Association (HPOA), which was organized in 1945 to combat HPD's low morale and unfavorable public image. Many of the founding members of HPOA were educated World War II veterans who, in September of that year, enrolled in the newly established police science course at the University of Houston. These men sought more job security and status than their predecessors, and courageously struggled with the city's administration to free HPD from the corrupting and demoralizing effects of political patronage.

The HPOA became a model for other police departments in Texas. By 1947, what began as a local effort, comprising less than two hundred police officers, became a statewide campaign involving seven municipal police departments and the historic alliance with the Texas State Association of Fire Fighters. Their combined efforts brought about the passage by the Texas Legislature of a state civil service law, designed to protect police officers from undue political pressure by establishing professional standards for dismissal and promotion. This was the keystone for police reform in Houston. But the battle was not over yet.

Oscar Holcombe, determined to realize the full political potential afforded by the strong mayor-council form of government established in 1947, vigorously opposed the HPOA and the new law. Unable to disband the state-chartered HPOA, he applied political pressure on community leaders, civil service commissioners, HPD hierarchy, and state legislators. Claiming that the law would deprive Houston of the right to self-determination and burden its citizens with expensive pensions, salaries, and other benefits, administration supporters provided Oscar Holcombe with one last opportunity. Under a local option requirement, all municipalities affected by the law were required to hold referendum elections. However, police and firefighters successfully joined forces once again and convinced Houstonians to approve the referendum. At last, on January 31, 1948, the civil service provisions of the city charter pertaining to both groups were repealed, and the state civil service provisions became effective.

I am not proposing that history is repeating itself, or that five-term Mayor Kathryn J. Whitmire asserts her substantial political influence with the force and regularity exercised by Oscar Holcombe. However, I am suggesting that history makes available to us valuable lessons which advance our understanding of the state civil service laws and the temptations of a strong mayor-council form of government. Only if we understand the effects of civil service, and the reform movement which led its development, can we begin to comprehend why these laws are so important to the morale of HPD members, many of whom now charge that Mayor Whitmire and Chief Watson devote valuable time and energy to lobbying for legislation that would weaken their protections.

During the 1991 Texas Legislature, the Houston Police Patrolman's Union, the Houston Police Officers Association, the Houston Professional Fire Fighters Association, the Texas Fire Fighters Association, and several influential State Senators and Representatives again joined forces against the coalitions supported by Mayor Whitmire and Chief Watson and successfully fended off all attacks on civil service. As voters, we must decide if these political battles really serve the citizens of Houston or, in an atmosphere of increasing crime and declining police morale, if they further jeopardize our security. For instance, was it really necessary that our Chief of Police be given the authority to appoint anyone from within the department to any rank, despite promotional recommendations and test results, in order to achieve various administrative objectives, such as those established by the department's affirmative action plan? Or, was it really an affront to the Chief's power to limit the pensions of appointees, such as the assistant chiefs, to an amount based upon the pay rate of their tested, rather than appointed, rank. What is important to me, and what I believe to be important to most Houstonians, is that all Houston police officers, regardless of race, meet an acceptable standard of occupational expertise, and be allowed to perform their duties without the burdens imposed by political patronage.



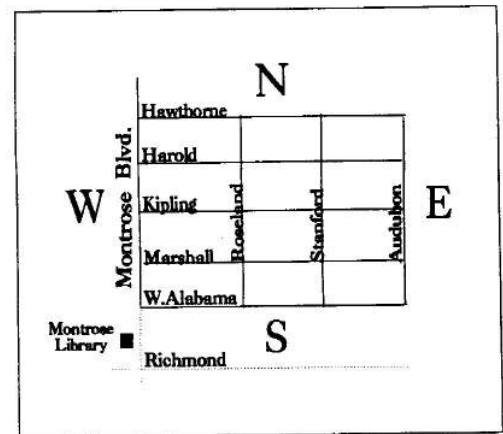
**Audubon Place Association, Inc.**  
3406 Audubon Place, Houston TX 77006



## 1991 Officers & Committee Chairpersons

<b>President</b>	Dave Gossett	524-0031
<b>Vice President</b>	Ed Muraski	522-0035
<b>2nd Vice President</b>	Eve Beasley	523-6951
<b>Secretary</b>	Valerie Peiser	528-1143
<b>Treasurer</b>	Lou Fly	520-0088
<b>HPD Liaison</b>	Officer Stephane Watson	529-3100
<b>Beautification/Deed Restrictions</b>	Clay Sterling	526-7986
<b>Membership</b>	Dale Harris	520-5484
<b>Newsletter</b>	Eve Beasley	523-6951
<b>Representation</b>	Lou Fly	520-0088
<b>Security Hotline:</b>		523-6951

## Boundaries







# AUDUBON PLACE ASSOCIATION NEWSLETTER

OCTOBER/NOVEMBER 1991

## Meeting Notice!!

7:30 pm, Thursday, November 21, 1991.  
Montrose Library, large meeting room.  
4100 Montrose, 1 blk. no. of Richmond.

### SPECIAL THANKS TO APA SUPPORTORS

Vince Ryan for assisting with the neighborhood cleanup on November 2nd.

The River Cafe for hosting the APA kick-off on Thursday, November 14th.

Academy for donating the crime watch whistles for our security program.

Clay Sterling, Linda Hine, Mignon Weisinger, Pat Gustavson, and APA residents who contributed their time and energy to the deed restriction effort.

### SECURITY PATROL REPORT

Officer Michael Walsh activity report within APA boundaries from 9/25/91 to 10/20/91.

Total Felony Arrests:	7
Fugitive Warrant for Delivery of Crack Cocaine	3
Fugitive Warrant for Burglary of a Motor Vehicle	1
Possession of Crack Cocaine under 28 grams	1
Possession of LSD with Intent to Deliver	1
Investigation Homicide	1
Misdemeanor Arrests:	22
Consumption of Alcoholic Beverage on Premise not licensed for consumption	3
Littering	3
Walking in Street where Sidewalk is Provided	3
Sale of Possible Stolen Goods	3
City Warrants	2
Carrying a Pistol (loaded handgun)	1
Indecent Exposure	1
Criminal Attempt for Theft of Property	1
Attempted Criminal Trespass of a Business	1
Urinating in Public	1
Public Intoxication	1
False Name	1
Failure to Notify DPS of Address Change	1
TOTAL ARRESTS:	29
Total Parolees on Parole	16
Suspicious Persons Stopped, Ticketed, or Arrested	33

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### SIMPLE SECURITY

#### An Editorial by Ed Muraski

Observing the mayor's race in August, it was tempting to believe that the solution to Houston's security problem was simple; just place additional police officers on patrol utilizing available manpower and money. No additional recruitment, training, or taxes required. In simple theory, it was simply brilliant. All the city needed to do was assign 655 highly motivated, off-duty and retired police officers to an additional shift, and use the funds from a controversial transportation plan to pay for the overtime. Several spirited debates have since forced both runoff candidates to address the related issues of police retention and the legal transfer of M.T.A. funds. However, in reality, the issue of security is still more complex. It involves more than just police and police compensation. It involves arresting the deterioration of neighborhoods, it involves economic opportunity, it involves education, and it involves a system of justice and corrections that not only acknowledges the rights of victims, but one that is capable of fully administering sentences that are determined by a recognized court of law.

This is a very critical election. The candidates possess significant philosophical differences that relate to a wide variety of important programs which could directly impact the security of the inner city. Our evaluation, therefore, must include not only the candidates' position on H.P.D. size and compensation, but their position on all issues involving neighborhood protection, such as comprehensive planning and zoning; enforcement and reinstatement of deed restrictions; revitalization of our inner city schools, economy and infrastructure; neighborhood oriented policing; halfway houses; nuisance and sexually oriented business; and neighborhood protection teams.

Unfortunately, for Audubon Place Association residents, serious "security" questions remain unanswered. As chairman of both Metro and the state highway commission, Mr. Lanier focused much of his attention on Houston's suburbs. After redirecting M.T.A. funds towards police, how much of the remaining money would be allocated to repairing and revitalizing Houston's inner city, and how much to suburban road development? Mr. Turner claims he wants inner city redevelopment, but he has largely focused his campaign on the needs of low-income neighborhoods. Would community development funds be available to all inner city neighborhoods, or just for special interest projects in minority communities? Obviously, both candidates need to demonstrate further their commitment to our unique community, and to provide more than simple rhetoric to voters who have sacrificed to stabilize the inner city, and who are now afraid of being disenfranchised by the mayor's office.

## THE LIGHTFOOT LEGACY by Ed Kopinitz

Certainly, there is not a more unique house in the neighborhood than the Craftsman Style Bungalow at 3702 Audubon Place. It has, for years, attracted the interest of architectural historians as a representative example of the style, and has been featured many times in publications and architectural surveys. The house is the creation of its builder and original owner, Ewart H. Lightfoot, a native of Henderson, Kentucky, who moved to Houston late in the nineteenth century, became a part of the building trade as an employee of the George T. Broun Co., and later broke away to form his own firm. Though not formally trained as an architect, he designed the homes his firm built speculatively throughout the South End. The two houses adjoining his home, one facing Audubon, the other, Marshall, are creations of his as well.

In 1924, Mr. Lightfoot, his wife Lillian, and their three children moved into their new Audubon Place home. Several amenities were unusual enough to have spawned an article in the Houston Post on June 8, 1924. The family was able to sleep with open windows in winter, for example, and at five AM electric motors would close the bedroom windows, and the automatic Arcola central furnace would turn on. The bedroom area was also equipped with a separate telephone to the maid's room; an early intercom. Additionally, there was a button beside Mr. Lightfoot's bed. When the children came home from dates, they rang the doorbell five times, and Mr. Lightfoot pressed the button to release the door lock. No separate keys for his kids. He always knew when they came home.

Several other aspects concerning the house are unique. First, it is still owned and occupied by the family of the original owners. Their daughter, Maxine, raised her own family there, and still lovingly tends the property. Second, probably no other house in the area has so well maintained its original appearance. The living room and dining room walls still have their original sponged surface, for instance, and some original carpeting remains in remarkably good condition. There have been changes, though. The side porch, originally an open loggia off the dining room, was enclosed in 1950, though with considerable sensitivity, and the house's most notable feature, the second floor playroom, was not original, but was added in 1925. This is a single room, eighteen by thirty feet, surrounded by windows, and boasting a bath and a fireplace. There were originally striped canvas awnings above the windows inside, and behind these, blue lights to simulate moonlight.

Another change occurred when the multicolored tile roof was lost to a hurricane. Many of the old tile roofs in the neighborhood have been replaced with composition shingles, usually with devastating design consequences. The tile for this house was no longer made, so a crushed brick was used. This material coincides very well with the original design and with the other materials, such as wrought iron, stucco, stained wood, and the wonderfully water-worn cobble stones used in the mantel and in exterior detailing. These stones originally came to Houston from Spain as ship's ballast, and were bought at the Houston Ship Channel.

With the onset of the depression in 1929, mortgages became unobtainable, and the housing market fell flat. East Texas was in the middle of its oil boom, though, so Lightfoot packed his family off to Longview to start an entirely new career. He built the Lighthouse Lodge, a collection of fifty-two octagonal cabins. By 1931 he had founded the United Motor Courts of America, was its president in 1938, and later was president of the International Association of Motor Courts. Although Mr. Lightfoot did not live in Houston for the seventeen years prior to his death, he maintained social contacts with many prominent Houstonians, and, having long been a passionate big-game hunter, accompanied many of them on their well-publicized hunts, his last being to Kodiak, Alaska, in the year prior to his death. After Mr. Lightfoot died in 1950, his wife returned to the Audubon house and lived there until her death at age ninety-three.

We are very fortunate to still have this delightful home. It is a credit to our neighborhood, and we all owe a debt of gratitude to its owner, Mrs. Maxine Petersen, for maintaining it in its pristine state.

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## ATTENTION PROUD HOMEOWNERS

If you feel that your home is architecturally or historically significant, and would like to have it featured in the APA newsletter, please contact Ed Muraski at 522-0035.

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## H.E.L.P.

Recently organized by the leadership of Neartown Association, Houstonians Encouraging Law Enforcement & Police is soliciting the support of all citizens who are angered by our city's crime crises, and who believe that our elected state, county, and city officials and judges are obligated to accept responsibility for the public's security. The principal goals of H.E.L.P. are:

1. An immediate increase in police compensation;
2. The retention of trained, experienced patrol officers;
3. Higher police visibility;
4. Greater cooperation between city and county law enforcement agencies; and
5. An end to the early release of convicts.

In addition, H.E.L.P. hopes to promote voter education by initiating a campaign to obtain from every politician a written report that detail his or her plan for addressing the various problems that involve the public's security. If you feel that the fundamental duty of our government is to provide for our protection, and that all elected representatives should be held accountable for actions which achieve quantifiable results, please contact:

H.E.L.P.  
C/O Neartown Association  
1413 Westheimer, Houston, Texas 77006  
529-1110

## AN OPPORTUNITY

A notary will be present at the next general meeting of the Audubon Place Association for all property owners who wish to sign the deed restriction covenants approved on October 21, 1991.

### NOTICE TO ALL PROPERTY OWNERS:

Now that the alleys have been "opened" please help keep our neighborhood secure by maintaining your portion.

## A NEIGHBORLY REQUEST, if you own a pet

Please be considerate of your neighbors and practice the following courtesies:

1. Observe city ordinance(s) which govern the keeping (and walking) of animals within the city limits of Houston; and
2. Monitor and keep to a minimum your pet's (s') barking. Although animals can alert owners and neighbors to potential criminal activity, the regular and indiscriminate barking of untrained animals is simply a nuisance.

## APA ELECTIONS

APA officers for 1992 will be elected at the November meeting. The current nominees are:

President:	Dave Gossett
First Vice-President:	Ed Muraski
Second Vice-President:	John O'Donnel
Treasurer:	Helen Sebesta
	Valerie Pieser
Secretary:	Valerie Pieser

Additional nominations will be accepted from the membership immediately before the voting takes place. All Audubon Place Association members are encouraged to attend and exercise their right to vote.

## OPEN INVITATION

The Audubon Place Association Newsletter invites all who are interested to submit comments, letters, or articles on issues affecting the residents of our unique inner-city community. The usefulness of this publication depends entirely upon the quality and diversity of its contributing authors. Please take advantage of this open opportunity to share your knowledge, opinions, and special insights with your neighbors. In addition, if you just want to help with the newsletter, your services would be appreciated. Don't be shy! Contact Eve Beasley, Editor, 523-6951. NOTE: All materials chosen for publication will be subject to editing for clarity, taste, and available space.

## ADVERTISING SPACE AVAILABLE

Space is now available for advertising in the APA Newsletter for as little as \$25 for 1/8 of a page. The APA Newsletter is delivered to over 400 households every month. If interested, please contact Eve Beasley 523-6951 for more information.

## MOVING FORWARD

### A Deed Restriction Update

by Ed Muraski

At the October 21, 1991 meeting of the Audubon Place Association (APA), area property owners approved an amended version of the "Declaration of Restrictions" that was originally submitted on June 26, 1990 by Clay Sterling, chairman of the petition committee. Consensus on this document is the first significant achievement in the campaign to implement deed restrictions, and it culminates months of tedious negotiations between neighborhood business owners, landlords, and homeowners, as well as between APA members and non-members on the essential limitations concerning new businesses, new construction, parking, signs, and the sale of alcoholic beverages. Although the document is, from the perspective of every individual property owner, a compromise, its approval demonstrates the sincere desire of all involved to protect the economic value of the neighborhood, and to preserve its characteristic mix of single family homes, townhouses, apartments, and small businesses.

During this process, some owners have questioned the need to reinstate deed restrictions in advance of the long-awaited zoning ordinance. According to respected zoning advocate and former mayoral candidate Rosie Walker, reinstating deed restrictions is definitely worthwhile. Viable deed restrictions will allow neighborhood property owners to present a unified front in addressing non-conforming uses, such as nuisance businesses, communications towers, and halfway houses. She also points out that deed restrictions have historically had more political support than any other form of land use regulation. In fact, zoning was first used in the United States less than seventy-five years ago, and has since been applied with varying degrees of success.

It is reasonable to assume that Houston's entrepreneurial spirit will lead to a uniquely Houston style of zoning, and to a plan that reflects to a large degree existing land uses. Although zoning will attempt to protect existing residential areas from the encroachment of incompatible land uses, it must also address the needs of commerce and industry. Where deed restrictions exist, zoning can support the neighborhood's defined guidelines on "acceptable and appropriate" land use, and can provide an effective mechanism for enforcement that does not need to be "renewed". However, for Houston's older, unrestricted neighborhoods, pre-existing, non-conforming uses present a serious problem.

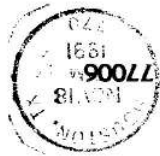
Regardless of the best intentions to control incompatible land uses, a zoning ordinance cannot infringe upon anyone's property rights. The constitution guarantees that property cannot be "taken" without just compensation. Outright condemnation is rare. Eminent domain procedures require a "public-use" test, in addition to a determination (and, of course, payment) of "just" compensation. Amortization ordinances, which allow an owner to recover the value of a non-conforming use over a specified interval of time, are also rare. Due to the many difficulties involved with defining "value", these ordinances, such as the Houston Billboard Ordinance, are difficult and expensive to enforce. Consequently, the most likely zoning solution to the non-conforming use problem in unrestricted neighborhoods will be "grandfathering".

It is unrealistic to expect that non-conforming uses, once grandfathered, will simply disappear. In fact, in a zoning district that permits only residential uses, a protected, grandfathered non-conforming use will not likely relinquish its position unless provided with strong incentives to do so. Currently operating within the four block square area represented by the APA, there are as many as ten suspected facilities providing counseling and/or extended boarding care to drug abusers, the mentally handicapped, and displaced youths. Many believe that the specter of zoning will fuel and invasion by various non-conforming uses attempting to avoid zoning regulations that are months away. Although City Ordinance 91-63 requires initiatives to maintain neighborhood integrity, it would not be prudent for area property owners to depend completely upon the discretion of city officials. We must act now to establish our goals for land use in our neighborhood by utilizing every available opportunity, including deed restrictions.

Volunteers have already obtained legal descriptions of all properties within the APA borders, and have completed a schedule of property owners and addresses. However, if you are a lawyer, a notary, or a concerned resident we still need your help. In addition, donations and new memberships will be necessary to cover the costs associated with required filings, certified mailings, reproduction, and notarization. Please contact Clay Sterling at 526-7986, or Linda Hine at 526-9359 if you are interested in volunteering.



KATHY WELCH  
816 KIPLING  
HOUSTON TX 77006



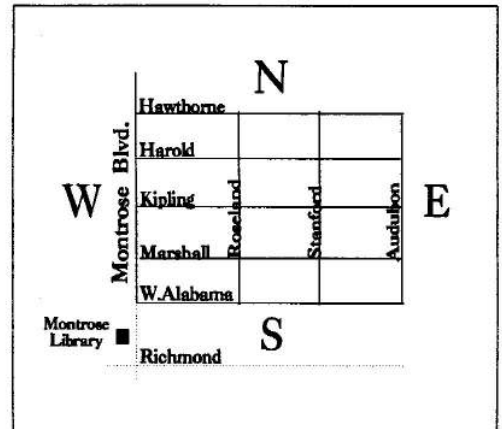
Audubon Place Association, Inc.  
2615 Waugh Drive, Suite 108, Houston TX



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Membership	Dale Harris	520-5484
Newsletter	Eve Beasley	523-6951
Representation	Lou Fly	520-0088
Security Hotline:		520-6629

### Boundaries



## Audubon Place Association General Application

Name(s) \_\_\_\_\_

Address \_\_\_\_\_

Home Phone \_\_\_\_\_ Business Phone \_\_\_\_\_

Annual Membership: ☐ Residential \$20 ☐ Commercial \$30 ☐ Renewing Member ☐ New Member

I support APA's work in my neighborhood and have enclosed a tax deductible donation of \$ \_\_\_\_\_

Committee Interests: ☐ Beautification ☐ Deed Restrictions ☐ Membership ☐ Newsletter ☐ Recycling ☐ Security

Please enter my annual subscription to the APA security patrol: (suggested quarterly pledge is \$125)

My quarterly pledge is: ☐ \$150 ☐ \$125 ☐ \$100 ☐ \$75 ☐ Other \$ \_\_\_\_\_

Total amount enclosed: \$ \_\_\_\_\_ Payment method: ☐ Cash ☐ Check \_\_\_\_\_ (ck number)

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Mail To: Audubon Place Association, 2615 Waugh Drive, Suite 108, Houston Texas 77006 Phone: 520-6629