



AUDUBON PLACE ASSOCIATION NEWSLETTER

February/March 1993

Meeting Notice:

7:30 pm, Thursday, March 4, 1993.
Swilley-Hudson & Associates, Inc.
Realtors, 704 Hawthorne

NEW ASSOCIATION BYLAWS

A new set of Bylaws has been submitted by the Bylaws Committee and will be presented and voted on at the March 4 meeting.

CALL FOR 1993 DUES

It's time to join APA or renew your APA membership for 1993. Please join and participate! Lewis LaMaster, the APA Membership Chairperson, is inviting everyone in the neighborhood to join the Audubon Place Association. Please complete the membership form at the back of the newsletter and return it along with your dues to the attention of Lewis LaMaster, 2615 Waugn Drive, No. 108, Houston, Texas 77006 or deliver it to Lewis at 707 Marshall. For more information, call Lewis at 529-9688 or meet him at the next meeting on March 4. Only dues paying members are eligible to vote.

TODD COOPER TO ATTEND MARCH MEETING! NEIGHBORHOOD PROTECTION HOTLINE...525-2525

Todd Cooper, Division Manager of the Neighborhood Protection Division of the City of Houston will be attending the upcoming APA meeting on Thursday, March 4 and will present an overview of the Neighborhood Protection project. Mr. Cooper will be informing us about the best way to use the Neighborhood Protection department and will be available to answer questions. So bring those questions, problems and concerns to the meeting and take advantage of this great opportunity to establish a rapport and begin working with this key city department to improve the neighborhood.

Neighborhood Protection teams have been formed by the City of Houston since August 1991. Instead of calling several city offices to report a nuisance, you can contact a neighborhood protection team at 525-2525. Be sure to ask for a case number.

According to information provided by the City, teams are assigned to specific zip codes to get to know the people and issues in one area. Each team has at least four inspectors who regularly check for problems in the area. They hold street by street sweeps and respond to phone calls. Specific problems handled include vacant buildings, dumping, substandard housing, rats, sanitation, tires, abandoned vehicles, and weeds.

Once a violation is confirmed, a property owner is given ten days to fix the problem. City Marshals work with the team to help enforce property laws by writing tickets, but only after the ten day period. When a ticket is written, fines start at \$250, and can go up to \$2,500 per violation. The team enforces the City of Houston Dangerous Building and Neighborhood Ordinances.

As a neighborhood association, we can work together with our Neighborhood Protection team to ensure that we use this valuable service to benefit Audubon Place. A committee is being formed to work with our Audubon Place Neighborhood Protection Team. Dave Pevear and Kathy Welch are on the committee. We would like additional volunteers to help. For more information, to report on responsiveness of the hotline, or to volunteer, please call and leave a message for Kathy Welch at 524-8725 or Dave Pevear at 529-8909.

Other helpful City of Houston telephone numbers are:

HEAVY TRASH PICK-UP	551-7320
DEAD ANIMAL PICKUP	699-1024
CITIZENS, ASSISTANCE	247-1888

More information on the hotline will be coming in future newsletters. We are very optimistic about working with the hotline to improve the service to our community.

NEWSLETTER REPORT

GREAT NEWS!! A Newsletter Committee is being formed. If you are interested in helping, contact John Unger at 524-8725. Articles for the next newsletter are due on March 12. Please submit the articles on diskette or paper to John Unger by leaving them in the mail box at 816 Kipling. This is an excellent way to exchange information within our community. So, put those important ideas on paper and see your name in print.

ADS FOR NEWSLETTER

We are soliciting advertising to provide funds for the newsletter. If you or your company are interested in placing an ad, be sure to contact Rob Devinney at 529-9926. For March, the ad copy deadline is March 12. The prices of ads are as follows: full page for \$130, 1/2 page for \$65, 1/4 page for \$33, 1/8 page (business card) for \$20, and 1/16 page for only \$10. See page 3 for this months ads.

A. B. C. (Audubon Baby Club)

The Audubon Baby Club was organized in July of 1992 to give parents of small children, ages 0 to 3 years, the chance to meet and interact with each other. It costs nothing to join and the benefits are great! If you have a baby or are expecting one, please contact Eve Beasley at 523-6951 to learn more about A.B.C.

WORK HARD - PLAY SOFT

Neartown has issued a grassroots softball challenge to all civic organizations under its umbrella. Sounds like fun, so call Rob Devinney at 529-9926 to volunteer for Audubon Place's team and ... Let's play ball!

HISTORY IN THE NEIGHBORHOOD

THE COHEN RESIDENCE

by Ed Muraski

Although Audubon Place and Montrose Boulevard, with their esplanades and generous lots, were designed to accommodate the mansions of Houston's burgeoning upper-class, some of our most famous residents chose to live on the quiet, tree-lined streets in between. Among these were George and Ester Cohen, who bought the house at 607 Kipling shortly after their marriage in 1921. George Cohen was president and general manager of Foley's, our city's first fully air-conditioned store. He was born in Galveston, in 1885, and worked in his father's store as a boy. Much of his formal education and early business experience was acquired in New York City. In 1917, Cohen gave up a flourishing window trimming service and moved to Houston. With his father, he purchased the Foley brother's store at Main and Preston. Under Cohen, Foley's had become, by 1927, a nine story department store, the city's largest, rising story by story, at night, so that business could continue during the day. According to Cohen, Foley's "made money each and every year despite all of the economic ups and downs." Even during the depression, Foley's solvency was secure.


In addition to his retailing empire, George Cohen was active in other commercial enterprises involving petroleum, cattle, timber, and real estate. He served on the Municipal Aviation Committee, which, with the help of Captain Eddie Rickenbach of Eastern Airlines, put Houston on the air map, and he was a principal organizer of the famous 1928 Democratic Convention in Houston, along with such notables as Jesse Jones, Will Hogg, Will Clayton, and W. S. Farish. The Cohens were major supporters of the Museum of Fine Arts and the Houston Symphony, and they were active members of the River Oaks Country Club and the Congregation Beth Israel of Houston, the oldest Jewish religious organization in Texas.

To devotees of local architecture, however, George Cohen may best be remembered for the lovely Cohen House, donated to Rice University in 1927, in honor of his parents Agnes Lord and Robert I. Cohen. This picturesque building serves as a faculty club, and it incorporates Byzantine elements similar to those employed in the original buildings at Rice. It is truly a sensitive testament to filial devotion. The gift was announced on his mother's 70th birthday, the building was dedicated on his father's 71st birthday, and George Cohen was personally involved in all phases of planning and construction. He even accompanied the architect, William Ward Watkin, to Chicago to select the furniture and accessories for the interior, which includes embellishments by famed woodcarver Peter Mansbender.

The relationship between George Cohen and William Ward Watkin would endure. Watkin came to Houston to supervise the construction of the first buildings at Rice and later became head of that university's department of architecture. He was one of the best of an elite group of traditional architects working successfully in Houston. In addition to his work at Rice, Watkin developed the plan for the Broadacres subdivision, and he designed the 1929 neoclassical wing of the Museum of Fine Arts, the Palmer Memorial Chapel, and the elegant homes at 1318 North Boulevard (for Brian Brewster Gilmer), #2 Sunset (for H.C. Wiess), #11 Shadowlawn Circle (for Dr. E. M. Armstrong), and #1 Longfellow Lane (for F.A. Heitmann). In 1938, Cohen commissioned Watkin to coordinate a series of renovations on the house at 607 Kipling. Watkin ultimately transformed this once modest residence into a mini-mansion that now includes a fantastic Art Deco room in the shape of a ship's interior.

In 1944, George Cohen sold Foley's to the Federated Department Store chain, and in 1947, the store was moved to its present site at 1100 Main. Its opening generated tremendous excitement. According to HOUSTON magazine, the new store, designed by Kenneth Franzheim, was the first complete department store to be built in the country since 1929. It incorporated numerous innovations, including a dramatic, vertically divided stone and aluminum exterior bathed in indirect neon, a 5-story parking garage, connected to the main building by an underground tunnel, and a stylish, distribution-efficient, climate-controlled interior. Judging from the enthusiastic commentaries of the day, no one could possibly have imagined that the new Foley's was to be the last of its kind in downtown Houston.


The Cohens lived at 607 Kipling until 1970. Following George's death, Mrs. Cohen, known affectionately as "Sister" to her many friends, sold the house to Kenneth Peden, a relative of Houston hardware mogul, E. A. Peden.



"Shillelagh" Inn
528-9912

MIKE GRIFFIN


3416 Roseland Avenue Houston, Texas 77006
"Famous Irish Bar Known the World Over"



Dr. Franz Klein
Chiropractor

1950 W. Gray
Houston, TX 77019
(713) 524-8622

© 1990 The Curtis Publishing Company



SWILLEY - HUDSON
& ASSOCIATES INC. REALTORS
704 Hawthorne, Houston, Texas 77006

PERSONALIZED SERVICE
FROM
YOUR NEIGHBORHOOD SPECIALIST
LAURA DEVINNEY


ACCORDING TO RECENT STUDY
PUBLISHED IN THE HOUSTON POST
HOUSTON IS # 2 IN ECONOMIC GROWTH IN 1993 !!

For all of your Real Estate needs
Residential & Commercial
MARKET ANALYSIS, QUESTIONS, ADVICE ...
Just call me and I'll drop by !

WITH SWILLEY - HUDSON ... IT'S SOLD !

(AVERAGE TIME ON MARKET IS (10 DAYS))

OFFICE #	HOME #
520-8888	529-9926



RECYCLING...JUST DO IT!

by George Pearson

Our interest in recycling has gradually escalated over the last decade. The media constantly presents us with facts about global concerns, environmental issues and the tremendous need for conservation of energy as well as space for landfills.

It seems like everyone wants to help make a difference. One very simple way is to recycle. Every small effort can and will help make a difference. For example, just recycling the Sunday paper alone can save millions of trees from destruction and keep America green.

As a neighborhood we are in line for curb-side recycling. As chair of the Recycling Committee, I hope to keep the association informed of the city's progress toward that goal. It's exciting to be in a city that has city-wide recycling as a community goal.

One of my objectives is to provide information about recycling facilities that we all can use until curb-side happens. I also hope to coordinate the efforts of those Audubon Place members who want to help others recycle products. I truly feel like the Nike ad's message towards your sports workouts can be applied to recycling.... "JUST DO IT".

TO RECYCLE THOSE NEWSPAPERS, go to Ed Sach's Paper Company on Studemont, just past Allen Parkway on your right going toward the Heights. Ed Sach's Paper Company is open from 6:00 am to 4:15 pm, Monday through Friday and only takes paper products including newsprint, cardboard, and paper goods.

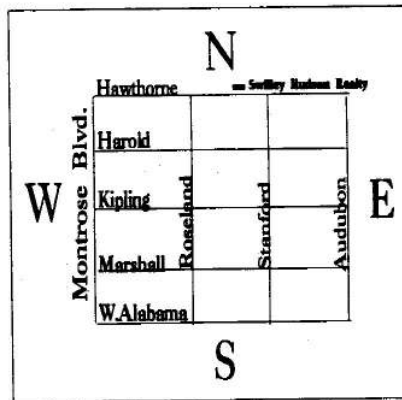
DON'T FORGET THE MEETING ON THURSDAY, MARCH 4, 1993
SWILLEY-HUDSON REALTORS, 704 HAWTHORNE
7:30 P.M.

BULK RATE
U.S. POSTAGE PAID
HOUSTON, TEXAS
PERMIT NO. 7200

Audubon Place Association, Inc.
2615 Waugh Drive, Suite 108
Houston TX 77006

1993 Officers & Committee Chairpersons

President	Eve Beasley	523-6951
Vice President	Rob Devinney	529-9926
2nd Vice President	Jim Hine	526-9359
Secretary	Helen Sebesta	522-4374
Treasurer	Valerie Peiser	528-1143
Historian	Ed Kopinitz	522-0035
Beautification	John O'Donnell	520-9519
By-Laws	Ed Muraski	522-0035
Membership	Lewis LaMaster	529-9688
Neighborhood Protection	Kathy Welch	524-8725
Newsletter	John Unger	524-8725
Recycling	George Pearson	529-5173



Audubon Place Association is a non-profit corporation organized to preserve the integrity of one of Houston's unique inner city neighborhoods.

Meetings are held on the first Thursday of each month at 7:30 P.M.

Mailing Address: Audubon Place Association, Inc.; 2615 Waugh Dr., #108; Houston, Texas 77006

Audubon Place Association General Application

Name _____ Name _____

Name _____ Name _____

Address _____

Home Phone _____ Business Phone _____

Annual Membership Individual \$10 Business \$30 Renewing Member New Member

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

Committee interests: Beautification Historic Membership Neighborhood Protection Newsletter Recycling Security

Security Patrol quarterly pledge: \$150 \$125 \$100 \$75 Other \$ _____

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

Signed: _____ Date: _____

Mail To: Audubon Place Association, Inc. 2615 Waugh Drive, #108, Houston Texas 77006 Phone: 523-6951



AUDUBON PLACE ASSOCIATION NEWSLETTER

March/April 1993

Meeting Notice:

7:30 pm, Thursday, April 1, 1993.
The River Cafe,
3615 Montrose Boulevard

Getting Involved

Montrose area civic clubs carry a powerful influence these days. They provide the catalysts that mold and shape the future of the area we live in. You'd think everyone would want to get involved in the decision making process, right? Well believe it or not, while we're well into the age of community involvement many people continue to let a handful of folks dictate their environment. Thankfully, residents within APA boundaries are beginning to get involved in the action. Since the beginning of this year, APA has more than doubled its membership, the newsletter has been revived, and committees are teaming with activity. If you're not a member come on and get involved in your community, after all we do have one big thing in common...our neighborhood.

Eve Beasley
President

Bylaws Update

The set of new Bylaws submitted by the Bylaws Committee has been revised following the March meeting, approved by the Executive Committee, and will be presented and voted on at the April 1 meeting.

Hearing on Disposition of Property at 708 West Alabama

A hearing is scheduled at 9:00 a.m. on Tuesday, March 30 at the Southeast Police Station located at 8300 Mykawa to review the status of the abandoned property at 708 W. Alabama, the blue house across from the Stop-N-Go. As you know this property has been vacant and open to the public for several months. All concerned persons in the community are welcome to be present at the hearing. There is a section of seating reserved for neighborhood representatives and interested persons. The Key Map indicates that 8300 Mykawa is about 3 miles south of South Loop 610 (west of Hobby Airport).

Neighborhood Protection Presentation

Todd Cooper and Nick Toparcean, Division Managers from the Neighborhood Protection Department of the City of Houston, presented an overview of the responsibilities of the Neighborhood Protection organization at the March APA meeting. Under the Neighborhood Protection program, a team of inspectors is assigned to zip code areas of the city to enforce the City of Houston Dangerous Building and Neighborhood Ordinances (Chapter 10, Code of Ordinances). They watch for dangerous buildings, overgrown weeds, trash and other problems.

In addition, Neighborhood Protection operates a hotline Monday - Friday from 8:00 a.m. to 5:00 p.m. The hotline number is 525-2525. Call this central number to report problems and violations. When you call, it is important to give the operator the correct address of the property, and be sure to get a project number assigned to your call so that you

can easily check on the status of the problem.

APA extends a hearty thanks to Todd and Nick for informing us about Neighborhood Protection and for answering all of our questions. We also appreciate their help in reporting the vacant and open building at 708 W. Alabama.

In addition, the City is working on an expanded abandoned vehicle ordinance that will not only apply to vehicles left on the street, but will extend to vehicles on private property. Remember that inoperable vehicles or vehicles without current license tags that are left on the street will be removed by the City. The City is taking a more active roll in citing vehicle violations as part of the Neighborhood Protection Program. Abandoned vehicles may be reported by calling 525-2525. Information concerning towed vehicles may be obtained at 221-0777.

Beautification of the Audubon Place Esplanade

It's time to improve the appearance of the esplanade that runs the length of Audubon Place from Hawthorne to West Alabama. John O'Donnell, Chairman of the Beautification Committee, is heading up this project. The enclosed letter describes the project in detail. Beautification of the esplanade and providing for its ongoing maintenance will benefit everyone in the neighborhood. Both funds and volunteers will be needed. Let's all add our support to John's and help to enhance the beauty of the neighborhood!

Special Recognition

Our very sincere thanks goes to Greg and Elisa Phelps Gray who have provided us with a neighborhood recycling program for the past 2 years. Their garage area at 704 Marshall was taken over by aluminum and glass. They personally sorted, washed, and hauled, 400 to 500 pounds of glass at a time to the Westpark Recycling Center. Overall nearly 3 tons of glass has been recycled as a result of the Gray's hard work and perseverance. It's hard to realize the incredible amount of selfless dedication necessary to manage such an undertaking. We are deeply grateful for their contribution on behalf of APA to the environment.

APA Sound-Off

As owners and/or residents of properties on Roseland and intersecting streets, we have experienced many difficulties and inconveniences for years due to the proximity of our residences to Grif's Inn. We recognize that even residences located four or five blocks away also may have experienced some difficulty from time to time as a result of activities at Grif's. However, it is clear that the closer one's proximity is to Grif's, the greater the impact of these problems becomes. All of us can recognize the fact that we tend to be most concerned about the problems that we are confronted with in our immediate vicinity. The history of our civic association is replete with examples. Residents of Audubon place a high priority on the condition of the esplanade. Residents of Marshall whose property backs up on W. Alabama properties are very concerned about the condition of buildings on W. Alabama. Residents along Hawthorne have been frustrated and concerned about the placement of dumpsters on sidewalks. Residents of Harold had concerns about an abandoned building in their block. While these are all issues that affect the neighborhood at large, their impact is primarily on the residents who must live with them day after day. All of these problems represent **boundary violations** for the residents who must deal with them daily. Yes, there are issues that affect all of us equally, and serve to unite us. Crime/security immediately comes to mind, as well as recent efforts to institute zoning to protect the residential character of our neighborhood. However, one of the truly difficult tasks that any civic association faces is the task of dealing with the problems that only parts of the association are experiencing. It is our belief that the best and most functional approach to take is one of **inclusion**. Inclusion is an easy word to say, and a difficult thing to do. To make inclusion a reality, as individuals we may be asked to support things that we have no strong desire to support, or may even oppose. The challenge is to work to include as much of everyone's agenda as humanly possible. As an association, we should always have great concern when any policy we consider might result in individuals perceiving that they are being excluded.

Many, though not all, residents of Roseland have felt excluded in the past by the Audubon Place Association. The feeling of exclusion has resulted from the perception that the civic association does not support our efforts to reduce the negative impact on our properties that result from some of the activities at Grif's Inn. It is possible that many residents of the Audubon Place neighborhood do not know or understand what we have been experiencing, or what it is that we are trying to accomplish.

What have we experienced on Roseland and surrounding streets as a result of some of the activities of Grif's Inn? The following is a partial list:

- Frequent occasions of amplified noise that can be clearly heard inside our homes, often after 10:00 p.m.
- Urination on our porches and doorways by patrons, particularly after large events.
- Uprooting of plants and destruction of private property, especially during special events.
- Beer bottles and refuse left behind by patrons, especially after special events.
- Our driveways blocked by patrons of the establishment.
- Acts of fornication in the parking lot of the establishment.
- Porta-cans in full view left for weeks after special events (and frequented by vagrants).
- Chartered buses left idling on Roseland, emitting noise and fumes, and partially blocking the street.
- Barricades erected with City permission but without police officers present as required by the permit.
- Threats and verbal harassment from patrons directed at residents, especially during special events.

Some no doubt, believe that our goal is to close down Grif's Inn. **We state without qualification that it is not our goal to close Grif's Inn.** What then is our goal? We have two basic goals: One, that the boundary violations we have experienced be reduced through strict compliance with all city ordinances. Two, that the owner of Grif's Inn demonstrate sensitivity to the rights of the residents when special events are held that are legal, but constitute a nuisance for people living nearby. We recognize that the first goal is one that is fully in our power to control. We also recognize that while we can work towards achieving our goals without the support of the Audubon Place Association, our efforts will be more effective and have greater results if we have the support of our civic association. At the very least, we ask our civic association to understand and have empathy with our situation (as we should also have understanding and empathy for situations faced by other parts of the neighborhood) and maintain neutrality in the issue if it can not actually support us.

Concerning the recent decision to participate as a civic association in the St. Patrick's Day event at Grif's Inn, we understand the desire expressed to take advantage of the offer of money for our organization. We do not oppose the right of Michael Griffin to make contributions to the Audubon Place. However, we ask all members of the association to be aware that in the past, our efforts to improve the situation on our streets were often hampered by Mr. Griffin's assertion that he had the support of the Audubon Place Association. This can have a great impact on city officials in determining whether to actively enforce city ordinances.

We would ask all residents to ask themselves these questions:

How would I feel about the events listed above happening on my block?

Can I ask my neighbors to support my concerns if I am not willing to consider support of theirs?

If we need funds, is there a way of raising them that does not work to alienate a portion of the neighborhood?


At the March meeting, someone stated that the civic association acts primarily by consensus. We support this concept. Webster's defines consensus as "agreement in opinion, testimony, or belief." It is clear from the vote taken that there is not consensus about participating in Grif's event as a civic association. We remind all members that we are only asking that the participation not be done on the part of the civic association. We support the right of individual members to participate, as well as to donate proceeds from their efforts to the civic association. We are all challenged to seek a common ground on this very divisive issue. As residents concerned about the impact of Grif's Inn on our lives and property, we are willing to seek that common ground.

Ralph Sikes

Editor's Note: Sound-Off letters may be dropped off at 816 Kipling.

Zoning Notes - A Word of Thanks

We at APA extend our thanks and gratitude to the staff of the City of Houston's Planning and Zoning Department whose members without exception have been polite, helpful, considerate and efficient in spite of long hours and frustrating situations. We appreciate and support them and their work.



"Shillelagh" Inn
528-9912

MIKE GRIFFIN

3416 Roseland Avenue Houston, Texas 77006
"Famous Irish Bar Known the World Over"



SWILLEY - HUDSON
& ASSOCIATES INC. REALTORS
704 Hawthorne, Houston, Texas 77006


PERSONALIZED SERVICE
FROM
YOUR NEIGHBORHOOD SPECIALIST:
LAURA DEVINNEY

ACCORDING TO RECENT STUDY
PUBLISHED IN THE HOUSTON POST:
HOUSTON IS # 2 IN ECONOMIC GROWTH IN 1993 !!

For all of your Real Estate needs
Residential & Commercial
MARKET ANALYSIS, QUESTIONS, ADVICE...
Just call me and I'll drop by!

WITH SWILLEY - HUDSON ... IT'S SOLD!
(AVERAGE TIME ON MARKET IS 110 DAYS)

OFFICE #	HOME #
520-8888	529-9926

© 1990 The Curtis Publishing Company

Dr. Franz Klein
Chiropractor

1950 W. Gray
Houston, TX 77019
(713) 524-8622

Westheimer Festival Is Moving!

The Houston Post and Houston Chronicle both reported on Friday, March 19, 1993, that the Westheimer Colony Art Festival is leaving the block at Lovett and Montrose and taking its show downtown to the 1800 block of Main at Calhoun. The status of the "disorganized" street festival that accompanied the Art Festival is uncertain. Judy Butler, with the mayor's office and a former President of the Neartown Association, states in the Chronicle that she thinks "a lot of them will relocate to Main Street, ... but that is not to say that there still can't be something small on Westheimer."

APA Membership

Audubon Place Association invites everyone interested in improving the neighborhood to join and participate in APA. Annual dues are \$10 per person. Only dues paying members are eligible to vote. Please complete the membership form on the back of the newsletter and return it along with your payment to 2615 Waugh Dr., No. 108, Houston, Texas 77006, or deliver it to Lewis LaMaster at 707 Marshall. For more information, call Lewis at 529-9688 or come to the April 1 meeting.

City Council District Changes In Our Future?

As a consequence of the redistricting lawsuits, it appears that Montrose will move from City Council District C to Council District D at the end of 1993. That is, your city councilperson will change from Vince Ryan to Al Calloway. The good news is that, from most accounts, councilmember Calloway has an excellent reputation for working with neighborhoods. Montrose is not the only area that has been affected by these changes and there is ongoing debate about redrawing some of the district lines. As always, the uncertainty of change has upset a number of area groups. APA and Montrose have been well served in District C in recent years by Vince Ryan, and APA thanks him for his efforts in the community. We look forward to working with Councilmember Calloway in 1994.

Oh By The Way . . . Thank You Very Much!!!

APA extends its thanks and appreciation to **Franz Klein** and **Rob Devinney** for mowing the esplanade in February; to **Clay Sterling** for donating and producing meeting notices for the past five months; and to **Laura Devinney** and **Swilley-Hudson Realtors** for allowing APA to meet at the Swilley-Hudson office.

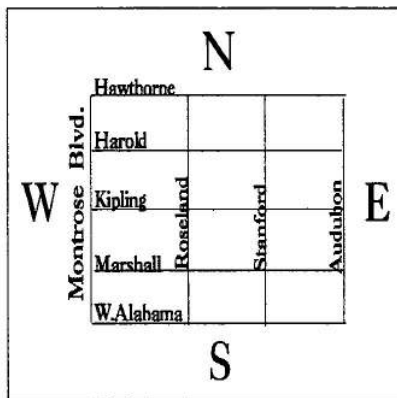
DON'T FORGET THE MEETING ON THURSDAY, APRIL 1, 1993
RIVER CAFE, 3615 MONTROSE
7:30 P.M.

BULK RATE
U.S. POSTAGE PAID
HOUSTON, TEXAS
PERMIT NO. 7200

Audubon Place Association, Inc.
2615 Waugh Drive, Suite 108
Houston TX 77006

1993 Officers & Committee Chairpersons

President	Eve Beasley	523-6951
Vice President	Rob Devinney	529-9926
2nd Vice President	Jim Hine	526-9359
Secretary	Helen Sebesta	522-4374
Treasurer	Valerie Peiser	528-1143
Historian	Ed Kopinitz	522-0035
Beautification	John O'Donnell	520-9519
By-Laws	Ed Muraski	522-0035
Membership	Lewis LaMaster	529-9688
Neighborhood Protection	Kathy Welch	524-8725
Newsletter	John Unger	524-8725
Recycling	George Pearson	529-5173



Audubon Place Association is a non-profit corporation organized to preserve the integrity of one of Houston's unique inner city neighborhoods.

Meetings are held on the first Thursday of each month at 7:30 P.M.

Mailing Address: Audubon Place Association, Inc.; 2615 Waugh Dr., #108; Houston, Texas 77006

Audubon Place Association General Application

Name _____ Name _____

Name _____ Name _____

Address _____

Home Phone _____ Business Phone _____

Annual Membership \$10 Per Person Renewing Member New Member

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

Committee interests: Beautification Historic Membership Neighborhood Protection Newsletter Recycling Security

Security Patrol quarterly pledge: \$150 \$125 \$100 \$75 Other \$ _____

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

Signed: _____ Date: _____

Mail To: Audubon Place Association, Inc. 2615 Waugh Drive, #108, Houston Texas 77006 Phone: 523-6951



AUDUBON PLACE ASSOCIATION NEWSLETTER

April/May 1993

Meeting Notice:

7:30 pm, Thursday, May 6, 1993.
The River Cafe,
3615 Montrose Boulevard

SECURITY

Newly appointed Security chairperson, Jerry Sebesta, will represent APA at the monthly Neartown Association security meetings and will monitor the security patrol efforts in conjunction with WAMM Civic Association. Further activities will complement efforts of PIP (HPD's Positive Interaction Program) and support Valerie Peiser who is APA's PIP representative as well as co-chair of Central Patrol Division PIP. Jerry will also maintain close liaison with Sergeant Chuck Jackson at the HPD Neartown Community Storefront, 802 Westheimer. To ensure that APA receives up to date crime and security information Jerry plans to meet with Sgt. Jackson weekly and is already online with HPD's FAX ALERT PROGRAM.

Security Highlights:

In a recent letter issued by Police Chief Sam Nuchia, it was noted that Houston has had an 18% drop in the crime rate during 1992 and a double digit drop in almost every category of crime in neighborhoods throughout the city. Although this trend continues, the crimes being committed are more violent and the randomness of them is frightening. Chief Nuchia has issued a challenge to our community to be involved and work together to turn this new trend of violent crime around. Citizens must be alert and report activities that they feel might in any way jeopardize the security of their neighborhood. Be active in this process by calling HPD at the following phone numbers:

HPD Dispatcher	222-3131 or 911 (emergency)
HPD Storefront	529-3100
HPD Bicycle	687-5387 (non-emergencies
Patrol Beeper	or low priority - 10am - 6pm Tues. through Sat.)

Remember that the HPD Storefront at 802 Westheimer is totally supported by donations from the community. If you or anyone you know can offer support in this area, please contact Jerry Sebesta at 522-4374. The presence of this community asset must be maintained.

The previous month's HPD Crime Bulletin and PIP Report is available at the monthly APA meeting. Keep informed by attending.

PAROLEE RELEASE!

To register your lack of support for the proposal that there be 20,000 early release of state inmates please call Governor Richards at her toll free number, 1-800-252-8477.

US 59 HOV LANE - PUBLIC HEARING

On Tuesday May 11, 1993, at 7pm the Texas Dept. of Transportation will hold a public hearing at River Oaks Elementary, 2008 Kirby, to discuss the extension of the HOV lane on the Southwest Freeway from Shepherd to W. Alabama. The project includes replacing the Hazard, Woodhead, Mandell, and Dunlavy bridges, retaining walls, noise barrier walls, and construction of auxiliary lanes. All interested persons are invited to attend.

STEDMAN-WEST CENTER

The Child Development Center of Houston-Galveston Psychoanalytic Institute (CDC) has announced plans to build the Stedman-West Center at 900 Lovett Blvd. (next to LaMora). Due to open in the Fall of 1994, the Stedman-West Center is a therapeutic nursery school supporting the healthy emotional development of pre-school children and will provide psychoanalytic services for children through the CDC Educational Outreach Program.

708 WEST ALABAMA

On March 30, 1993, the Houston Hazardous Building Commission held a hearing with respect to the property at 708 W. Alabama. The Commission entered an order that the owner had ten days to secure the property and 30 days to repair or demolish the property. The building has been secured. However, the building is owned by an absentee owner and the lienholder is faced with having to take back the property.

Neighborhood Protection has been extremely helpful in working to resolve this matter. Frank Crawford, the City Inspector assigned to the neighborhood has stated that he will follow up on the applicable deadlines for action on the property. However, because of the ownership problem and the state of the building, ultimate repair or removal of the building will probably be a long-term project.

SOUND-OFF . . . Letters to the editor

We are owners of property fronting on Stanford, one block from Grif's Inn. We moved here in 1976 for several reasons: Central town location, nearby art galleries and museums and a quaint neighborhood. Grif's Inn was and still is an integral part of the neighborhood that we moved into; and Grif continues to give to the community. I do not feel that we can hold Grif responsible for his patrons actions any more than we can hold the organizers of the Westheimer Art Festival responsible for the mess left behind by their patrons. Somehow these patrons must learn to treat others as they would prefer to be treated. I feel that for the good of the majority the Audubon Place Association should continue to support one of its more positive members -- Grif's Inn.

Bert Benedick

Sound-Off letters express the opinion of the author and do not represent the opinion or the position of the Audubon Place Association or the Newsletter Committee. Please sign the letters. Letters may be edited for brevity and clarity. Sound-Off letters may be mailed to or dropped off at 816 Kipling.

ZONING UPDATE

The Zoning Ordinance is now in the hands of the City Council Committee, the final step prior to presentation to, and adoption by, the full Council. Passage by City Council seems assured at this point, and is expected sometime next month.

Insiders say small refinements are being made to the ordinance, but that the general tone of the document remains the same as that passed by the Planning and Zoning Commission last year.

Voters will be granted the opportunity to express their approval of the ordinance by referendum, tentatively scheduled for November. As might be predicted, a coalition of developers and assorted strange bed-fellows is organizing to oppose any sort of land-use controls, while various civic organizations are coalescing their assets to support the ordinance. If you would like to lend your support to zoning in any way, contact Ed Kopinitz at 522-0035.

NEARTOWN ASSOCIATION/NEIGHBORHOOD CLEANUP

APA is a member and is on the board, as a representative from the Presidents' Council, of the Neartown Association, which is the largest of the Montrose Civic Clubs and is dedicated to the improvement of the quality of life in Montrose. Neartown meets on the 4th Tuesday of each month at Bering Memorial Methodist Church at 7:30 p.m. For more information call 529-1110. Neartown has established a Safety and Security Committee that meets on the 2nd Tuesday of each month at The Firehouse (1413 Westheimer). Jerry Sebesta will be representing APA on this Committee. One project the Safety Committee is considering is a coordinate weekend effort to clean up the alley ways, easements, and vacant lots. Anyone interested in getting involved should contact Jerry Sebesta, Neartown, or attend the next Neartown or Safety Committee meeting.

APA MEMBERSHIP

Audubon Place Association invites everyone interested in improving the neighborhood to join and participate in APA. Annual dues are \$10 per person. Only dues paying members are eligible to vote. Please complete the membership form on the back of the newsletter and mail it along with your dues to 2615 Waugh Dr., No. 108, Houston, Texas 77006, or deliver it to Lewis LaMaster at 707 Marshall. For more information, call Lewis at 529-9688 or come to the May 6 meeting.

ADS FOR NEWSLETTER

We are accepting advertising to provide funds for the newsletter. If you or your company are interested in placing an ad, please contact Rob Devinney at 529-9926. For the May/June newsletter the ad copy deadline is May 20. Ad prices are as follows: full page - \$130; 1/2 page - \$65; 1/4 page - \$33; 1/8 page (business card) - \$20; and 1/16 page - \$10. The newsletter is mailed to 400 residents and businesses in the neighborhood.

RECYCLING

George Pearson

The latest word from the City recycling desk is that all neighborhoods waiting to be added to the recycling program will have curbside pickup by the end of this year! What does this mean? Those of us who already recycle will have an incredible convenience. For those who don't, curbside pickup may be the motivation they need to just do it.

The City just added magazines and phone books to its list that already includes tin, glass, aluminum, paper, and plastics. We can recycle just about everything except organic waste. This is where we can really do a simple task in our own backyards. It's called a compost pile! The Brookstone Catalog (1-800-926-7000) has many do it yourself compost kits that can get you started. I will discuss more details and ideas on composting in upcoming newsletters.

Have you ever wondered what happens to all the plastic waste we recycle? It is made into lumber! National Waste Technologies makes synthetic lumber from recycled plastics. NWT receives between 100,000 and 150,000 lbs. of plastic each week from 11 municipalities on Long Island, NY. This 100% recycled plastic from grocery bags to traffic light signal lenses can be made into several products. Some uses are park benches, picnic tables, boardwalks, home decks, and highway cones. These products are guaranteed against rot, termites, ants and splinters. I encourage everyone to support those manufacturers who use recycled products to make their packaging.

NEW BYLAWS ADOPTED

APA now has a new set of bylaws thanks to Ed Muraski. Ed is the chairperson of our bylaws committee and has contributed time and energy into developing an appropriate set of bylaws for APA. At our last meeting, members voted unanimously in favor of the bylaws which are effective immediately.

COMMUNITY AFFAIRS

Eve Beasley

Dunlavy Park to be renovated - Friends of Dunlavy Park have organized to create a new Dunlavy Park (Dunlavy at US 59) from grants and community contributions. The idea is to remake the park into a community multi-level park with focus on environment and ecology. Look for more details in future newsletters.

The Neartown Area Baby Club (A.B.C.) held its first annual Easter Egg Hunt at Menil Park. The event was a great success. Refreshments were provided by Whole Foods and plastic Easter eggs were donated by Kroger. Families from all over Neartown including APA turned out to share in the fun. A.B.C. thanks everyone who helped coordinate this important community event.

Remember to vote in the May referendum Saturday May 1, 1993.

BICYCLE HOUSTON! WEEK

During May 9-16, the City will celebrate *Bicycle Houston! Week*. On Sunday, May 8, bicycle on Buffalo Bayou. An afternoon of family fun and entertainment is designed to encourage Houstonians to ride their bikes more often, not only for health and fitness but to reduce air pollution by using bikes instead of cars for daily trips of less than ten miles. Allen Parkway outbound and Memorial inbound will be closed from Shepherd to Fonde Recreation Center to accommodate this event, which is sponsored by the Houston Area Bicyclist Alliance and the Parks and Recreation Department. Prizes, surprises, food and fun are available for the whole family.

NEW STOP SIGNS

How about the new 4-way stop at the corner of Kipling and Stanford! A hearty thank you to the City and whomever was instrumental in obtaining the signs!

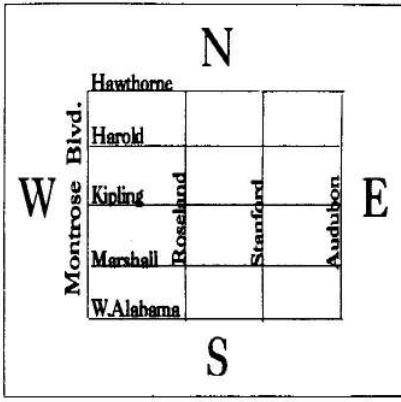
DON'T FORGET THE MEETING ON THURSDAY, MAY 6, 1993
THE RIVER CAFE, 3615 MONTOSE
7:30 P.M.

PERMIT NO. 7200
HOUSTON, TEXAS
U.S. POSTAGE PAID
BULK RATE

Audubon Place Association, Inc.
2615 Waugh Drive, Suite 108
Houston TX 77006

1993 Officers & Committee Chairpersons

President	Eve Beasley	523-6951
Vice President	Rob Devinney	529-9926
2nd Vice President	Jim Hine	526-9359
Secretary		
Treasurer	Valerie Peiser	528-1143
Historian	Ed Kopinitz	522-0035
Beautifcation	John O'Donnell	520-9519
By-Laws	Ed Muraski	522-0035
Membership	Lewis LaMaster	529-9688
Neighborhood Protection	Kathy Welch	524-8725
Newsletter	John Unger	524-8725
Recycling	George Pearson	529-5173
Security	Jerry Sebesta	522-4374



Audubon Place Association is a non-profit corporation organized to preserve the integrity of one of Houston's unique inner city neighborhoods.

Meetings are held on the first Thursday of each month at 7:30 P.M.

Mailing Address: Audubon Place Association, Inc.; 2615 Waugh Dr., #108; Houston, Texas 77006

Audubon Place Association General Application

Name _____ Name _____
 Name _____ Name _____
 Address _____
 Home Phone _____ Business Phone _____

Annual Membership \$10 Per Person No. of Persons _____ Total Dues Paid \$ _____

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

Committee interests: Beautifcation Historic Membership Neighborhood Protection Newsletter Recycling Security

Security Patrol quarterly pledge: \$150 \$125 \$100 \$75 Other \$ _____

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

Signed: _____ Date: _____

Mail To: Audubon Place Association, Inc. 2615 Waugh Drive, #108, Houston Texas 77006 Phone: 523-6951



AUDUBON PLACE ASSOCIATION NEWSLETTER

May/June 1993

Meeting Notice:

7:30 pm, Thursday, June 3, 1993.
The River Cafe,
3615 Montrose Boulevard

CRIME ON THE REBOUND

Since APA first implemented its Security Patrol Program in 1991, we have seen a dramatic drop in crimes committed in our neighborhood. Many of us who once feared to leave the safety of our homes, somehow feel safer, and once again able to enjoy an evening stroll, a visit with the neighbors, or even a trip to Walgreen's after dark. Our assertive and determined efforts to rid our streets of crime was especially evident back in 1990 when an Eye Witness News segment depicted APA as "a neighborhood fighting back." According to 1993 statistics derived from HPD reports, it looks as if our low crime rate is unique in the community. APA Security Chair, Jerry Sebesta calls us "an island in the storm." However, while crime has dropped off, contributions to our security fund have equally been waning and the fund will soon be exhausted unless we do something about it. There is a very real possibility that our storm-free status could be short-lived. In the past, we have rallied to the cause and it has paid off. Let's continue to prove we are united against crime by supporting our Security Patrol Program.

Eve Beasley, President

ALLEY CLEANUP - SATURDAY, JUNE 5

This is the opportunity you have been waiting for!! Two large trash containers will be located in our neighborhood, one on Stanford and one on Audubon on Friday, June 4 by the City of Houston's "Adopt-A-Container Program" group. The containers will be removed on Monday, June 7.

PITCH IN!

Please plan to cleanup the alley behind your property and place the waste in one of the containers. Besides being a security problem, overgrown alleys look bad and are breeding grounds for rodents, etc. Let's work together to cleanup and remove the trash and debris from our alleys.

Volunteers are needed. We are requesting that you pitch in to cleanup your own alley way or sign up to organize a team to cleanup your whole block (some of us are facing more of a challenge than others). So far Eve Beasley, Stan Brewer, Rob Devinney, Franz Klein, John O'Donnell, Dave Pevear, John Unger, and Kathy Welch have signed up to work. For more information or to volunteer, call Kathy Welch at 524-8725. See you Saturday, June 5.

NO TIRES ALLOWED

The Solid Waste Department has informed us that it is unlawful to dispose of tires in landfills and that they are unable to collect tires in conjunction with this cleanup. If you have tires that you wish to remove, please take them to Tire Recyclers, Inc. at 1615 West 12th Street (862-7691). For more information on tire disposal, please call Kathy Welch at 524-8725 or the City of Houston, Department of Public Works at 865-4100.

NEIGHBORHOOD TRAFFIC PROJECTS

The City of Houston has passed an ordinance that provides a mechanism for a neighborhood to work with the City to control traffic patterns within the neighborhood. The concept is to evaluate, plan, and design modifications of residential traffic circulation for the protection and enhancement of neighborhoods as well as crime reduction through the utilization of the Crime Prevention Through Environmental Design (CPTED) concepts. The plans include possible one-way street entrances and exits, street closures (barricades and permanent), narrowed street entrances, entrance islands, chicanes, diagonal directional islands at intersections and perpendicular directional islands at intersections. The process is started by notifying the Mayor that a neighborhood street project is needed. The City has prepared a Manual describing the program. If anyone is interested in reviewing the Manual or looking at possibilities for neighborhood streets, please contact John Unger at 524-8725.

NEARTOWN ASSOCIATION ACTIVITIES

Nearatown Association serves as an umbrella group for some 20 area civic and professional organizations. This extended support base gives Nearatown strong name recognition at City Hall and as a result it is usually the first to hear about matters impacting the community. The Nearatown Area Presidents Council provides a network for information dissemination throughout the Montrose area. Recently, Eve Beasley along with Jack Rose of Castle Court were appointed to serve on the board of Nearatown as representatives of the Presidents' Council. Ed Kopinitz is the Vice President of Nearatown.

NEARTOWN ASSOCIATION ACTIVITIES (Continued)

and serves on its executive board. Neartown meets on the 4th Tuesday of each month at Bering Memorial Methodist Church at 7:30 p.m. Annual dues are \$15. For more information call 529-1110.

Neartown in conjunction with The City of Houston and National Commerce Bank has forged an alliance to target improvements for the Neartown/Montrose area. The cooperative effort will begin in the Avondale neighborhood. National Commerce Bank has donated \$10,000 for Phase One landscaping and the possible construction of an entrance-way at Westheimer and Bagby. NCB is also marketing home improvement loans to qualified owners in the targeted area.

Neartown is also exploring the organization of the Neartown Community Development Corporation.

HERITAGE PROJECT CONSIDERED

The Audubon Place Association is considering undertaking a project to accumulate, dispense, and record various aspects of the history of the Montrose Addition. With every passing year, portions of our written, architectural, and photographic history are lost. Of greater import is the salvation of oral history. We still have with us children and grandchildren of some of the original owners of homes in the area; people who have personal experiences, as well as stories they remember from their parents, to relate. In another generation this original memory will no longer be available.

Preliminary discussions are leading toward a three-part project:

1. A lecture series. This would be a series of two - perhaps three - audio-visual programs in which several individuals would review aspects of the history and development of the area. We envision a mixture of economic and social history, architecture, and gossip, generously laced with period and current photographs.

2. A home tour. We have only a few homes still in a relatively untouched state, but many of our houses have been imaginatively and successfully redone, and our hope is to encourage others to do the same - and raise a few dollars in the process.

3. A video documentary of development, current state, and perhaps ideas for preservation and future development of the area, with interviews of former and current residents. This would be for sale to individuals, but a shorter program edited from this video may be produced for airing on television.

Our goals are several. We hope, of course, that it will be a fund raiser. We hope, equally, that it will improve the perception of, and interest in, Montrose. Our neighborhood has too often been saddled with an undeserved negative image. One of the goals will be to refute this. The most important aspect, though, for many of us is to record a disappearing heritage for posterity.

A committee has been formed to develop this project and is requesting input. If you think its a good idea, let the committee members know. If you have suggestions to propose, or talents to contribute, let them know. If anyone knows about the history of your particular home, or knows former residents who might be contacted for interviews or old photographs, certainly give the committee that information.

Eve Beasley, Valerie Peiser, Kathy Welch, and Ed Kopinitz are the current committee members. Call 522-0035 (or FAX 522-0391) for information.

NEWSLETTER ARTICLES AND ADS

The newsletter seeks articles by neighborhood residents on issues that relate to the neighborhood. Articles for the July newsletter are due on June 20. Please submit articles on diskette or in writing to John Unger by leaving them in the mail box at 816 Kipling. This is an excellent way to exchange ideas with your neighbors concerning the neighborhood. We also accept advertising to provide funds for the newsletter. Ad prices are: full-page \$130; 1/2 page-\$65; 1/4 page-\$33; 1/8 page(business card)-\$20; and 1/16 page-\$10. The newsletter is mailed to 400 residents and businesses in the neighborhood.

JUST SOLD: 3500 AUDUBON
3415 AUDUBON*
633 HAWTHORNE

PENDING SALE: 601 MARSHALL
617 HAROLD

FOR **RESULTS**, CALL ME AT 520-8888 FOR
A NO OBLIGATION MARKETING PLAN &
EVALUATION OF YOUR HOME.

CONTACT: LAURA DEVINNEY

529-9926

520-8888



NOT INTENDED AS A SOLICITATION OF LISTING PRESENTLY OFFERED FOR SALE
* CO-BROKERAGE

SECURITY

SECURITY PATROL

APA in conjunction with WAMM Civic Association maintains a security patrol that provides car patrols in the neighborhood. Patrol days and times are varied during the month so as not to create a definite pattern. The patrol is made possible by contributions to the security patrol fund.

SECURITY HIGHLIGHTS

Although it was reported last month that Houston overall had an 18% decrease in its crime rate in 1992, it appears that recent figures released on crime statistics for Neartown as a whole still show that this area is very vulnerable to crime and criminal activity. Most of our bordering neighborhoods are reporting rising crime with auto vandalism and prostitution heading their lists. There was a rape in Westmoreland, on Garrott, April 27, and a double rape on Hazard, April 29.

P.I.P/HPD CRIME STATS FOR NEARTOWN AREA			
Crime	Current March 1993	Last Month Feb 1993	Year-To-Date 1993 (3 months)
Murder	1	1	2
Rape	1	1	4
Robbery	32	20	101
Assault	20	17	58
Burglary	59	51	148
Auto Theft	106*	58	243
Narcotic	18	10	55

In contrast, during April APA had the lowest crime month in years with three auto thefts reported for the month. We are in essence an island in the storm. Although we have seen a decrease in crime in the neighborhood, criminals move from areas of high activity to areas of low activity. As high activity areas become more aware and increase patrols, the criminals move to other areas. We must not let down our guard. Be aware, be cautious, and report all suspected criminal activity no matter how insignificant you believe it to be. Remember we have a neighborhood patrol that works to keep the neighborhood safe. **Please continue to support the patrol with your donations!**

APA actively participates in the City's P.I.P. program and receives monthly reports on the City's efforts to fight crime, important area concerns, and a listing of crimes committed in the area. In March, there were two robberies (3/04/93 7:10 a.m., 600 blk. W. Alabama and 3/22/93 11:50p.m., 3500 blk. Montrose); one burglary (3/19/93 5:00 p.m., 700 blk. W. Alabama); and four auto thefts (3/03/93 11:00 p.m., 600 blk. Harold, 3/17/93 5:30p.m. 600 blk. Marshall, 3/17/93 900 blk. Hawthorne, and 3/18/93 12:30 a.m., 600 blk. Marshall) reported in the general area.

A Reminder - While it is often more convenient to park your car in the street, a car parked in a driveway is less likely to have a window broken, to have a radio stolen, or to be stolen itself. In addition, by keeping the streets clear of cars at night, it is easier for law enforcement to tell whether a particular car belongs in the neighborhood.

APA Membership

Audubon Place Association invites everyone interested in improving the neighborhood to join and participate in APA. Annual dues are \$10 per person. Only dues paying members are eligible to vote. Please complete the membership form on the back of the newsletter and return it along with your dues to 2615 Waugh Dr., No. 108, Houston, Texas 77006, or deliver it to Lewis LaMaster at 707 Marshall. For more information, call Lewis at 529-9688 or come to the June 3 meeting.

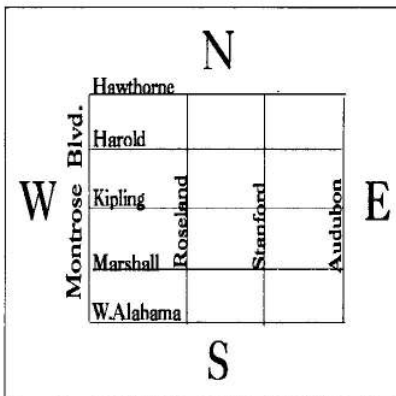
DON'T FORGET THE MEETING ON THURSDAY, JUNE 3, 1993
THE RIVER CAFE, 3615 MONTOSE
7:30 P.M.

BULK RATE
 U.S. POSTAGE PAID
 HOUSTON, TEXAS
 PERMIT NO. 7200

Audubon Place Association, Inc.
 2615 Waugh Drive, Suite 108
 Houston TX 77006

1993 Officers & Committee Chairpersons

President	Eve Beasley	523-6951
Vice President	Rob Devinney	529-9926
2nd Vice President	Jim Hine	526-9359
Secretary	Ralph Sikes	
Treasurer	Valerie Peiser	528-1143
Historian	Ed Kopinitz	522-0035
Beautification	John O'Donnell	520-9519
By-Laws	Ed Muraski	522-0035
Membership	Lewis LaMaster	529-9688
Neighborhood Protection	Kathy Welch	524-8725
Newsletter	John Unger	524-8725
Recycling	George Pearson	529-5173
Security	Jerry Sebesta	522-4374



Audubon Place Association is a non-profit corporation organized to preserve the integrity of one of Houston's unique inner city neighborhoods.

Meetings are held on the first Thursday of each month at 7:30 P.M.

Mailing Address: Audubon Place Association, Inc.; 2615 Waugh Dr., #108; Houston, Texas 77006

Audubon Place Association General Application

Name _____ Name _____

Name _____ Name _____

Address _____

Home Phone _____ Business Phone _____

Annual Membership	\$10 Per Person	No. of Persons	Total Dues Paid \$
--------------------------	-----------------	----------------	--------------------

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

Committee Interests: Beautification Historic Membership Neighborhood Protection Newsletter Recycling Security

Security Patrol quarterly pledge: \$150 \$125 \$100 \$75 Other \$ _____

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

Signed: _____ Date: _____

Mail To: Audubon Place Association, Inc. 2615 Waugh Drive, #108, Houston Texas 77006 Phone: 523-6951



AUDUBON PLACE ASSOCIATION NEWSLETTER

June/July 1993

Meeting Notice:

7:30 pm, Thursday, July 1, 1993.
The River Cafe,
3615 Montrose Boulevard

NATIONAL NIGHT OUT!!!

Tuesday, August 3, is National Night Out and we hope to have great attendance and participation in our annual Block Party (esplanade at Audubon Place and Kipling) and afterwards at the dessert at 802 Westheimer, the HPD Storefront. Details will be announced at the July meeting so please plan to attend.

The Block Party will include food and refreshments. Volunteers to help with arrangements would be appreciated. Plan to come and meet your neighbors and show your support to the area HPD officers. Mark your calendar - Tuesday, August 3.

ALLEY CLEANUP REPORT

On Saturday, June 5, a group of hardy volunteers braved the heat and humidity to attack the overgrown alleys. Two large roll-off containers supplied by the City were filled until they overflowed. Our thanks to all those who helped!! Names will be published next month.

SECURITY

P.I.P. REPORT

Valerie Peiser &
Jerry Sebesta

The HPD Positive interaction Program area crime report for May 1993 shows no reported robberies or burglaries in the neighborhood. However, there were one reported assault (5/30/93 1:55 a.m. 3600 blk. Montrose) and two auto thefts (5/17/93 12:00 p.m. 3400 blk. Montrose and 5/29/93 1:51 p.m. 600 blk. Hawthorne). Remember, report all crimes! Good information is our best tool in the fight to maintain our wonderful neighborhood.

We have three vacant and dangerous buildings in the 700 block of West Alabama and the City's Neighborhood Protection Team is aware of the problem and working to resolve it. Our neighborhood patrol officers are also aware of the vagrant traffic in and out of these houses and will randomly check to see if the buildings are occupied. An additional building on West Alabama next to the Chevron Station has a problem with several persons loitering on the premises. This will be reported to the patrol to address the situation.

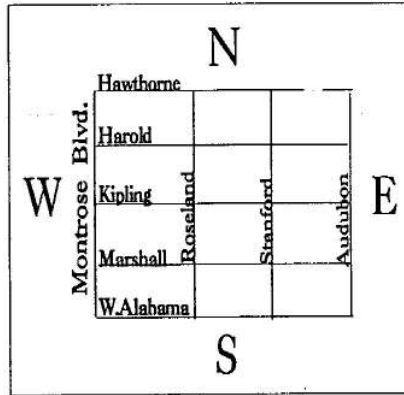
DON'T FORGET THE MEETING ON THURSDAY, JULY 1, 1993
THE RIVER CAFE, 3615 MONTROSE
7:30 P.M.

BULK RATE
U.S. POSTAGE PAID
HOUSTON, TEXAS
PERMIT NO. 7200

Audubon Place Association, Inc.
2615 Waugh Drive, Suite 108
Houston TX 77006

1993 Officers & Committee Chairpersons

President	Eve Beasley	523-6951
Vice President	Rob Devinney	529-9926
2nd Vice President	Jim Hine	526-9359
Secretary	Ralph Sikes	
Treasurer	Valerie Peiser	528-1143
Historian	Ed Kopinitz	522-0035
Beautification	John O'Donnell	520-9519
By-Laws	Ed Muraski	522-0035
Membership	Lewis LaMaster	529-9688
Neighborhood Protection	Kathy Welch	524-8725
Newsletter	John Unger	524-8725
Recycling	George Pearson	529-5173
Security	Jerry Sebesta	522-4374



Audubon Place Association is a non-profit corporation organized to preserve the integrity of one of Houston's unique inner city neighborhoods.

Meetings are held on the first Thursday of each month at 7:30 P.M.

Mailing Address: Audubon Place Association, Inc.; 2615 Waugh Dr., #108; Houston, Texas 77006

Audubon Place Association General Application

Name _____ Name _____

Name _____ Name _____

Address _____

Home Phone _____ Business Phone _____

Annual Membership \$10 Per Person No. of Persons Total Dues Paid \$ _____

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

Committee Interests: Beautification Historic Membership Neighborhood Protection Newsletter Recycling Security

Security Patrol quarterly pledge: \$150 \$125 \$100 \$75 Other \$ _____

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

Signed: _____ Date: _____

Mail To: Audubon Place Association, Inc. 2615 Waugh Drive, #108, Houston Texas 77006 Phone: 523-6951



AUDUBON PLACE ASSOCIATION NEWSLETTER

July/August 1993

Meeting Notice:

6:00 p.m., Tuesday, August 3, 1993.
3600 Audubon @ Kipling
National Night Out

NATIONAL NIGHT OUT

Tuesday August 3, is National Night Out and we hope to have great attendance and participation in our annual Block party and afterwards at the Desert After Party at 802 Westheimer, the HPD Storefront. Please plan to come to the neighborhood party, beginning at 6:00 p.m. in the esplanade of the 3600 block of Audubon Place (between Kipling and Marshall). Please call Valerie Peiser at 528-1143 or Jerry Sebesta at 522-7276, to let us know what you plan to bring. We would like to have salads, snacks, sweets, drinks, paper products, ice, veggies, etc. Any food we have left over we'll take to the Storefront for the after party, to which everyone is invited.

Plan to come and meet your neighbors and show your support to the area HPD officers.

The regular Thursday APA meeting will not be held because of National Night Out.

CITIZENS FOR ZONING

Citizens for Zoning is beginning its fund drive to finance a campaign to insure the passage of the Zoning Ordinance. Neighborhoods like ours are currently totally unprotected from inap-

propriate land use, and consequently the values of our homes are always at risk. We would gain enormous benefits from zoning, ranging from economic security to peace of mind. It is absolutely imperative that we each work actively toward the passage of the November referendum, and this includes giving money to Citizens for Zoning, the only city-wide group dedicated to passage of the ordinance. Your contribution is an investment in your property. More than a paint job, more than repairs, this investment will repay you in the continuing value of your house, townhouse, or condo. You will be contacted in the coming days to urge your participation. Give soon and give generously. For information on how you can help call Ed Kopinitz at 522-0035.

ALLEY CLEANUP REPORT

On June 5 a number of volunteers helped to cleanup the neighborhood alleys. Thanks to Rob Devinney, Jerry Sebesta and his crew, Ralph Sikes, Karen Bernstein, Joe Correll, Bert Benedict, Chuck Noll, Ed Muraski, Ed Kopinitz, Stan Brewer, Eve Beasley, John Unger, Kathy Welch and everyone else who pitched in.

HOME TOUR UPDATE

We are in the planning stages for an Audubon Place Home Tour. The target dates are October 23 and 24 from noon to 5 p.m. We are looking for five proud residents to volunteer their homes, loads of volunteers to work on the event (planning, advertising, ticket sales, decorations, etc.), and sponsors to sell tickets. To accompany the home tour, a lecture on the history of Montrose is also planned.

The tour will celebrate the homes in our neighborhood, highlight the history of Montrose, and enhance the public image of Audubon Place (translate that to mean higher property values). We also expect this project to be a fundraiser for the APA.

If you are interested in participating or have any ideas to contribute, please call Valerie Peiser at 528-1143 or Kathy Welch at 524-8725. A project committee meeting is planned for August 16 at 6:00pm at 3602 Audubon (Valerie and Buddy Peiser's home). Please call Valerie (528-1143) if you are coming to the meeting.

SECURITY

Valerie Peiser & Jerry Sebesta

The entire Neartown area has experienced an increase in daytime burglary attempts and crime in general. The neighborhood crime report shows three burglaries (6/1/93 900 blk. Harold, 6/12/93 3400 blk. Montrose), one robbery (6/14/93 800 blk. W. Alabama), and one auto theft (6/15/93 3400 blk. Montrose). Although these incidents are on the edges of the neighborhood, everyone should be vigilant.

Our Security Program is in desperate need of contributions. Please bring your check-books to National Night Out and help support our Off-Duty Patrols.

The three houses on West Alabama continue to present a problem. Neighborhood Protection is working on the problem. However, removal of the properties in accordance with due process requirements is not quick process. The off-duty officers are aware of the vagrant traffic in and out of the houses and will continue to randomly check to see if the buildings are occupied.

Remember, report all crimes! Good information is our best tool in the fight to maintain our wonderful neighborhood.

BIG OIL COMES TO AUDUBON PLACE by Ed Muraski

By 1920, the Abercrombies had come a long way from the days they operated a small dairy on land leased from George Hermann. At the age of seventeen, with his father's health failing and a dozen family members to support, J. S. Abercrombie left the dairy business to seek a fortune in the legendary Gulf Coast oil fields. Now, at the ripe age of twenty-nine, Jim was not only head of his own independent drilling company, he was also president of Cameron Iron Works. Confident that his success would continue, Jim purchased the new residence at 3402 Audubon Place.

For the Abercrombie clan, the house was ideal. It was large, comfortable and situated in a fine, friendly neighborhood, with Congressman Joe Eagle next door, and Roy Huffington down the street. It would be home for Jim, his grandmother, and his brothers and sisters for many years to come. In fact, some would continue to live there even after they were married, in a setting presided over by their sister and surrogate mother, Miss Annie, who, in 1920, was also working for the family drilling company, along with everyone except brothers Will and Bolling.

Suddenly, on a day in March, 1922, Jim Abercrombie's luck appeared to change. Following two unsuccessful attempts to workover a well in the tricky Hull field, the well blew. Jim completely lost the well, his best rig, and almost his life. However, his prevailing common sense and far-ranging imagination enabled

him to turn this financial disaster into opportunity. He recognized that uncontrolled well pressure was an industry-wide problem, and he sketched the original plan for the famous Cameron blowout preventer, which would eventually be used to tame most of the deep oil wells in the world.

Following the expansion of Cameron Iron Works, Jim was able to concentrate on drilling. In the fall of 1924, he was approached by an English syndicate with an ambitious plan to develop a large concession in northern Colombia. Although Jim was anxious to work in a foreign country on a project of such magnitude, there were complications. He had just met the charming Lillie Frank of Lake Charles and planned to marry her. In addition, the thrust of the newly organized J.S. Abercrombie Company was finding and developing oil wells of its own. Possessed by a life-long inclination to keep his family together, Jim decided to discuss the situation with his brothers and sisters, who were also substantial shareholders, and with Lillie, who fitted naturally into the family group on Audubon.

Predictably, during a holiday visit by the Frank sisters, he was advised by all to seize the opportunities that lay before him. So on May 8, 1925 Jim and Lillie were married, and following a brief honeymoon in Kingston, Jamaica, they set sail for Columbia. The Columbian project lasted until early 1927, and after returning to Houston, Jim, Lillie, and infant daughter Josephine, took an apartment at the elegant Warwick Hotel. The rest of the family remained at 3402 Audubon Place, except for sister Vinnie, now married to Max Rotholz, and brother Bolling and his wife.

During the 1930's Jim Abercrombie achieved his greatest accomplishment as an oilman - conquering the high pressure Old Ocean Field. He also purchased the stunning Greek revival mansion at 2221 River Oaks Boulevard. Eventually the brothers followed suit and purchased residences of their own, leaving only Miss Annie, Vinnie, and Max, at the old home. However, the Abercrombie clan continued to gather every Sunday at 3402 Audubon Place for the traditional family dinner. Now in her teens, Josephine began to display a love for horses and much skill as a horsewoman. Her passion would soon lead to the founding of the renowned Pin Oak Stables.

By the summer of 1946, Jim Abercrombie had worked himself out of a job. Responding to an offer by Luther Cleveland, the shareholders of J. S. Abercrombie agreed to sell their holdings in Old Ocean for a staggering \$54 million. Although the veteran oilman would continue his associations with the industry for several years, he and Lillie were free to devote their energies and their vast fortune to numerous philanthropic interests, including the Texas Children's Hospital. During the next twenty years, Miss Annie, one of Houston's first women executives, was also free to concentrate on her own enterprise, The Paris Shop, which specialized in exclusive ladies apparel and was located for a time at 3229 Miliam. Miss Annie was to be the last family member to reside at 3402 Audubon. In 1957, with the Montrose Addition in decline, she closed the house and moved in with Vinnie and Max at 4607 W. Alabama. After almost four happy decades, the old Abercrombie residence fell silent. It remained vacant until 1966, when it was demolished to make room for an apartment building.

For Jim Abercrombie, the end came on January 7, 1975. He died at home during his eighty-fifth year, just three years after losing Annie and Vinnie. He was survived by only three of his many siblings, and within six months his beloved Lillie had also died. Both are buried in Glenwood Cemetery. Their only daughter, Josephine, along with her two sons, George and Jim, remain in control of the Abercrombie holdings.

Among Houston's many success stories Jim Abercrombie is truly unique. Although he made numerous fortunes during his lifetime, his loyalty to his family, his business associates, and his community will, alone, sustain a much envied reputation.



SAM BERNSTEIN
ATTORNEY AT LAW

3503 AUDUBON PLACE
HOUSTON, TEXAS 77006

OFFICE: (713) 526-4968
HOME: (713) 526-4967

DON'T FORGET NATIONAL NIGHT OUT, TUESDAY, AUGUST 3
3600 BLOCK OF AUDUBON @ KIPLING
6:00 P.M.

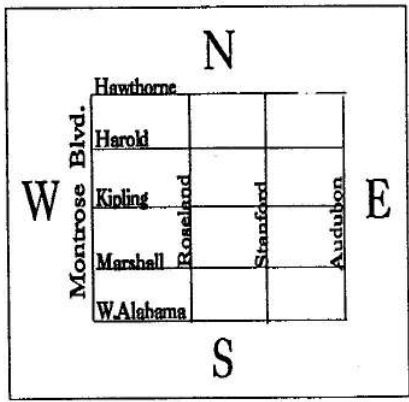
Neighbor
816 Kipling
Houston, TX 77006

BULK RATE
U.S. POSTAGE PAID
HOUSTON, TEXAS
PERMIT NO. 7200

Audubon Place Association, Inc.
2615 Waugh Drive, Suite 108
Houston TX 77006

1993 Officers & Committee Chairpersons

President	Eve Beasley	523-6951
Vice President	Rob Devinney	529-9926
2nd Vice President	Jim Hine	526-9359
Secretary	Ralph Sikes	
Treasurer	Valerie Peiser	528-1143
Historian	Ed Kopinitz	522-0035
Beautification	John O'Donnell	520-9519
By-Laws	Ed Muraski	522-0035
Membership	Lewis LaMaster	529-9688
Neighborhood Protection	Kathy Welch	524-8725
Newsletter	John Unger	524-8725
Recycling	George Pearson	529-5173
Security	Jerry Sebesta	522-4374



Audubon Place Association is a non-profit corporation organized to preserve the integrity of one of Houston's unique inner city neighborhoods.

Meetings are held on the first Thursday of each month at 7:30 P.M.

Mailing Address: Audubon Place Association, Inc.; 2615 Waugh Dr., #108; Houston, Texas 77006

Audubon Place Association General Application

Name _____ Name _____
 Name _____ Name _____
 Address _____
 Home Phone _____ Business Phone _____

Annual Membership \$10 Per Person No. of Persons Total Dues Paid \$ _____

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

Committee Interests: Beautification Historic Membership Neighborhood Protection Newsletter Recycling Security

Security Patrol quarterly pledge: \$150 \$125 \$100 \$75 Other \$ _____

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

Signed: _____ Date: _____

Mail To: Audubon Place Association, Inc. 2615 Waugh Drive, #108, Houston Texas 77006 Phone: 523-6951



AUDUBON PLACE ASSOCIATION NEWSLETTER

August/September 1993

Meeting Notice:

7:30 p.m., Thursday, September 2, 1993
The River Cafe,
3615 Montrose Boulevard

A Walgreens Superstore in Your Future?

For those in the neighborhood who do not know, the building on the corner of Montrose and Hawthorne is being demolished so that Walgreens can develop the entire 3300 block of Montrose between Lovett and Hawthorne as a Walgreens Superstore. The existing store at Harold and Montrose is apparently one of the most profitable stores in the entire Walgreens chain. The new store will be approximately 17,500 square feet and will be set in the middle of the block. There will be parking for 100 cars in the front and on the sides with perimeter shielded lighting.

Walgreens has been in contact with the City Planning and Development Department to discuss neighborhood concerns with respect to safety, aesthetics, and traffic control. Walgreens plans call for hedges and trees surrounding the property with a sprinkler system installed. Construction plans call for a building of materials better than regular with slight alteration of the exterior to accommodate the building's location in a traditional neighborhood.

The current proposals for signage are not optimum. The City Planning and Development Department has requested less extensive signs. However, since the proposed signs apparently meet the City's sign requirements, change in this area may not be forthcoming. In addition, the delivery entrance is proposed for the corner of Lovett and Roseland. This raises a number of concerns primarily with respect to increased traffic on Lovett and Roseland for delivery vehicles.

No plans have been announced for the old Walgreens' store.

If you have any questions or would like more information on this matter, call Ed Kopinitz or come to the September APA meeting.

NATIONAL NIGHT OUT UPDATE

On August 3, the members of APA gathered in the esplanade in the 3600 block of Audubon Place to participate in the Third Annual National Night Out. The gathering was well attended and well fed. Our thanks to everyone who brought food or drink and to Jerry Sebesta for his efforts in coordinating the event. Meeting and getting to know each other is an effective way to combat crime and to support and improve the neighborhood.

1994 Elections - APA Membership

As we approach November APA begins the process for selecting 1994 officers. The Nominating Committee will be appointed shortly. If you are interested in becoming more active in the APA, please contact a current officer or come to the September meeting.

Remember in order to be eligible to vote, you must be a dues paying member of APA. Membership is \$10 per person. You may join APA by completing the membership form on the back of the newsletter and returning it along with your dues to the attention of Lewis LeMaster, 2615 Waugh Drive., No. 108, Houston, Texas 77006, or coming to the September meeting.

SECURITY

P.I.P. REPORT

Valerie Peiser

The HPD Positive Interaction Program area crime report for July 1993 shows no reported robberies in the neighborhood. However, there were two auto thefts (7/08/93 2:30 a.m. 600 blk. Marshall and 7/22/93 11:30 p.m. 3400 blk. Audubon) and two reported burglaries (6/22/93 8:00 a.m. 3400 blk. Audubon and 7/14/93 2:50 p.m. 3400 blk. Stanford). Remember, report all crimes! Good information is our best tool in the fight to maintain our wonderful neighborhood.

The entire Neartown area has experienced an increase in daytime burglary attempts and crime in general. A word to the wise.... Our Security Program is in desperate need of contributions. We have received no contributions in over two months. As a neighborhood, are we still committed to the effort? Contributions may be made in person at any APA meeting or by completing the form on the back of the newsletter and returning it along with your check to APA, 2615 Waugh Drive, No. 108, Houston, Texas 77006.

We still have the three vacant and dangerous buildings on West Alabama. We have been advised that the Neighborhood Protection Team is aware of the problem and working to resolve the situation. However, it appears that progress has slowed in this area. Our off-duty officers are also aware of the vagrant traffic in and out of the houses and will randomly check to see if the buildings are occupied.

NEWSLETTER ARTICLES

The newsletter seeks articles by neighborhood residents on issues that relate to the neighborhood. Articles for the September/October newsletter are due on September 20. Please submit articles on diskette or in writing to John Unger by leaving them in the mail box at 816 Kipling. This is an excellent way to exchange ideas with your neighbors concerning the neighborhood.

Esplanade Update

John O'Donnell has finished his studies for the bar exam, acquired a new house on Audubon Place, and is back to work on the project to beautify the Audubon Place esplanades. More details and action items will be available and discussed at the September meeting.

Home Tour Update

Plans for a home tour on October 23 and 24 are moving forward. Three of our neighbors have volunteered their homes so far. We are still looking for two additional homes. The logistics of the tour will require more than 50 volunteers.

If you are interested in helping out or have any ideas to contribute, please contact Valerie Peiser at 528-1143 or Kathy Welch at 524-8725.

This project is intended to celebrate the unique homes in our neighborhood, highlight the history of Montrose, enhance the public image of Audubon Place and add funds to the APA treasury. Please seriously consider volunteering to help.

CITIZENS FOR ZONING

The City Council is moving ever closer to its anticipate favorable vote on the Zoning Ordinance. However, final approval of the Zoning Ordinance will be contingent on a citywide vote. Citizens for Zoning has begun a fund drive to finance a campaign to insure passage of the Zoning Ordinance. Neighborhoods like ours are currently totally unprotected from inappropriate land use, and consequently the values of our homes are always at risk. We would gain enormous benefits from zoning, ranging from economic security to peace of mind.

It is absolutely imperative that we each work actively toward the passage of the November referendum, and this includes providing monetary support to Citizens for Zoning, the only citywide group dedicated to the passage of the ordinance. Your contribution is an investment in your home. More than a paint job, more than repairs, this investment will repay you in the continuing value of your house, townhouse, or condominium. For more information on how you can help call Ed Kopinitz at 522-0035.

DO YOUR PART: HPD WANTS TO HEAR FROM YOU

At the July Neartown meeting, Assistant Chief Frank Yorek, along with Captain Buenik, reconfirmed HPD's commitment to community-based policing. Acknowledging that there were a lot of officers in the Neartown district, Captain Buenik said he had already met with all three patrol shifts to update them on the history of Montrose's cooperation with the Houston Police Department.

Now it's up to every resident to report crime problems.

- * Emergency (life-threatening) 911
- * To dispatch an officer:
Suspicious activity in-progress or non-emergency crime 222-3131

Lt. Hendricks 247-4440
(day shift patrol lieutenant)

Lt. Wheeler 247-8182
(evening shift patrol lieutenant)

Lt. Servise 247-4440
(late night shift patrol lieutenant)

Lt. M.A. Eisenman 247-4405
(administrative lieutenant)

Lt. L. Lakind 247-4441
(Tac Team/Gangs)

Neartown Police Community Center
802 Westheimer 529-3100
(supervisor: Sgt. Jackson)

To report buildings for suspected illegal activity 653-4654
(HPD'S F.A.S. Team)

... and if that doesn't solve your problem,

Captain Buenik wants to hear about it!

Captain George Buenik
247-5439

ADS FOR NEWSLETTER

The newsletter accepts advertising to provide funds for mailing and printing expenses. If you or your company are interested in placing an ad, please contact John Unger at 524-8725. For the September/October issue the ad copy deadline is September 20. Ad prices are as follows: full page - \$130; 1/2 page - \$65; 1/4 page - \$33; 1/8 page (business card) - \$20; and 1/16 page - \$10. The newsletter is mailed to 400 residents and businesses in the neighborhood.

**DON'T FORGET THE NEXT MEETING,
THURSDAY, SEPTEMBER 2, 1993
THE RIVER CAFE, 3615 MONTROSE
7:30 P.M.**

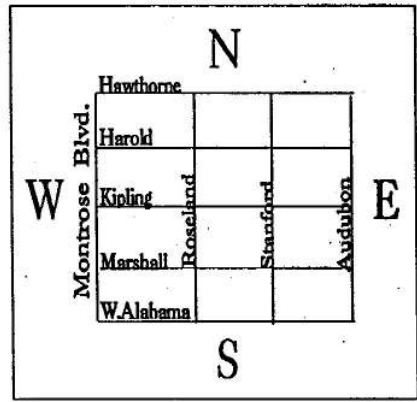
PERMIT NO. 7200
HOUSTON, TEXAS
U.S. POSTAGE PAID
BULK RATE

Mailed on August 27, 1993
Please deliver promptly.

Audubon Place Association, Inc.
2615 Waugh Drive, Suite 108
Houston TX 77006

1993 Officers & Committee Chairpersons

President	Eve Beasley	523-6951
Vice President	Rob Devinney	529-9926
2nd Vice President	Jim Hine	526-9359
Secretary	Ralph Sikes	
Treasurer	Valerie Pelser	528-1143
Historian	Ed Kopinitz	522-0035
Beautification	John O'Donnell	520-9519
By-Laws	Ed Muraski	522-0035
Membership	Lewis LaMaster	529-9688
Neighborhood Protection	Kathy Welch	524-8725
Newsletter	John Unger	524-8725
Recycling	George Pearson	529-5173
Security	Jerry Sebesta	522-4374



Audubon Place Association is a non-profit corporation organized to preserve the integrity of one of Houston's unique inner city neighborhoods.

Meetings are held on the first Thursday of each month at 7:30 P.M.

Mailing Address: Audubon Place Association, Inc.; 2615 Waugh Dr., #108; Houston, Texas 77006

Audubon Place Association General Application

Name _____ Name _____
 Name _____ Name _____
 Address _____
 Home Phone _____ Business Phone _____

Annual Membership \$10 Per Person No. of Persons Total Dues Paid \$

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

Committee Interests: Beautification Historic Membership Neighborhood Protection Newsletter Recycling Security

Security Patrol quarterly pledge: \$150 \$125 \$100 \$75 Other \$ _____

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

Signed: _____ Date: _____

Mail To: Audubon Place Association, Inc. 2615 Waugh Drive, #108, Houston Texas 77006 Phone: 523-6951



AUDUBON PLACE ASSOCIATION NEWSLETTER

September/October 1993

Meeting Notice:

7:30 p.m., Thursday, October 7, 1993
The River Cafe,
3615 Montrose Boulevard

ZONING, ZONING, ZONING

The City Council has unanimously voted in favor of the Zoning Ordinance. However, final approval of the Zoning Ordinance will require a citywide vote in November. Citizens for Zoning is up and running and working to assure passage of the Zoning Ordinance. Citizens for zoning needs both funds and volunteers. Contributions may be mailed to P.O. Box 1423, Houston, Texas 77251. Citizens for Zoning's office is located at 5750 South Rice (one block south of the corner of S. Rice and Glenmont). Volunteers are needed to distribute flyers, stuff envelopes, and work the telephones. The opposition forces are well financed and intent on running a campaign of disinformation. Neighborhoods like ours are currently totally unprotected from inappropriate land use, and consequently the values of our homes are always at risk. We would gain enormous benefits from zoning, ranging from economic security to peace of mind.

It is absolutely imperative that we each work actively toward the passage of the November referendum, and this includes giving money and your time to Citizens for Zoning, the only citywide group dedicated to passage of the ordinance. Your contribution and time are an investment in your property. More than a paint job, more than repairs, this investment will repay you in the continuing value of your house, townhouse, or condominium. Please support Citizens for Zoning with your contribution or by volunteering to work. Give soon and give generously.

For information on how you can help or if you have questions call Citizens for Zoning at 662-3118, Ed Kopinitz at 522-0035, Eve Beasley at 523-6951 or Gayle Ramsey.

Security

At the September meeting there was a substantial discussion concerning the direction that the neighborhood security program should take. There has been growing dissatisfaction expressed by some residents concerning the current arrangements. For the past year APA has shared expenses with the WAMM association for an off-duty HPD officer to patrol the two neighborhoods for approximately 32 hours per month or eight hours per week. Expenses include salaries, fuel and maintenance for the car, and liability insurance. To maintain this program a significant outlay is required to cover the next year's insurance.

Sentiment has been expressed that APA should explore a "Citizens on Patrol" program.

Other alternatives are to join the constable's patrol program or wait on HPD's subsidized officer program to become a reality. A Citizens on Patrol program is less expensive but requires a considerable investment of resident's time to make the program work. The constable's program is considerably more expensive. APA may be able to join with other surrounding associations, such as Westmoreland, in order to provide sufficient funding and volunteers.

If you have ideas concerning security or are interested in becoming involved in a Citizens on Patrol program, please come to the October meeting. We hope to have a guest speaker from East Montrose Citizens on Patrol group and possibly Lt. Larry Lakind to discuss alternatives. Stay tuned for more details.

SECURITY

Valerie Peiser

P.I.P. REPORT

The HPD Positive Interaction Program area crime report for August 1993 shows no reported robberies in the neighborhood. However, there were three auto thefts (8/10/93 7:19 p.m. 900 blk. Kipling, 8/12/93 10:30 p.m. 3600 blk. Montrose, and 8/23/93 3:00 p.m. 800 blk. W. Alabama) and one reported burglary (8/14/93 4:00 p.m. 3500 blk. Audubon. As always remember to report all crimes! Good information is our best tool in the fight to maintain our wonderful neighborhood.

The three vacant buildings in the 700 block of West Alabama have been secured and clean-up is underway. Hopefully we will see property improvement by the end of the year. The building next to the Chevron station in the 900 block is also undergoing renovation.

The Westheimer Art Streetfest is scheduled for October 16 and 17 (the same weekend as the Westheimer Colony Art Festival downtown) and promises to be well attended once again. They have budgeted for street closure, sanitary portable toilets, and trash receptacles and pick-up, and the city is requiring that they provide security. If you have a problem with illegally parked cars or intoxicated attendees call the HPD Storefront, 802 Westheimer, 529-3100 or 222-3131.

Recycling

The City has advised APA that recycling is on its way. Exactly when is still open to discussion, but it is expected by February 1994. The City is currently holding monthly meetings to distribute information on the recycling program and organize the neighborhoods. Karen Bernstein and Eve Beasley have been representing APA at the meetings. If anyone is interested in pitching in, please contact Karen or Eve.

NEWSLETTER ARTICLES

The newsletter seeks articles by neighborhood residents on issues that relate to the neighborhood. Articles for the October/November newsletter are due on October 20. Please submit articles on diskette or in writing to John Unger by leaving them in the mail box at 816 Kipling. This is an excellent way to exchange ideas with your neighbors concerning the neighborhood.

Esplanade Update

Drawings of the proposed planters and plantings for the Audubon esplanades have been prepared and will be available at the October 7 meeting. Additional details and action items will also be discussed at the meeting.

1994 Elections - APA Membership

As we approach November, APA begins the process for electing 1994 officers. The nominating committee will be appointed at the October meeting, and elections will be held at the November meeting. If you are interested in becoming more active in APA, please contact a current officer or come to the October meeting.

Remember in order to be eligible to vote, you must be a dues paying member of APA. Membership is \$10 per person. You may join APA by completing the form on the back of the newsletter and returning it along with your check to the attention of Lewis LeMaster, 2615 Waugh Drive, No. 108, Houston, Texas 77006 or coming to the October 7 meeting.

Thanks Jim and Linda Hine!

Jim and Linda Hine moved out of APA last week and will be dearly missed. Jim served as a Vice President of APA until their move and Linda was a driving force in our attempt to institute deed restrictions last year. Both Linda and Jim supported APA's programs and the neighborhood 100% and we would like to wish them all the best in their future endeavors!

ITEMS OF INTEREST

* The Center City Rotary Club is working with Neartown to select a supportable project to enhance the Montrose area.

* Neartown Association of Babies & Children: Halloween Party, Sunday, October 31, from 2:00 p.m. to 4:00 p.m. Games & Refreshments, Etc. Contact Eve Beasley for details.

* Congratulations to our neighbors to the East! Westmoreland Subdivision

receives historical status from the Texas Historical Commission.

* Neartown Association's annual Montrose Crime Out is scheduled for Tuesday, October 26.

* Houston Sign-Company, a long-time Montrose neighbor is moving outside the loop. Heard-On-The-Street. Slick Willie's family Pool Hall has plans to remodel and move into the building.

* Good Neighbors/Not So Good Neighbors. Good Neighbors - put trash out on the day it is to be picked up. Not so good neighbors - put trash out a day or two before trash day leaving dogs and cats to scatter trash over neighbors' yards. Not so good neighbors don't care if their alarm system goes off continually during the day while they are at work. Good neighbors maintain and service their alarm system.

DO YOUR PART: HPD WANTS TO HEAR FROM YOU

At the July Neartown meeting, Assistant Chief Frank Yorek, along with Captain Buenik, reconfirmed HPD's commitment to community-based policing. Acknowledging that there were a lot of officers in the Neartown district, Captain Buenik said he had already met with all three patrol shifts to update them on the history of Montrose's cooperation with the Houston Police Department.

Now it's up to every resident to report crime problems.

- * Emergency (life-threatening) 911
- * To dispatch an officer: Suspicious activity in-progress or non-emergency crime 222-3131

Lt. Hendricks 247-4440
(day shift patrol lieutenant)

Lt. Wheeler 247-8182
(evening shift patrol lieutenant)

Lt. Service 247-4440
(late night shift patrol lieutenant)

Lt. M.A. Eisenman 247-4405
(administrative lieutenant)

Lt. L. Lakind 247-4441
(Tac Team/Gangs)

Neartown Police Community Center
802 Westheimer 529-3100
(supervisor: Sgt. Jackson)

To report buildings for suspected illegal activity 653-4654
(HPD'S F.A.S. Team)

... and if that doesn't solve your problem,

Captain Buenik wants to hear about it!

Captain George Buenik
247-5439

ADS FOR NEWSLETTER

The newsletter accepts advertising to provide funds for mailing and printing expenses. If you or your company are interested in placing an ad, please contact John Unger at 524-8725. For the October / November issue the ad copy deadline is October 20. Ad prices are as follows: full page - \$130; 1/2 page - \$65; 1/4 page - \$33; 1/8 page (business card) - \$20; and 1/16 page - \$10. The newsletter is mailed to 400 residents and businesses in the neighborhood.

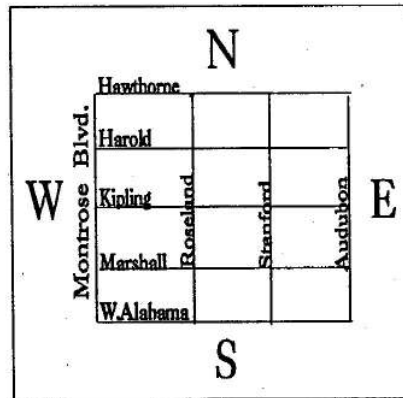
DON'T FORGET THE NEXT MEETING,
THURSDAY, OCTOBER 7, 1993
THE RIVER CAFE, 3615 MONTROSE
7:30 P.M.

BULK RATE
U.S. POSTAGE PAID
HOUSTON, TEXAS
PERMIT NO. 7200

Audubon Place Association, Inc.
2615 Waugh Drive, Suite 108
Houston TX 77006

1993 Officers & Committee Chairpersons

President	Eve Beasley	523-6951
Vice President	Rob Devinney	529-9926
2nd Vice President	Jim Hine	526-9359
Secretary	Ralph Sikes	
Treasurer	Valerie Peiser	528-1143
Historian	Ed Kopinitz	522-0035
Beautification	John O'Donnell	520-9519
By-Laws	Ed Muraski	522-0035
Membership	Lewis LaMaster	529-9688
Neighborhood Protection	Kathy Welch	524-8725
Newsletter	John Unger	524-8725
Recycling	George Pearson	529-5173
Security	Jerry Sebesta	522-4374



Audubon Place Association is a non-profit corporation organized to preserve the integrity of one of Houston's unique inner city neighborhoods.

Meetings are held on the first Thursday of each month at 7:30 P.M.

Mailing Address: Audubon Place Association, Inc.; 2615 Waugh Dr., #108; Houston, Texas 77006

Audubon Place Association General Application

Name _____ Name _____

Name _____ Name _____

Address _____

Home Phone _____ Business Phone _____

Annual Membership \$10 Per Person No. of Persons Total Dues Paid \$

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

Committee Interests: Beautification Historic Membership Neighborhood Protection Newsletter Recycling Security

Security Patrol quarterly pledge: \$150 \$125 \$100 \$75 Other \$ _____

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

Signed: _____ Date: _____

Mail To: Audubon Place Association, Inc. 2615 Waugh Drive, #108, Houston Texas 77006 Phone: 523-6951



AUDUBON PLACE ASSOCIATION NEWSLETTER

November/December 1993

Meeting Notice:

7:30 p.m., Thursday, December 2, 1993
The River Cafe,
3615 Montrose Boulevard

ELECTIONS

In accordance with the APA Bylaws the Nominating Committee has nominated the following persons as 1994 candidates for officers :

President	Clay Sterling
Vice President	Sam Bernstein and John Unger
Secretary	Ralph Sikes
Treasurer	Tracy Klein

In addition, the Nominating Committee nominated the following persons from the floor:

President	Dave Pevear
Vice President	Laura Devinney

Elections will be held at the December meeting on December 2, 1993. Only dues paying members will be eligible to vote.

Thanks to Ed Kopinitz

The zoning referendum was defeated at the polls in November. Ed Kopinitz has worked tirelessly with Citizens for Zoning, Neartown, and the City to develop and implement zoning for the City of Houston. A thank you tribute for Ed was held this past Sunday at the Firehouse. Ed's hard work is greatly appreciated by APA and the neighborhood. Thank you Ed! Let's hope that the effort will be ongoing and will ultimately be successful.

SECURITY

P.I.P. REPORT

Valerie Peiser

The HPD Positive Interaction Program area crime reports for September and October 1993 show two reported robberies (09/23/93 3700 blk. Roseland 6:15 p.m. and 10/12/93 900 blk. Marshall 10:35 p.m.); one assault (10/12/93 900 blk. Harold 3:00 p.m.); four burglaries (09/30/93 3400 blk. Montrose 10:00 p.m., 10/15/93 3400 blk. Stanford 8:00 a.m., 10/18/93 3500 blk. Audubon 10:00 a.m., and 10/23/93 3400 blk. Montrose 4:30 p.m.); five auto thefts (9/06/93 2:00 a.m. 800 blk. W. Alabama, 9/14/93 9:15 p.m. 3600 blk. Montrose, 6:15 p.m. 3400 blk. Roseland, 9/16/93 10:00 p.m. 3700 blk. Roseland, 10/09/93 800 blk. W. Alabama 6:45 p.m.). As always remember to report all crimes! Good information is our best tool in the fight to maintain our wonderful neighborhood.

September

The Westheimer Street Festival came and went without too much neighborhood disruption, and trash along Westheimer was taken care of by Monday afternoon. Attendance seemed smaller than last spring and it may fade away without much fan fare. If the organizers want to continue to have the festival they will need the support of the surrounding civic associations and they will be forced to provide paid security. The street was not closed this fall because of the organizers unwillingness to provide officers. Anyone who feels strongly one way or the other should let his or her position be known before the next festival rolls

(Security continued)

around in the spring.

Although Houston has experienced a dramatic reduction in crime, we must remember that violent crimes have decreased less than 1% and we must maintain our attention to our personal safety and the safety of our neighbors.

Remember, report all crimes! Good information is our best tool in the fight to maintain our wonderful neighborhood.

October

We had a mugging in the 600 block of Hawthorne, Friday, November 12, 1993. An elderly resident, Louise Hiatt, was attacked and beaten after parking her car in her garage and approaching her porch. She has been in the hospital since then with a blood clot on her brain and a broken shoulder. APA has sent flowers and several of us have visited her. She is in Room 2242 at St. Luke's.

Christmas is just around the corner and we can anticipate an increase in attempted burglaries and other crimes. Diligence is demanded. Report all crimes and watch out for your neighbors.

An arrest has been made in the murder at Commonwealth and Hyde Park. Juveniles were involved and robbery appears to have been the motive.

If you find capped bottles of any kind in your yard or the area, do not remove them unless you can visually verify that they are empty. If you believe that they contain the chemical makings of bottle bombs, do not hesitate to contact the HPD bomb squad. The incident on Fairview (west of Shepherd) earlier this month was not the first and although the people responsible may believe that these incidents are pranks, the bombs can be lethal. The police believe that the Fairview bombs were dry ice.

Audubon Place dodged a bullet with the recent tornado, but other areas were not so lucky. There was damage in the 500-600 blocks of Branard, Colquitt, and Sul Ross, as well as Westmoreland place.

Laura Devinney - Candidate for Vice President

Let me introduce myself as one who has lived in Audubon Place for over ten years. I, and my family, have been a visible presence in the neighborhood and active in APA. I am a realtor and am acutely aware of the special value of Audubon Place and historic Montrose.

I am asking for your vote as Vice President of APA. The past year I served on the Nominating Committee, the Permits/Architectural Committee, the Audubon Tree Preservation Committee, as well as the Zoning subcommittee.

Prior to the failed zoning movement, the Association worked hard to draft deed restrictions and to acquire the required signatures. These efforts were abandoned as the zoning issue dawned. Zoning

John Unger - Candidate for Vice President

I moved into Audubon Place in 1978 and have seen its current evolution into a residential neighborhood that anyone would be proud to call home. I have become active in the association over the past two years and this year brought you the Newsletter.

There is still some room for improvement in the care that we take of the neighborhood and of our neighborhood pride. Areas that should be reviewed include improved street lighting, more stop signs, and overall traffic control. With the newly paved streets, the number and speed of vehicles is bound to increase. Completion of the esplanade project will add a focal point to the neighborhood.

I will also work on the effort to revitalize the deed restriction project and hopefully bring it to a successful conclusion as well as the involvement of more members of the neighborhood in our activities and projects.

Your vote would be appreciated.

did not pass; the people have spoken. It is my opinion that most of us in Audubon would support some sort of land use requirements that would preserve the unique character of our neighborhood. It is to that end that I would work to explore instituting deed restrictions for Audubon Place. This effort will entail much time and effort but I believe that we have to endure even if it means starting all over again. In order to do this, we have to enlist the support of APA including those who have been less active this past year.

Thank you for your support.

Houston Recycles

Audubon Place is not yet part of the Houston recycles program, which already covers 46,000 homes in the city. Between November and February, Houston Recycles will be adding 60,000 homes to the green box pick-ups. When will Audubon Place be added? A good question

Neighborhoods will be added first if they are contiguous to existing recycling areas. The city is seeking to optimize their equipment and staffing in this program.

One new area will be added to the program every other week during the four-month phase-in. Residents will be notified about 3 days before their first pick-up. The green bins will be delivered at that time, with instructions inside. The pick-up day will coincide with one of your regular trash days. The neighborhood recycling chairperson, Karen Bernstein, Association President, and/or your block captain (see below) will know about two weeks ahead of time).

Houston Recycles will take the following: newspaper, magazines, glass containers, some plastic (#1 and #2), cans, motor oil (if properly contained).

They will not take: wide-mouth plastic tubs, broken glass, empty motor oil containers, grocery bags of any kind. If you put out the wrong stuff, it will be left behind. In the beginning you will see a yellow sticker identifying the wrong items.

The brochure that you will receive with your green bin will have all this information in it, plus a recycling hotline phone number.

Special Information:

Audubon Place Association will have block captains for Alabama, Marshall, Kipling, Harold, Hawthorne, and Audubon (volunteers needed: please call Karen Bernstein, 526-4967). The block captains can answer any questions that you have. They will also carry extra green bins to replace any that are stolen. Block captains will be your first source of information.

If you live in a townhouse that does not face the street, you may not be included in the program. If you normally have city trash pick-up, that's a good sign. You can call your block captain to find out if you will be included. Apartments with more than 8 units will not be included.

Stay tuned!!

CHRISTMAS PARTY

The APA Christmas Party will be held on December 16, 1993, from 7 to 10 p.m. at Valerie Peiser's home, Audubon @ Kipling. Please call Valerie for details.

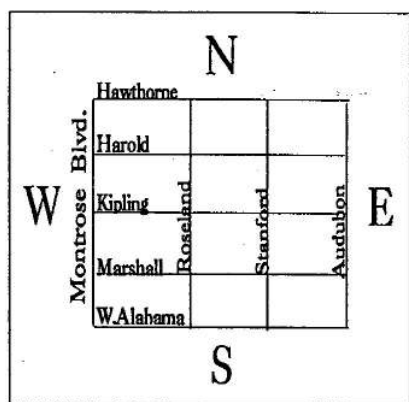
DON'T FORGET THE NEXT MEETING,
THURSDAY, DECEMBER 2, 1993
THE RIVER CAFE, 3615 MONTROSE
7:30 P.M.

BULK RATE
U.S. POSTAGE PAID
HOUSTON, TEXAS
PERMIT NO. 7200

Audubon Place Association, Inc.
2615 Waugh Drive, Suite 108
Houston TX 77006

1993 Officers & Committee Chairpersons

- President ~~Eve Beasley~~ ^{Cly Sterling} 523-6951
- Vice President ^{Laura} Rob Devinney 529-9926
- 2nd Vice President ^{John Unger} Jim Hine ~~526-9359~~
- Secretary Ralph Sikes
- Treasurer ~~Valerie Peiser~~ ^{Trace Klein} 528-1143
- Historian Ed Kopinitz 522-0035
- Beautification John O'Donnell 520-9519
- By-Laws Ed Muraski 522-0035
- Membership ^{QC} Lewis LaMaster 529-9688
- Neighborhood Protection ^{K. Barstow} Kathy Welch 524-8725
- Newsletter John Unger 524-8725
- Recycling George Pearson 529-5173
- Security Jerry Sebesta 522-4374



Audubon Place Association is a non-profit corporation organized to preserve the integrity of one of Houston's unique inner city neighborhoods.

Meetings are held on the first Thursday of each month at 7:30 P.M.

Mailing Address: Audubon Place Association, Inc.; 2615 Waugh Dr., #108; Houston, Texas 77006

Audubon Place Association General Application

Name _____ Name _____
 Name _____ Name _____
 Address _____
 Home Phone _____ Business Phone _____

Annual Membership	\$10 Per Person	No. of Persons	Total Dues Paid \$
-------------------	-----------------	----------------	--------------------

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

Committee interests: Beautification Historic Membership Neighborhood Protection Newsletter Recycling Security

Security Patrol quarterly pledge: \$150 \$125 \$100 \$75 Other \$ _____

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

Signed: _____ Date: _____

Mail To: Audubon Place Association, Inc. 2615 Waugh Drive, #108, Houston Texas 77006 Phone: 523-6951