



AUDUBON PLACE ASSOCIATION NEWSLETTER

February 1996

Meeting Notice:

7:30 p.m., Thursday, February 1, 1996
The River Cafe,
3615 Montrose Boulevard
(Future Meeting: March 7, 1996)

PRESIDENT'S MESSAGE

We are experiencing somewhat of the winter that is affecting the rest of the country, and it is exhilarating! Let's hope we all don't lose all of our beautiful plants. We had a very good turn out in January---got a lot accomplished and are ready to get to work. We have great committee chairs and things are going to start happening. I have some items of interest for us all. One is a continuation of the saga of the fund-raiser for the HPD community storefront at 802 Westheimer. The goal of \$10,000 has reached a half-way point. The fundraising campaign concludes at the Neartown meeting on Tues. Feb. 20th. Audubon voted to contribute \$500. and the check is in the mail. This is given in part by specific member contributions and the balance by Audubon as an association. A note to remember, the annual operating cost of the storefront is approximately \$15,000 at this time wholly underwritten by the Museum District Business Alliance. A note of interest about the Storefront functions within the community, they have the only crisis intervention team in Houston. It is staffed by volunteers and professionals to directly help victims of crime.

There is planned a new retail center at the corner of Hazard and Westheimer. It is being built by the Mirador group and they have plans that are being studied by the various planning and building divisions of the city. It is a small center utilizing the existing structures and providing for parking. It is also envisioned to be a "neighborhood" walking center with small scale retail. There is a reception for this group on Feb. 8th at 1707 Kipling. Anyone that would like to attend is welcome!

Texas Department of Transportation's plan for the proposed expansion of Hwy 59 in early 1997 will include a three lane wide (two traffic lanes, one breakdown lane) High Occupancy Vehicle (HOV) structure to be built on top of the already elevated deck as it passes through the Museum area, rising to a height of more than 40 feet above Montrose Boulevard. Two regular traffic lanes will also be added to the present freeway deck, one on either side. The widened freeway deck will come within a few feet of the Governor Ross

Sterling mansion at Yoakum and Kenwood, which is listed on the National Register of Historic Places. The Texas Dept. of Transportation plans to double deck the HOV lanes from Mandell to Spur 527 which leads into downtown, and will continue to elevate the HOV lanes along Spur 527, passing within a few feet of the Westmoreland and Courtlandt Place historic districts. The Department issued a "Findings of no Significant Impact" (FONSI) and is proceeding to finalize and fund this expansion. Audubon along with other associations within the Neartown area has submitted letters to the powers that be, protesting this unilateral and uninformed resolution.

Join me at the February meeting to talk about these and other issues. We are also going to have a most interesting speaker.

Laura Devinney

FEBRUARY MEETING AROUND NEARTOWN

There will be a **SPEAKER AT THE FEBRUARY MEETING !!** The Westheimer Street Festival corporation's president has graciously accepted our invitation to speak and better acquaint us all about their plans and activities for the spring festival and beyond.... See you all there Thursday February 1st at 7:30 at the River Cafe

Come to The Lovett Inn on Tuesday, January 30th at 7:30 and meet the new officers of Neartown and Houston City Council! It is always an enjoyable event and a good opportunity to meet and greet our neighbors and our neighborhood helpers. Also a chance to join Neartown Association!

HOME HISTORIES OF AUDUBON PLACE

Last month in this column, the architectural details of the Stevenson house, 804 Harold, were detailed. This month, I felt it would be interesting to outline the history of the home's original owner and designer.

On April 4, 1903, Stewart and Stevenson was founded by C. Jim Stewart who ran a general blacksmith and carriage shop and Joseph Rosenfield Stevenson, a carriage maker. Under their direction, Stewart and Stevenson evolved to become one of the largest diesel engine design, manufacturing and distribution companies in the world. Stevenson was a long-time president of the company and remained active in it until 1953. Two of Stevenson's grandsons are officers in the Fortune 500 company.

Joseph R. Stevenson

(Continued on Page 3)

was born in Houston on August 14, 1890 to John Wister and Rebecca Stevenson. John Wister Stevenson, a Philadelphia native, stopped in Houston on his way to join the California Gold Rush, and met Rebecca Rosenfield whose parents had immigrated to Houston from Vienna, Austria. They were married in Houston and John became a railroad engineer and his job took the family to different Texas towns. They returned to Houston in time for Joe to graduate from Central High School.

Joe reputedly could "do anything with his hands" and could match colors exactly; he was always interested in design and wanted to be an architect. However he decided to apprentice with Mossert Keller, a carriage maker, rather than continue with his education after high school.

On November 3, 1902, he married his neighbor and native Houstonian Mary Emma McDonald whose mother was born in Galveston to the family which owned Galveston's first opera house, and whose father immigrated from Ireland and was also a railroad engineer.

Joe and Mary had a daughter, Marguerite, born in 1904 and a son, Joseph Donald, born in 1910. In 1915, using Mary's inheritance, the Stevenson family bought the lot at 804 Harold and built their dream home there. Joe designed the house which was built in the newest and most prestigious Houston neighborhood, the Montrose addition.

The Stevensons lived at 804 Harold from 1915 until after World War II. Their daughter was mar-

ried in 1923 and the wedding reception was held at the family home. Their son was married in 1933 and a two story addition was added to the house at that time to accommodate Joseph Donald and his wife Mildred. Joseph Donald and Mildred lived at the home until they moved out to Houston's new prestigious neighborhood, River Oaks. The Stevensons sold their home in 1945.

MARCH MEETING

Mark your calendar for the next meeting of APA on March 7, 1996. Same time, same place.

SEE YOU AT THE NEXT MEETING,
THURSDAY, FEBRUARY 1, 1996
THE RIVER CAFE, 3615 MONTROSE
7:30 P.M.

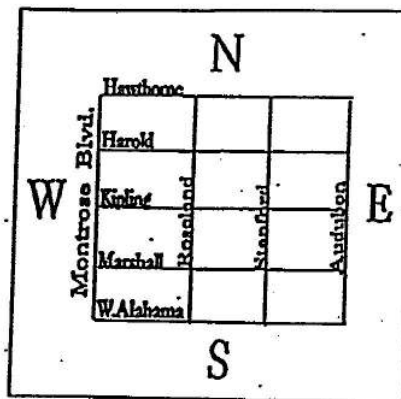
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Audubon Place Association
2615 Waugh Drive, No. 108
Houston, TX 77006

1996 Officers & Committee Chairpersons

President	Laura Devinney	529-9926
Vice President	Sam Bernstein	526-4967
2nd Vice President	Valeria Peiser	528-4311
Secretary	Suzanne O'Meara	521-2418
Treasurer	Maaika Van Bommel	521-1091
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Newsletter	John Unger	524-8725
Neighborhoods to Standard	Donna LaRue	526-8850
	John O'Donnell	520-9519
Historic	Karen Bernstein	526-4967
	Andrea DiBagno	529-6525



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.

Join Audubon Place Association (Use this form to join, renew, or change an address)

Name: _____ Date: _____

Address: _____ Zip: _____

Home Telephone: _____ Business Telephone: _____

☐ Renewing Member ☐ New Member Committee Interests: _____

Annual Dues: \$10 per Person # of Persons _____ Total Dues Paid \$ _____

Tax-deductible donation (thanks from Audubon Place) \$ _____

Mail to: Audubon Place Association, 2615 Waugh Drive, No. 108, Houston, Texas 77006. Thank you!



AUDUBON PLACE ASSOCIATION NEWSLETTER

March 1996

Meeting Notice:

7:30 p.m., Thursday, March 7, 1996
The River Cafe,
3615 Montrose Boulevard
(Future Meeting: April 4, 1996)

PRESIDENT'S MESSAGE

We heard from John Florez, President of The Westheimer Street Festival at our last meeting. His corporation is 15 months old and it has the street closing permits for 1996. The street closure is from Waugh Dr. on the west to Helena on the east. They do carry a liquor liability policy and a general liability policy that is required by the TBAC and encompasses only the activities on Westheimer proper. An alternative group, The Biannual Westheimer Group, has the street closure permits for 1997-99. He has tried to impress upon Audubon and the other Neartown civic associations what a good neighbor he is and how the festival should be controlled to make it a better festival. One of the activities of his group is a project called "Don't Mess with Montrose." A business or individual takes responsibility to keep a block litter-free. In addition there is another program, "Adopt a Metro Bus Stop." The basic idea is to keep Westheimer and surrounds as clean as possible. This is certainly a noble effort, but bypasses specific concerns about events during the festival.

You may remember in November the membership present at the November meeting voted to send a letter to the Mayor and the powers that be about Audubon's SPECIFIC concerns, (trash, parking, noise/sound) about this twice a year so-called festival. The Audubon board met on Sunday Feb. 11 and drafted this letter. It will be sent. Apparently this Spring the Colony Arts Festival will be having their event on March 30-31. The Westheimer Street Fest will be on April 13-14. Now that the Colony has divorced itself, not only in proximity but also in time, this presents the POSSIBILITY of three, maybe four street events on Westheimer. Neartown's committee studying the Festival will meet to plan a method of dealing with this. They are empowered to gather information from the Neartown area civic associations and present their findings to the Police Chief, The Mayor, and Mr. Florez.

SWAP, the group studying the Hwy 59 expansion met at Poe Elementary on Feb. 13th. This is the group that is presenting alternative plans to Metro on behalf of citizens and civic clubs that are less than pleased with Metro and Tex-DOTs plan for expansion and 40' HOV lanes over Montrose and Museum areas. Metro also has meetings planned throughout the year and Audubon has sent representatives to one already and plans to do so in the future. The meeting at Poe was not attended by METRO. SWAP needs money and anyone can contribute to their effort to change the plans for the HWY expansion.

There is a group that is planting trees on Montrose. They are funded privately and by individual donations in this effort. More info on this at the meeting.

Audubon's annual Garage Sale will be held on Sat. April 5 at 3502 Audubon (Valerie Peiser's Home) Collections are being taken now. Bring your stuff to Valerie, call first 528-1143. In conjunction with this sale, there will also be a plant swap and annual plant sale. We need a few people to help with this so our lovely Audubon will be colorful again after all the cold weather this year. Call Laura about the plant part at 529-9926.

DID YOU KNOW???? NUMBER IN DOZENS, OF STITCHES IN TIME THAT SAVE NINE: 1/12

SEE YOU AT THE MEETING ON THURSDAY, MARCH 7 AT 7:30 WE WILL HAVE A SPEAKER FROM THE HOUSTON HISTORICAL COMMISSION TO TALK ABOUT OUR HISTORICAL PROCESS AND ANSWER ALL OF YOUR QUESTIONS!

Laura Devinney

We have new neighbors at 804 Kipling, 3711 Audubon, and soon at 3407 Audubon. Everyone go on over and say Hello and Welcome!

There are five houses for sale in the neighborhood:

3613 Audubon (duplex)	\$200's
809 Harold (duplex)	\$130's
804 Harold	\$300's
3510 Audubon	\$300's
818 Harold	\$200's

AUDUBON WELCOMES THESE MEMBERS FOR 1996! REMEMBER MEMBERS RECEIVE AN AUTO DECAL WITH THEIR MEMBERSHIP. COME TO THE MEETING AND RECEIVE YOURS! THEY WILL BE AVAILABLE THERE. AND IF YOU PAY \$5 MORE, YOU GET A GREAT AUDUBON T-SHIRT!

Dinah & Ken Reddick
John & Suzanne O'Meara
C. Dean Johnson Jr.
Richard Metzner
Brian Chapman
Lyle & Lauren Cohen
Larry Jones
Georgia Sand
Clay Sterling
Charles Shaw
Gary Trainer
Preston Kent
Donna LaRue
Lou Fly
James & Judy Dougherty

Lois Pippert
Alex & Andrea DiBagno
Valerie & Buddy Peiser
Lewis & Sarah Ellen LeMaster
Karen & Sam Bernstein
Simon & Ann Lugg
John O'Donnell
Rob & Laura Devinney
Chuck Noll
Dave Black
Peter & Maaika VanBemmel
Gail Davis
Ralph & Sue Cooper
Dana Roberts

RECYCLING REPORT

Recycling has reduced Houston's trash volume by about 30% and brought one million dollars into the city's general funds! Audubon Place Association sent your representative, Karen Bernstein, to a recent meeting with the Solid Waste Department to learn about facts like these and other developments in Houston's green bin recycling program.

The city reports that 95,000 homes are currently serviced with green bin recycling. The department has announced that 10,000 more homes will be added by June 30 without a need for increasing their work force or equipment outlay due to efficiencies they've developed in the last year. Although the \$1 million income mentioned above is certainly a bonus, the recycling program costs the city about \$2.5 million

(landfill savings are not included in these numbers). Houston receives grant money from the Environmental Protection Agency (EPA) and the Texas Natural Resources Commission (TNRC) for our recycling program. The income the city gets comes from the sale of paper, aluminum and glass. The closing of Anchor Glass will not compromise the city's glass recycling plan.

The city also reminds us of a few procedures that make our recycling program so successful:

- Always put out your bins before 7 am! (Audubon Place has green bin pick-up every other Tuesday)
- Wet papers are okay now.
- Recycle your wood waste with heavy trash pick-up.
- Office paper is not accepted (for our neighborhood)....yet.

SOUTHWEST FREEWAY ALERT!!!

The Southwest Freeway Alternatives Project ("SWAP"), met on Tuesday night, February 13th at Poe Elementary to explain its opposition to the planned expansions of the Southwest Freeway. Several public officials, including Sheila Jackson Lee and Jew Don Boney attended the meeting to lend their support to defeating, or at least revising, the project as currently planned. SWAP's members, along with attorney Jim Blackburn, are working very hard to derail the currently planned project.

Metro and the Texas Department of Transportation ("Txdot") have made the following plans: 1) add a lane in each direction to the elevated portion of the Southwest Freeway (roughly east of Graustark), 2) add a three lane HOV bridge to be elevated above the middle of the current elevated freeway portion east of Shepard and remaining elevated above Spur 527 going into downtown, 3) hook up one of the elevated HOV lanes with Westpark Avenue by having a "flying bridge" running from the SW freeway at Shepard to Westpark at Kirby, and 4) raise the existing bridges over the freeway at Hazard, Woodhead, Dunlavy, and Mandell.

SWAP's objectives are: a) oppose the elevated HOV lanes, b) Oppose the Westpark flyover, c) support lowering the entire freeway below ground level, d) support lower noise and pollution levels in the neighborhoods, and e) support the building of a South Main offramp to eastbound 59.

As currently proposed, TxDot's plan with its 40 foot high eyesore-HOV lanes will produce unacceptably high noise levels, spread air pollutants including diesel emissions over a much wider area than currently, lower property values, endanger historic buildings & districts, further decrease public safety and security under the elevated freeway deck, and degrade the overall livability and scenic quality of the Museum and Montrose neighborhoods. Metro and TxDot made

- Physically challenged people can get certain equipment from the city to help them with recycling.

- Every three months the city has household hazardous waste programs - don't miss 'em!

The Solid Waste Department is very proud of their program, and very proud of Houstonians for their terrific level of participation. When the program began around 1990, the city picked up half a ton of recycleables. Last year they picked up 80,000 tons. Keep up the good work!

HOME HISTORIES OF AUDUBON PLACE

an Environmental Assessment back in 1991 that the plan for 59 will cause No Significant Impacts to the quality of life or health and safety of the neighborhoods. This contention must be vigorously confronted by all Montrose residents; we must DEMAND public hearings at which we can register our opposition to the current plan and we should also demand a full Environmental Impact Statement be performed along with adequate public hearings on the project.

As everyone in this neighborhood knows, the above plan does nothing to address the traffic problem of the Southwest freeway which is the fact that there are only three lanes of freeway from the Spur to the 288 and 45 interchanges. Congresswoman Sheila Jackson Lee expressed support for stalling progress on the current plan in order to include planning for the traffic and neighborhood needs of the various communities surrounding the interchanges of 59, 288, & I-45.

Please help us fight the building of the current 59 plan by writing to the Chairman of the Board and other Board Members of Metro, your city, state, and federal elected officials, and the newspapers. You need to point out that the plan will 1) strongly and negatively affect your quality of life with the increased noise and pollution (more noise interfering with your family's sleeping, worse pollution affecting your asthmatic condition, an elevated HOV tower being an eyesore and interfering with views, etc.); 2) negatively affect your property values, and 3) damage the beauty and quality of life in our neighborhoods. Also, DEMAND public hearings on the overall plans.

These roads really are being built for the suburban motorist to get through our neighborhood as quickly and conveniently as possible. If this is TxDOT's and Metro's penultimate goal, then we must insist that the freeway be lowered below the ground in order to stop Highway 59 from wreaking further damage upon our neighborhoods.

At our March APA meeting, we will provide you with the names and addresses of various officials you can write to with your objections to the 59 proposal. Or you can call Sam Bernstein at 526-4967 to get this information.

This month's column is about development of the Montrose area. I would prefer to publish histories of individual homes and urge all residents to call me, Sam Bernstein, at 526-4967 to have your home featured in this column.

"Montrose" comprises a number of neighborhoods developed separately as discrete neighborhoods beginning at the start of the 1900's which have grown together during the century to form what is now known as the Montrose area. Although several houses had been built here before 1900, until then the area was considered prairie where cattle roamed and farms flourished in spite of many swamp sections.

The entire area was originally part of a 5000 acre tract owned by Obedience Smith. Various parcels out of this tract were sold, such as the 11.75 acre tract sold in 1845 which was subsequently developed into the Hyde Park Addition. The Westmoreland Addition was first developed for homes beginning in 1902. Courtlandt Place was developed around the same time and was, along with Westmoreland, known in Houston as the "South End".

The Avondale Addition began development in 1907 and the James Bute Addition, whose boundaries are Alabama, Richmond, Travis, and Elsbury was begun in 1906. The Fairview Addition has been claimed to have begun development from anywhere between 1893 and the 1920's over the area bounded by Taft, Louisiana, West Drew, and Pacific streets. The Hyde Park Addition was started in 1905 and the Cherryhurst Addition was developed by D.B. Cherry and H.H. Cherry beginning in 1906. Cherryhurst holds the home of Mirabeau B. Lamar, 2nd President of the Republic of Texas at the intersection of Commonwealth and Hyde Park streets.

The Montrose addition was developed by John Wiley Link who formed the Houston Land Corporation in 1910 to develop 165 acres of dairy farm land purchased for \$500,000 from the R.S. Sterling Company. A portion of this tract was approved for sale to the public as a residential development in 1911 and was named "Montrose" after a Scottish seaport immortalized in the writings of Sir Walter Scott.

Montrose was developed with four major boulevards laid out in a T-shaped tract: Audubon, Montrose, Yoakum, & Lovett; the area was officially platted in 1913. At the time of its development, it became a favorite touring area for the growing number of "autoists" who could drive with ease and comfort over its beautifully paved and landscaped streets and boulevards.

Montrose was modeled after the St. Louis "private places" with streets conforming to the city grid pattern, landscaping creating park-like settings and deed restrictions establishing high minimum standards. Eleven miles of street, along with the curbs and sidewalks, were paved with particular attention to proper drainage design. Edward Teas, Sr., developer of Teas Nursery in the 1800's and the first landscape architect in the area, designed the landscaping with the esplanades and streets filled with evergreen and camphors, 4000 shade trees and seven carloads of palms planted throughout Montrose.

Although a number of grand stately homes were built in Montrose, the greater number of houses built were for the growing upper middle and middle classes. The majority of houses in the addition ranged from \$3000 to \$8000 with the favored type of house built being the "bungalow". The developers aimed to provide the neighborhood with a multitude of affordable and sensibly planned houses built on abundantly landscaped streets.

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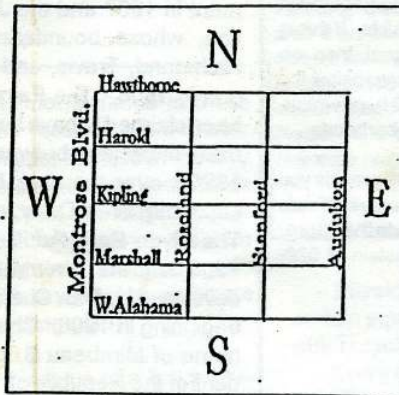
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Address: _____ Zip: _____

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☐ Renewing Member ☐ New Member Committee Interests: _____

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Tax-deductible donation (thanks from Audubon Place) \$ _____

Mail to: Audubon Place Association, 2615 Waugh Drive, No. 108, Houston, Texas 77006. Thank you!



AUDUBON PLACE ASSOCIATION NEWSLETTER

April 1996

Meeting Notice:

7:30 p.m., Thursday, April 4, 1996
The River Cafe,
3615 Montrose Boulevard
(Future Meeting: May 2, 1996)

PRESIDENT'S MESSAGE

We had a good turn out at the Fire Station on Westheimer, Neartown Headquarters, last meeting. The speaker was Randy Pace from the City of Houston's Historical commission. To recap: There are three types of designation; National Register of Historic Places, Texas Landmarks & Historic Register, and Houston's Historic Designation. Within these categories there are Districts, Individual buildings, Objects, and Sites. Basically they all provide for a way to preserve cultural and historic differences. When Audubon succeeds in getting an Historic District status, she will join with the other historic districts of Houston, namely; Freedmen's Town, Old 6th Ward, Market Square, Courtlandt Place, Westmoreland, and Broad Acres. Other areas of Houston, also currently amassing the necessary data to achieve this status, are Woodland Heights and Houston Heights.

The winner of the "Save Our Storefront" campaign was Courtlandt place with \$4500 donated. Second place was Westmoreland with \$3500. Hyde Park was third and Audubon was fourth. Total money donated was \$13,240.00.

Calling all Residents! Calling all Residents! Audubon needs your input and your membership dollars. For those that read this newsletter, and enjoy it and their neighborhood let's come together once a month at the meetings and exchange stories and ideas. What a cheap and easy way to make friends and influence people. The membership committee will be calling soon, so c'mon and join the fun!

Laura Devinney

ODDS AND ENDS

At the most recent President's meeting of the Neartown Association it was suggested that a Neartown wide Spring Clean-up might be in order. We could get the city to help with labor and dumpsters etc. Any thoughts on this project call 529-9926.

Jew Don Boney, as Council member for District D, is being very attentive to our suggestions and needs. The Capital Improvements meeting of Feb. 29 has been very productive and the City has responded to our petition to look into a sewer problem in the 700 block of Hawthorne and sent a study report in response to our request for traffic humps on Audubon. If there are any

other needs out there please let Laura Devinney or Donna LaRue or John O'Donnell know.

Remember the Garage Sale is May 5!! Donations.....call Valerie at 528-1143.

APRIL MEETING SPEAKER

There will be a speaker at the April 4th Meeting. Susie Fischer of Fischer Schalls, Landscape Architecture will give a short talk on landscaping in Houston especially our urban gardens. Please plan on attending. Remember Thursday, April 4 at 7:30 at the River Cafe. See you there!

HOME HISTORIES OF AUDUBON PLACE

Many thanks to Kathleen Osman who provides our column for this month. She and her husband, David Mailman did a lot of research into their house and we are thankful for their work in writing the following history. Please call Sam Bernstein at 526-4967 to volunteer your home for this column in upcoming months!

3419 AUDUBON

3419 Audubon is a graceful old lady who has inspired love in many who have known her. Some, like John Carr who grew up there, love her because she was the haven of their youth. Others, like fourth owner, Jo McPherson, and myself, are captivated by the fascinating life she has led. 3419 Audubon is, indeed, a lady with a checkered past. She has known elegance and decadence; beauty and decay.

Her Birth

Like many ladies of "a certain age," 3419 Audubon will not reveal her exact birth date. It is believed, however, that she was standing when the Montrose subdivision was plotted out in 1910. We believe she was built by someone named Doré. At this point, we know nothing else about the first owners.

Her Early Years

3419 Audubon's second owner, James Laurence Carr, was a member of a major Houston brokerage firm. During cotton season, he spent much of his time working in Dallas. There, he met Kathleen Moroney(1) at a debutante ball. James Carr brought his bride to Houston in 1914. They lived briefly in a smaller home on Stanford near Avondale.

The Carrs purchased 3419 Audubon around 1919. In a 1972 Houston Post article, Kathleen Carr (who lived until the age of 92) reminisced about the house's prime "when Henke's delivered groceries to the house and a man servant came every morning to light the wood stoves before the family arose."

During the Carr years, 3419 Audubon reverberated with the voices of the six Carr children. Two of those "children," John Carr and his brother Allen,

describe the house as somewhat different than she appears today. Her front porch opened to the front instead of the side and the columns were connected to the house by a white porch railing. The two rooms on the south of the house were screened porches, the upper being a sleeping porch.

Shortly after the Carrs bought the house, they added a second bathroom, converting the sewing room that led to the attic. As the family grew, the Carrs added the small corner bedroom to the house. That room and the adjoining back room constituted the nursery-sleeping accommodations for the youngest Carr children and a live-in nursemaid. The area beneath the new room that is now the side porch was a sandpile in which the Carr children played.

In 1929, James Laurence Carr died. Mrs. Carr continued to live in 3419 Audubon until 1945, when she deeded the house to the Whittington family.

Her Middle Years

We have little information about 3419 Audubon during her fourth ownership. It appears that she flourished at first. Her downstairs half bath, the French doors and windows in the breakfast room, and the side porch were added. We believe that the brick surface of the present New Orleans-styled garden was put down during this time.

Unfortunately, however, 3419 Audubon did not go gracefully into middle age. Her roof leaked, her beauty declined, and, by the late 1960's, she was ready for a new look.

In 1969, 3419 Audubon got a facelift -- well, actually, major reconstructive surgery -- when she was purchased by architect Ernest Cole and his wife Linda. The Coles repaired the wear and tear of time, while retaining her original charm. They completely rewired her. They added closets to the bedrooms. They enclosed the porches on her south side, creating the garden room and the "tree house" room, each with a wall of glass looking out on the garden. They made her kitchen sleek and modern. The Coles added a contemporary family room to her back and formica cabinetry to her bathrooms.

Her new look brought new admirers. She was featured in Southern Living, in the Houston Post and on a Museum of Fine Arts home tour.

Her Later Years

In 1978, during her fifth ownership, 3419 Audubon had a brief "nervous breakdown." Sixth owner, Jo McPherson, reports that when she looked at the house prior to purchase, her floors were stained black, black sheets covered the beds-- "But it still seemed like a friendly house."

3419 Audubon returned to stability when Robert and Jo McPherson moved in with their four children in 1979. They painted the house's inside walls dove gray and her outside the present-day yellow that gives her an uncanny resemblance to the home of President James Monroe pictured on the front of the Sears paint-chip pamphlet they passed on to us.

The McPhersons, both lawyers, renovated the dilapidated "carriage house" and made it their law offices. They replaced the decaying lower part of the structure, but the second story infrastructure is believed to be original.

Later, their family grown and their law practice growing, the McPhersons moved their residence to smaller quarters and made 3419 Audubon their law offices.

In 1990, David Mailman and I purchased 3419 Audubon. Despite her age, she still seems somewhat like our child, since we found her after a 9-month search.

Thanks to the love and care bestowed upon her by the Coles and the

McPhersons, she's demanded little of us. Our long-term goal is to smooth off the edges of the 1970's. To that end, we've replaced the modern drop ceiling in the kitchen with a wooden beaded one. We've removed the formica in the large bathroom, added a sink in an old mirrored sideboard, and fitted the original claw foot tub with a brass and porcelain shower. Eventually we'll redo the small bathroom and add architectural features to the family room to integrate it with the original house.

David and I love 3419 Audubon. We have stories too lengthy to include in this article that we'd be glad to share with any of you "house historians." Especially, we ask those of you who know more of the history of 3419 Audubon to call and share your stories with us.

Kathleen W. Osman

1. Some trivia: Kathleen Moroney Carr was university educated in a day when higher education for women was not a priority. Coincidentally, she graduated from the University of Wisconsin-Madison, where I obtained my undergraduate degree.

Three "Kathleens"--Kathleen Moroney Carr, her daughter Kathleen Carr Kilian, and myself--have lived in 3419 Audubon. A "Cathleen"-- Robert and Jo McPhersons' daughter --also lived there.

AUDUBON RESIDENT SPEAKS OUT

Rob Devinney, a resident and member of the Audubon Civic Association, has organized a new civic organization. Named **Stop the Poop**, this organization is dedicated to the effort of reducing canine fecal matter deposited in our neighborhood. Rob feels, though he lacks documentation, that most of this matter emanates from Audubon dogs who are strolled about by Audubon residents. He notes that there has been an enormous increase in dog population in the area and that most of them are expected to relieve themselves in Audubon's green areas. These areas are the same ones on which we humans are to walk, recreate, and even gambol. There is simply too much canine fecal matter on our walkways. Our health and comfort are at risk. Only the foolhardy lose vigilance. Those with impeded attention skills, such as children, fall prey to missteps which then necessitates the use of Q Tips and such to clean modern footwear with their tiny multiple grooves throughout the soles. Some brave souls (soles?) still go barefoot in the warm weather to their peril.

New York City, once famed for its canine fecal matter, is now free of same. The natives first used pooper-scoopers very effectively but gave them up probably due to handling, storage, and cleaning problems. They now have gone to carrying plastic bags of saran wrap material. After nature has called, they simply slap the bag on their hand and grab the material and deposit in a trash bin. A completely sanitary device, the bag can also serve as hand warmer, albeit temporarily. The results are extremely effective. Are New Yorkers cleaner than Auduboners? Devinney hopes not, which is why we at **Stop the Poop** are recruiting members to donate funds in order to distribute plastic bags to the owners of depositing dogs. Join **Stop the Poop**!

SEE YOU AT THE NEXT MEETING,
THURSDAY, APRIL 4, 1996
THE RIVER CAFE, 3615 MONTROSE
7:30 P.M.

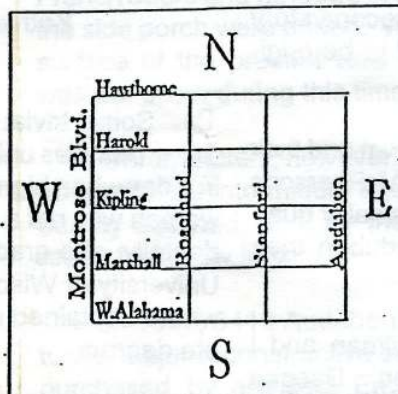
Neighbor
605 Harold
Houston, TX 77006

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

Audubon Place Association
2615 Waugh Drive, No. 108
Houston, TX 77006

1996 Officers & Committee Chairpersons

President	Laura Devinney	529-9926
Vice President	Sam Bernstein	526-4967
2nd Vice President	Valeria Peiser	528-4311
Secretary	Suzanne O'Meara	521-2418
Treasurer	Maaika Van Bommel	521-1091
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(Use this form to join, renew, or change an address)

Name: _____ Date: _____

Address: _____ Zip: _____

Home Telephone: _____ Business Telephone: _____

☐ Renewing Member ☐ New Member Committee Interests: _____

Annual Dues: \$10 per Person # of Persons _____ Total Dues Paid \$ _____

Tax-deductible donation (thanks from Audubon Place) \$ _____

Mail to: Audubon Place Association, 2615 Waugh Drive, No. 108, Houston, Texas 77006. Thank you!

AUDUBON PLACE ASSOCIATION NEWSLETTER

May 1996

Meeting Notice:

7:30 p.m., Thursday, May 2, 1996
3602 Audubon Place
3615 Montrose Boulevard
(Future Meeting: June 6, 1996)

President's Message

We all have survived the most recent Westheimer Street Festival and Grif's St. Patrick's Day. We are heading into the lazy, hazy days of summer. Neighbors have been in their gardens, cutting away the dead and planting new. We all pray for rain on a daily basis. I don't think it will ever rain again. Watch out for the water bill this season!

The overwhelming response to Rob Devinney's "Stop the Poop" club has been heartwarming. It is a pleasure to note that you all do respond to some issues!

The City of Houston continues to report on the list of improvements that Audubon submitted as part of the Capital Improvements Campaign. The sewer problem in the 700 block of Hawthorne was reported as corrected. However, Dave Pevear reports that this is not the case. The sanitary sewer is leaking into the storm sewer. The sanitary sewer is in the alley and apparently completely blocked. The lighting saga goes on. The City is doing another survey. I sometimes wonder if there is anyone home there? The buildings on Alabama (714-716) have been secured, but may not be secured at this time. The other day they were not. The trash behind Walgreen's has been hauled off...AGAIN! but the graffiti remains. Neighborhood Protection is on the case and reporting back,...and back...and back!

New developments in the Neighborhood:

There will be a new retail center (13,000-14,000 sq.ft.) occupying the Atlas Travel building and adjacent lots on Hawthorne. The office building will be torn down and the lot behind it will all be a part of the new development. I will keep you posted on this one.

The Tila's location on Westheimer is to become.....Club "M" courtesy of Rich's owner Ken McIntyre. The empty lots on Westheimer from Stanford east to the Veterans building (south side) will be a magnificent parking lot for this new business.

The "Bakery Square" venture on W. Gray progresses (Mrs. Baird's formerly). Park Civic has some questions about traffic into the surrounding residential streets. The anchor is to be a 24hr. Walgreens. The bar at the corner of Taft and Westheimer (southwest side) was recently purchased by the owner of 411 Westheimer or more commonly referred to as The "Mausoleum." A new "Music Club" is planned.

The old auto parts store on Fairview across from the Rip-Cord has been purchased. The owner plans a "Rainbow Connection" from this site east to include Fairview Leather, Willy Wongs Club and an AIDS wall and meditation garden

There is a commercial explosion happening in and around our sleepy little pocket of a neighborhood.

There are new neighbors at 3510 Audubon. Look for them and stop and say Welcome!

Items of Interest

East Montrose Civic recently participated in a pilot program of the City's Solid Waste Dept. (AKA Garbage) This is the new automated system that will no doubt become the method of choice in the 21st Century. We, as a neighborhood, can be put on the list to be a test neighborhood if we choose. Apparently they're flocking in to be a part of this test program. There is a waiting list. Let me know your thoughts on this one.

There was a burglary last month in the 1600 block of Kipling. In the middle of the day a van emptied the contents of an entire house. Let's be vigilante out there and be good neighbors!

Neartown wants our opinion of the **TWICE ANNUAL WESTHEIMER STREET FESTIVAL**. Audubon is going around with a survey of opinion. If for some reason no one gets to you, you can phone in your response @ 529-9926.

REQUESTS

To those **townhouse dwellers** in the neighborhood: Consider the pedestrians, old, very young, infirm, handicapped, when you **leave your cars parked ACROSS THE SIDEWALKS!** Let's be considerate!

Audubon needs your gently worn and passed decor for our **annual garage sale and fundraiser**. Do your spring cleaning for a purpose this year and call Valerie @ 528-1143 and tell her when you will deliver! The event is **scheduled for Saturday May 5.**

MEETING NOTICE

We have a real treat this month, **THERE WILL BE PREVIEW AND PARTY BEFORE THE GARAGE SALE AT 3602 AUDUBON** (Valerie & Buddy Peiser's Home) **at 7:30 Thursday, May 2.** This will take the place of the regular meeting this month. Call Valerie or me with ideas and donations for refreshments. Everyone bring something. This should be a lot of fun, **SEE YOU THERE!**



Second Annual Houston Police PIP Awards Banquet

Tuesday, May 7, 1996

Arabia Shrine Temple

2900 North Braeswood at

Brompton

7:00 p.m. - 10:00 p.m.

Tickets \$7.00 before banquet

\$12.00 at the door

Speaker, Food, Awards

Home Histories of Audubon Place

There is no home history this month, so I thought it would be interesting to pass along some information about Montrose in the early 1970's from the MONTROSE/FOURTH WARD DATA BOOK compiled by the Houston City Planning Department in 1976. If you have historical information about your home, I would love to publish it in this column.

I am working on an article for another publication on the legal issues which arise with home renovations and remodeling. If you've had any legal problems with remodeling your home, I sure would appreciate hearing about it. Please call me, Sam Bernstein, at 526-4967 to have your home featured in this column and to give me the wisdom of your remodeling experiences.

The MONTROSE/FOURTH WARD DATA BOOK's information is based, in part, on information collected in the 1970 Census. The tract in which Audubon Place was located had the following statistics:

Average Housing Value = \$23,200;

Average Rent = \$126/mo.;

Population in years: under 5 - 4%; 5-14 - 4%; 15-19 - 6%; 20-54 - 65%; and 55 years and over - 21%.

Educational Attainment: high school graduates - 73.4%.

Income Statistics: Median Family Income = \$6080;
Families below the Poverty Level = 6.4%;
Welfare Assisted Families = 1.9%;
Female Heads of Households = 15.1%.

The borders for Montrose and the Fourth Ward in this book were roughly Shepherd on the West, Richmond on the South, Main Street and I-45 on the East, and Buffalo Bayou on the North. The tract in which Audubon Place was located had rough boundaries of Mandell on West, Richmond and Main on the South, Louisiana on the East, and Westheimer on the North. Our census tract had the highest income and educational levels and the best home values of the Montrose/Fourth Ward area.

The population of Montrose only in 1970 was 24,819, with a density of 14.4 persons per acre. Montrose had a proportionately lower number of children and higher number of elderly people than the rest of Houston. The ethnic makeup in 1970 of Montrose only was: 78% White, 18.5% Hispanic, and 3.5% Black.

In 1970, the land use in Montrose and the Fourth Ward was very mixed with approximately one third commercial (mainly along the major thoroughfares), a very small amount industrial (mostly between Gray Street and Buffalo Bayou and west of Taft) and the remaining land use being residential (approximately two-fifths being single family homes and the rest multiple residence structures).

Approximately half the buildings in Montrose were built in the 1920's. Between April 1970 and December 1975, the Audubon Place census tract had the following building statistics: Single family Units built = 119, Multi family Units built = 74. Single family Units lost to Demolition, Fire, or Relocation = 94, Multi family Units lost to Demolition, Fire, or Relocation = 32.

SEE YOU AT THE NEXT MEETING,
THURSDAY, MAY 2, 1996
3602 AUDUBON PLACE
7:30 P.M.

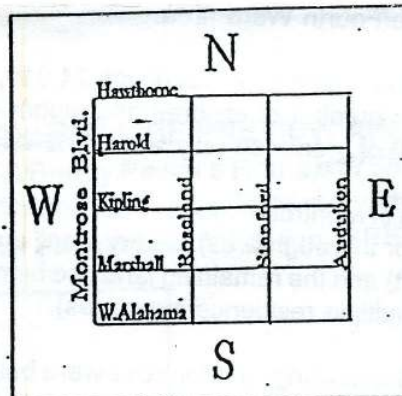
Neighborhood
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Mail to: Audubon Place Association, 2615 Waugh Drive, No. 108, Houston, Texas 77006. Thank you!



AUDUBON PLACE ASSOCIATION

A Deed Restricted Community

NEWSLETTER

June 1996

Meeting Notice:

7:30 p.m., Thursday, June 6, 1996
3602 Audubon Place
3615 Montrose Boulevard
(Future Meeting: July 11, 1996)

PRESIDENT'S MESSAGE

Laura Devinney

The annual Garage Sale/Fund-raiser was a big success. Special thanks to **Valerie Peiser and Terry Baird** for the huge effort. It could not have been in more capable hands. Also thanks to those that helped: The **DiBagno family**, for bright and early on Saturday morning, **Ed Kopinitz, Clay Sterling, Maaike VanBemmel, Amy Arvington, Sam Bernstein** for being there and helping Valerie & Terry. This year we made \$1,233.58, a nice addition to the bank account! Thank you to everyone that donated to this event. Also deserving of thanks are **Buddy & Valerie Peiser** for the magnificent party at their house for the last regular meeting. The food was outstanding and we appreciate everyone that came and brought something. A good time was had by all!

News around Neartown ... A group of concerned civic associations went before Houston City Council to bring to their attention their concerns regarding the twice annual Westheimer Street Festival. Audubon was represented by Robert Devinney. He was actually quoted in **The Chronicle** article the next day. The Westheimer Street Festival Corp. met with City Council the following week. They also put on a presentation for the monthly Neartown membership meeting in April. The president of that group, John Florez, had some choice words to say about the trash that is an everyday occurrence in the Audubon neighborhood, over and above the result of the Festival. He had a video that he wanted the members of City Council to view in regards to the visual evidence of "Audubon Trash." Neartown voted to create a committee to investigate ways to **Eliminate the Festival** and present their findings to the membership at large. This committee was formed and Audubon has a representative on that committee. Updates will follow.

The strip center planned at the Atlas Travel site is still in the works. I hope to meet with the developer and persuade him to come to our meeting and unveil his plans. He does have family ties with the neighborhood so he is aware of us.

Club "M" has started their renovation at the old "Tilas." One of the partners is envisioning an eventual "Night Club Row" along Westheimer.

There is new ownership/management at the Montrose Commons center. I'm sure everyone has noticed the new colors and the removal of the plants. For good or ill, one thing there will be an upscale Fitness Club as a new and LARGE tenant. Go check it out!

ALLIANCE SECURITY NEWS

Audubon and the other civic associations sponsoring the Constable patrol are currently without service. We have a new patrolman, Mr. Martinez, but he has been reassigned pending the collection of funds/membership dues. Those of you that are members and sponsors should have received a statement from Alan Rubin regarding monies owed. I encourage everyone to pay what they owe for the year so that we can reinstitute service as soon as possible. There was a car that broken into last Sunday night. We need the presence of a patrol. The future of the security alliance depends upon new membership and sponsorship. I urge everyone who reads this newsletter to act, to sign up for membership. The dues for a household are \$42/quarter (granted there is a slight increase) or \$168/yr. The more members there are the less will be expected and the rates may actually decrease. Discuss this with your neighbors. Convince them to sign up. The billing of this service has been a problem. Audubon is beginning a new billing procedure. **All members, new and old, will pay dues to The ALLIANCE SECURITY and send the money to Audubon Place Assoc., 2615 Waugh Dr. #108, Houston, TX 77006. AUDUBON will also start the billing for the Alliance Security on a quarterly basis effective immediately.** Come to the next general meeting to discuss at length the existence of the Security Patrol

Items of Interest

The sanitary sewer in the alley behind the north side of Harold and the south side of Hawthorne is being replaced/fixed. Thank you to the City of Houston Solid Waste Department. It took a while John and Dave. Thank you for your help.

Please welcome new and renewing members:

Franz & Tracy Klein, 716 Kipling
Ed Kopinitz & Ed Muraski,
816 Marshall
Greg & Elisa Phelps, 704 Marshall
Regina Share, 614 Kipling #B
John Unger & Kathy Welch,
816 Kipling
Eve Beasley, 3603 Audubon
David Hoffman, 606 Marshall #36
Terry Baird, 3605 Audubon

Real Estate Happenings:

New Neighbors at 3510 Audubon. The Griners, Welcome to Audubon! New renovation at 3407 Audubon. Way to go Peter & Tony! What a delight!

New construction and presale of duplex style townhomes in Westmoreland by Parkwood Builders. Great square footage, good prices. New loft style developments: one at Hazel & W. Gray, (3 units all sold.) Metropolitan lofts by Randall Davis of Tribeca fame, on W. Gray near Dunlavy. New loft renovations of Historic buildings on or near Market Square. For more info about these and any Real Estate questions call Laura @523-5522 or 529-9926.

SAMUEL D. BERNSTEIN
ATTORNEY AT LAW

3503 AUDUBON PLACE
HOUSTON, TEXAS 77006

(713) 526-4968

I normally arrange for a home history in this column, but I have no historical information to publish this month. I have "drafted" one of our residents to write an article about either his home or the home of one of his neighbors for next month. Be prepared for my call to request your writing a history of your house. Should you be interested in writing such an article, the history of your home's construction, its builder, any notable Houstonians to have lived in your home, the architectural details and significance of your home, and just about anything else which you feel is of historical or general interest would be welcome.

I have been informed that a resident of the North Montrose Civic Association has a number of approximately 12 foot high oak trees which must be removed from her property. If you would like one of these trees, please give me, Sam Bernstein, a call at 526-4967. Also regarding trees, after walking the neighborhood with several tree company representatives, I have recommended that the neighbors who requested a bulk rate for tree care contract with ARBOR CARE, INC. I was impressed with their knowledge and prices and if you are interested in having work done on your trees such as fertilizing, pruning, removal, etc. you can call Arbor Care at 694-8898.

Finally, I plan on beginning a new column regarding the legal concerns of a homeowner who wants to perform a home remodeling project. I have been doing research for magazine articles on this topic and feel as though this information would be interesting for Audubon Place residents. If you have any questions or topics you would like addressed, or if you have any information about home remodeling which you think our residents would find helpful, please give me a call.

MEETING NOTICE

We will meet as always at the River Cafe, Thursday, June 6, 7:30 PM. We will not have a speaker this month, but discussion will include issues/suggestions re: Alliance Security Patrol and investigating a decorative sign for the Neighborhood's boundaries. SEE YOU THERE!

The first Thursday in July is the Fourth of July. The date and time of the July meeting will be announced at the June meeting.

SEE YOU AT THE NEXT MEETING,
THURSDAY, JUNE 6, 1996
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7:30 P.M.

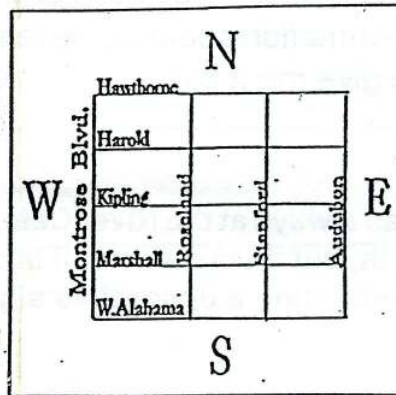
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Mail to: Audubon Place Association, 2615 Waugh Drive, No. 108, Houston, Texas 77006. Thank you!



A Deed Restricted Community

NEWSLETTER

July 1996

6:00 p.m., Tuesday, August 6, 1996

3600 Block Audubon Place

(Future Meeting: September 5, 1996)

Meeting Notice:

PRESIDENT'S MESSAGE

It is hotter than blazes right now! How will we ever get through all the summer with these temperatures and conditions?! The drought is killing everything and water and rain are high priorities. Needless to say we should conserve the one and pray for the other. Prayers were answered... THUNDERSTORMS TODAY!

Westmoreland and Audubon attended a meeting with the City Dept. of Public Works last week. They presented their street overlay project for the two subdivisions. Practically all of Westmoreland's streets will be overlaid and included with those is Audubon. The overlay is a five-step process and each step will be done to all the streets before they move on to the next step. What this means is that it will appear as if some stopping and starting is going on. The work is being done by an independent contractor hired by the city and the whole project should take 30 - 45 days... beginning now. This is going to impact traffic and parking on Audubon at various times. The side streets will probably have to bear increased parking and traffic and the residents of Audubon will be inconvenienced at times. If there are any questions or complaints - direct them to Tom Artz at the City Dept. Of Public Works or Laura Devinney, and we will try to help. Let's all be considerate of one another for this time.

A word about garbage... Garbage pick-up is every Tuesday and Friday unless there is a holiday. Heavy Trash is the last Thursday of the month, but if you have Heavy Trash that you want picked up and you are unsure of the exact Thursday, call the City Sanitation Dept. to find out. Remember garbage does not go to the curb until 6:00 P.M. the day prior to the collection day! Especially in this merciless heat, have pity on our olfactory senses at least, as well as, our neighborhood's aesthetic and sundry animal curiosity!

There will be NO MEETING IN JULY and the August meeting will be National Night Out on Tuesday, August 6th at 6:00 P.M. This is an annual event for Audubon, as well as other neighborhoods, and is held on the esplanade of Audubon in the 3600 block (between Kipling & Marshall). We have a picnic supper and participate in the national movement. National Night Out is designed to: (1) heighten crime and drug prevention awareness; (2) generate support for, and participate in, local anticrime programs; (3) strengthen neighborhood spirit and police community relations; and (4) send a message to criminals letting them know that neighborhoods are organized and fighting back. Let's join other neighborhoods by putting on the porch lights and having a picnic/block party. After the picnic, we are invited to the Community Police Storefront at 802 Westheimer. This is a fun event, so bring your lawn chairs and something to eat and drink and join your neighbors. It will start at 6:00 P.M. Laura Devinney and Sam Bernstein will be coordinating the food and drink so give them a call! Laura @ 529-9926 or Sam @ 526-4967.

;>.. Jiit"

Laura Devinney

AROUND NEARTOWN "Is

There are two (2) non-permitted sexually oriented businesses currently operating in the Neartown area. They are Mustang Alley @ Westheimer/Dunlavy and Entrance to Eden at 4211 Graustark. Robert Waters of Rick's Cabaret fame is purchasing land on the SW Freeway feeder (near to the new IHOP) for another Rick's Cabaret fortopless(?) dining(?). Various civic organizations are appealing to the City Council for a moratorium on these type of permits pending a revision in the ordinance. Pitifully, the owners of these establishments have little concern or care about the impact of their business ventures on the neighborhood citizenry.

Avondale Civic led a presentation to City Council regarding the opening of the new THEME CLUB "M." Their location at the old Tilas or the NE corner of Westheimer @ Cicockei will have the entrance positioned on Avondale, a predominantly residential street. Avondale is protesting this new and extensive incursion by yet another bar in their neighborhood.

The lot on the west side of Montrose between Bomar & Peden has changed hands again. Perhaps townhouses, this time?! A restaurant supply is moving into a warehouse building between W. Drew and Bomar. New townhouses on Montrose, Missouri @ California. Upscale Center in Audubon on Montrose @ Hawthorne. Westmoreland has put forth the idea of closing Hawthorne @ the SW Freeway @ Verpass and Taft @ the alley north of Hawthorne. Audubon would like street humps to cut speedy pass through traffic. --. _ f

!!!!!!!!!!!!!!CONTEST CON- TEST CONTEST!!!!!!!!!!!! _

Audubon is sponsoring a decorative neighborhood sign Contest. We would like a sign for our Neighborhood to be displayed with pride in prominent public locations around our borders. Put on your creative hats and submit your designs to the membership meeting in September. The winner receives a dinner for two at the River Cafe.

ALLIANCE SECURITY PATROL- UPDATE

Please read the enclosed flyer and join with your neighbors in supporting our private security patrol provided by the Harris Co. Constable. It makes a difference to have this patrol by discouraging crime, as well as limiting loitering and vagrancy. On the flyer are suggested rates. Payments can be made quarterly. The Alliance Security Patrol is funded yearly, with each year beginning in October and ending the end of September. To all current subscribers, the third quarter payments are due (if applicable). Send payments of Alliance Security dues to: Alliance Security, 2615 Waugh Dr. #108, Houston, Tx 77006.

Audubon Place Civic Association welcomes letters and articles from its members on matters of general interest to the neighborhood. They should be submitted on disk compatible with Word Perfect or Word. The letters and articles do not necessarily express the opinion of Audubon Place Civic Assoc. Deliver your letters or articles to the mailbox at 816 Kipling by the 20th of each month (deadline). 2

MEETING NOTICE

£

No July Meeting. See you August 6 (Tuesday) at 6:00 PM on the esp ""*nade of Audubon (3600 block) W NATIONAL NIGHT OUT!!!! Bring food, bug spray, chairs and smiles! AUDUBON T-SHIRTS WILL BE ON SALE AND THERE WILL BE MEMBERSHIP INFO AVAILABLE AND A CHANCE TO JOIN AUDUBON FOR THE REST OF 1996 AND ALL OF 1997 FOR THE LOW PRICE OF \$15.00

Meteorologist's Unique Bungalow Withstands Test of Time

In 1915, the year in which Houstonians were reading about the tragic sinking of the Lusitania, and det.ating the future U. S. involvement in the escalating war in Europe, the City Directory listed only four homes on Harold Street. This street, like many in Houston, would experience dramatic and often painful changes during the years that foiiuv ^ Although Harold would eventually be extended a full nine blocks beyond the original Montrose subdivision, and lined with numerous charming houses representing a variety of eclectic architectural styles, it would also be scarred by the uninspired plans of future entrepreneurs. Of the four original houses, two have been demolished, and one has been subjected to the indignities of several insensitive modifications. Fortunately, the delightful Craftsman-style bungalow at 809 Harold remains with its raised stone porch, its stick-work gable supports, and its multi-paned windows, fundamentally unaltered, for this generation to admire.

The home's first resident was Edward A. Flewellen, who was born near Washington on the Brazos in 1871. Mr. Flewellen's great-grandfather, Colonel John D. Andrews, arrived in Houston in 1837, and served as city's second mayor. It is believed that Colonel Andrews built

the first two-story residence in Houston, at 410 Austin, with lumber and accessories shipped from Baltimore. Unfortunately, this historic structure, which sheltered and entertained six generations of the Andrews Family, was razed in 1937. A later residence of E. A. Flewellen and his wife Claire, at 4201 Caroline, was eventually to suffer the same fate.

In 1918 the bungalow was occupied by the Houston Chronicle's chief financial editor, Lucius C. Talmage, his wife Julia, and her illustrious father, Dr. Bernard Bunнемeyer, who was, in 1909, placed in charge of Houston's first regular bureau of weather observation, which had, as a result of his investigations, become the headquarters of the Texas section. Dr. Bunнемeyer was born in Oldenburg, Germany in 1854, but journeyed to Texas after completing college in order to escape compulsory service in the German military. Ironically, shortly after his arrival he joined the U. S. Army. As a member of the signal corps he learned the rudiments of meteorology and experienced, first-hand, the American Frontier. During the Spanish-American War he was chief clerk to General J. C. Breckenridge, inspector general of the U. S. Army. Although Dr. Bunнемeyer graduated from George Washington University in 1892 with an M.D. degree, he never practiced medicine. Instead, he returned to the Weather Bureau, then a part of the Department of Agriculture. Following assignments in Jacksonville, Providence, and Galveston, Dr. Bunнемeyer was transferred to Houston, where he spent the remaining thirteen years of his life.

Lucius and Julia Talmage lived at 809 Harold for 36 years. Since 1954, however, the house has been sold many times. Nevertheless, Audubon Place is fortunate that, throughout its history, the home has remained a single family dwelling, ready to shelter, with elegance, another Houstonian who may someday occupy a place of leadership in our community.

Ed Muraski

The above article was originally written for this publication in 1992. Now, four years later, the property has been sold to new owners who plan a full restoration. Michael Landrum and Phillip Paratore are both architects who, by training and temperament, appreciate and respect the unique aspects of the house's design, and they intend to retain the historic ambiance of the home.

planned at the rear of the house, and rooms will be added to the second floor, taking advantage of the generous attic space, but the new side-facing dormers will be built in a style sympathetic to the existing building, and will not detract from the facade.

*

There are rumors that this house was designed and built by Maxine Petersen's father, Ewart H. Lightfoot, and that the blueprints are in the collection of the University of Texas School of Architecture in Austin. This has not been verified, but Landrum and Paratore are interested in getting

the home listed in the National Register of Historic Places, and will probably look into this during the course of their research.

Certainly the most notable unique aspect of the house is the generous use of blocks of quartz, hand chiseled into roughly square shapes, and obviously carefully chosen for color compatibility. This material is used for the balustrades and columns of the front porch, for the exterior of the fireplace, and as part of the mantel in the living room.

The Arts and Crafts Style is rather purely stated in the living and dining rooms, which boast eleven foot beamed ceilings, dark-stained woodwork, and period chandeliers. The windows of these rooms are of varied and appealing designs, and are, surprisingly, intact. A few later-added excrescences will have to be removed, but the owners plan to retain the purity of the original design of these two rooms.

The other rooms, though, especially the kitchen and bathrooms, have no remaining architectural merit, and will be redesigned with an emphasis on modern convenience rather than period ambience.

We are fortunate that this appealing and historic home has been acquired by sympathetic and sensitive (and, hopefully, rich and energetic) new owners who will save this jewel for the benefit of the entire neighborhood. We extend to them our best wishes.

SEE YOU AT THE NEXT MEETING,
TUESDAY, AUGUST 6, 1996 3600
BLOCK OF AUDUBON 6:00 P.M.

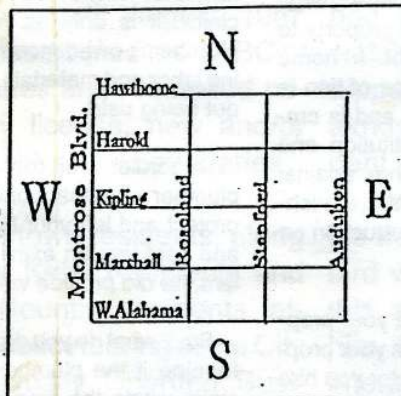
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2615 Waugh Drive, No. 108
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President	Laura Devinney	529-9926
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*Meetings are held
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at 7:30 p.m.*

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Address: _____ Zip: _____

Home Telephone: _____ Business Telephone: _____

☐ Renewing Member ☐ New Member Committee Interests: _____

Annual Dues: \$10 per Person # of Persons _____ Total Dues Paid \$ _____

Tax-deductible donation (thanks from Audubon Place) \$ _____

Mail to: Audubon Place Association, 2615 Waugh Drive, No. 108, Houston, Texas 77006. Thank you!



AUDUBON PLACE ASSOCIATION

A Deed Restricted Community

NEWSLETTER

August 1996

Meeting Notice:

6:00 p.m., Tuesday, August 6, 1996
3600 Block Audubon Place
(Future Meeting: September 5, 1996)

President's Message

I really don't have a message this month. The heat has sapped all of my energy and to just get through the day is about all that I can manage. The birds have stopped singing, the ground is like rock, there is no activity, animal, vegetable or human on the streets of Montrose. Perhaps in October things will perk up once again. **National Night Out is scheduled for August 6 on the median in the 3600 block of Audubon.** I have not heard from anyone regarding food and drink donations. Please let me or Sam Bernstein know, so that we can plan this event. Also we need a fund raiser for the Alliance Security Patrol. Something this Fall would be nice. If anyone has any ideas for this let me know. If you have criminal activity to report, call 523-7776 to report it. Accurate crime information is a very valuable tool to communicate the type of problems that our area has from time to time. Call in your reports before the 3rd Tuesday of the month. This newsletter reaches all of the residents of Audubon. We are very fortunate to have John Unger undertaking this project each and every month. It is a pity that Audubon neighbors do not respond by being more visible in the Civic Association. We are here for you. We let you know the news. It would be nice to hear from more of you once in a while.

Laura Devinney

!!!!!!!!!!!!CONTEST CONTEST CONTEST CONTEST!!!!!!!!!!!!

Audubon is sponsoring a decorative neighborhood sign Contest. We would like a sign for our Neighborhood to be displayed with pride in prominent public locations around our borders. Put on your creative hats and submit your designs to the membership meeting in September. The winner receives a dinner for two at the River Cafe.

Audubon Place Civic Association welcomes letters and articles from its members on matters of general interest to the neighborhood. They should be submitted on disc compatible with Word Perfect or Word. The letters and articles do not necessarily express the opinion of Audubon Place Civic Assoc. Deliver your letters or articles to the mailbox at 816 Kipling by the 20th of each month (deadline).

MEETING NOTICE

See you August 6 (Tuesday) at 6:00 PM on the esplanade of Audubon (3600 block) for NATIONAL NIGHT OUT!!!! Bring food, bug spray, chairs and smiles! AUDUBON T-SHIRTS WILL BE ON SALE AND THERE WILL BE MEMBERSHIP INFO AVAILABLE AND A CHANCE TO JOIN AUDUBON FOR THE REST OF 1996 AND ALL OF 1997 FOR THE LOW PRICE OF \$15.00!

AROUND AUDUBON & NEARTOWN

Maybe you have noticed, but then again maybe not... We have had some elderly neighbors pass away within the past year. They are Ms. Margaret Kirkham of 3603 Audubon. Actually, she and her husband had moved out of this house years ago. Since 1980 something, it had been the home of Eve & Brian Beasley and their daughter Allison. Eve had been very active in the Civic Association, serving as President in 1993 and starting the "Baby Club," continuing the baby-sitting coop, and organizing the annual Easter Egg Hunt. Eve and her family have moved over to Avondale and live on Crocker Street. Mr. G. Louis Bailey of 3704 Audubon, Ms. Lillian Leshikar of 805 Harold, and we fear, Ms. Clara Kropet of 528 Hawthorne have all passed away recently. The homes luckily have been bought and will be restored. Martha Failing bought 3603 Audubon and has already

brought back a porch. Maxine Petersen's granddaughter has purchased 3704 Audubon and will restore this house. This is somewhat fitting, as her Great Grandfather built the house. Ms. Leshikar's nephew and his wife will be restoring 805 Harold for rental property. We don't know about Ms. Kropet's home. If any of you do, let me know! **All of these homes are included in the deed restrictions of the neighborhood and will be brought back to the beauties they once were.**

A new bar...The Psychic Club, has applied for a beer & wine license at 321 W. Alabama. First Montrose Commons is protesting this license. This location has NO parking, other than residential streets. Avondale is continuing its protest of Club M. The developer for the Atlas Travel site has extended his closing on the sale of the property until August 10th. Audubon has notified the TABC of its boundaries and requested notice of any license, new and/or renewed, within our boundaries.

Neartown residents, along with Upper Kirby Residents and Town & Country residents attended a Public Hearing at the City for the Sexually Oriented Business Committee. This committee, headed by Council members Helen Huey & Jew Don Boney, is reviewing the existing ordinance to determine if any and what changes need to be made to the ordinance. The final public hearing is scheduled for September 20, 10am - 12 noon, Friday.

Notes from the Vice President

"Mockingbird Attack" - Crazy Mockingbirds are buzzing pets residents alike near the intersection of Audubon and Harold since approximately mid-July. At least two people have actually been pecked and many more have been strafed. My dog has been pecked and harrassed, but since she's a doberman she just plays it cool and mostly ingores the mockingbird. I don't know if they have hatchlings, are trying to attract mates, or if they are just annoyed like all of us at the hot weather, but for whatever reason, Texas' state birds have developed an attitude. When you are going about your business and thinking of the many things you need to do, you don't expect to be suddenly confronted with a squawking, fluttering, darting mockingbird divebombing you and trying to drive you way. After this had happened to me, I was so watchful for such a threat that I tripped on the esplanade curb and almost twisted my ankle. One resident was so surprised and upset that he had murderous revenge in his heart after being pecked - this bird was wise to stay away from this resident after having nipped him. So, if you are walking near the intersection of Audubon and Harold, you might want to keep a lookout.

Deed Restrictions - Audubon Place Association has started a deed restriction enforcement committee comprised, so far, of Sam Bernstein, Nancy Newman, and Clay Sterling. If you have the desire to help us out with our committee duties, or if you know of some transgression against the deed restrictions in our neighborhood, give me, Sam Bernstein, a call at 526-4967.

Home Renovation Issues - Since I have been doing research on home renovation law for the development of my practice, I felt like I would share some of this information with you. Realize of course, that this information should not be interpreted as legal advice and it is very general. If you have a problem or question regarding home renovation (or anything else), you should consult an attorney and provide specific information before taking any action. This month, I will discuss liens.

BASIC LIEN LAW

A lien is commonly defined as a charge or an encumbrance against property to secure the payment of a debt. In home remodeling the common type of lien is called a materialman's lien and is created both by Texas' Constitution and Statutes. Such a lien attaches against real property in favor of a person furnishing material or labor for construction on or improvement of property.

A lien can be filed against your property by anyone who works on your property - by the general contractor you hire or by any subcontractor who worked on your property.

If you have a lien against your property the lien must be paid off before or at the time of closing a sale on the property.

The most common way a lien develops is as follows: You hire Conrad Contractor as the general contractor to add a spare bedroom and second bathroom to your house. You sign a contract with him to do the job for \$20,000 which you pay over the course of the project. After the project begins, you go out of town for four days on a business trip beginning March 20th. When you return, there is lumber, pipe, and bathroom fixtures sitting in your driveway and the main bathroom is not working.

You discover that the plumber hired by your contractor has disappeared after having dug up and caused a leak in the pipes. Conrad hires a new plumber to fix the piping and install the fixtures in the new bathroom. Because of this glitch, you incur two thousand dollars of extra costs and a delayed schedule.

After the project is completed, you receive, by regular mail on July 18th, an Affidavit for Mechanic's and Materialman's Lien from the original plumber. This affidavit states in bold letters that it is not a lien but is a claim of a lien. This is a very important distinction. The affidavit is only a claim, it is only an argument, that the plumber is owed money by you for providing labor and materials to your house without being paid.

Regardless of the arrogance of this plumber who abandoned the construction project and left your house without water and cost you an extra two thousand dollars, he did provide value to your house.

So ... what do you do. First you must determine if the plumber has filed the lien claim within the time and in the manner

provided by law. If he has, you need to determine if the lien claimant plumber actually provided any value to your house and whether the plumber can prove this fact. If this is the case, you should negotiate how to take care of this lien claim and the contractor also should be involved in the negotiations.

The plumber must bring suit on the claim within a certain amount of time in order to get a valid lien - the lien affidavit only allows for the possibility of a lien. If suit is not filed within the proper time, the claim never matures.

With our facts there are two reasons why this affidavit of lien will not be effective. First of all, the Texas Property Code states that the affidavit must be received by the property's owner by either certified or registered mail, which is not the case here. Secondly, a subcontractor only has until the fifteenth day of the third month after the month in which the labor or materials were furnished. Here, the affidavit was received on the 20th day of the third month (July) after the work was done (March), so the affidavit is too late and therefore cannot be perfected (made valid).

If the affidavit of lien was properly filed and the plumber can prove that he provided materials to your property without being paid, then you can either defend yourself in a suit filed by the plumber (and pay legal fees with the possibility of also having the amount the plumber claims and also the plumber's attorney fees) or you can negotiate to pay the plumber and get the contractor (who was paid by you for the work on your house) to help you pay the plumber's bills. Of course, you should negotiate the plumber's claimed debt down due to the fact that the plumber acted unprofessionally and caused you extra fees, but unless you feel like you can win this argument in court, negotiating a payment may be your best alternative.

SEE YOU AT THE NEXT MEETING,
TUESDAY, AUGUST 6, 1996
3600 BLOCK OF AUDUBON
6:00 P.M.

NATIONAL NEIGHBOR'S NIGHT OUT PARTY - TUES. AUGUST 6 - 3600 BLOCK OF AUDUBON

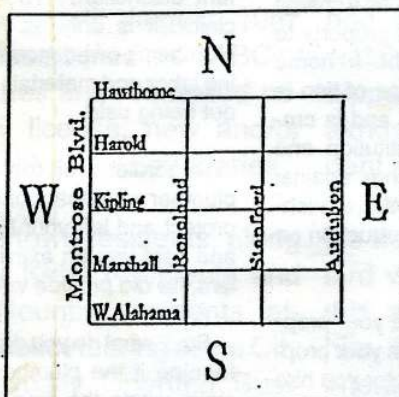
Neighbor
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Home Telephone: _____ Business Telephone: _____

☐ Renewing Member ☐ New Member Committee Interests: _____

Annual Dues: \$10 per Person # of Persons _____ Total Dues Paid \$ _____

Tax-deductible donation (thanks from Audubon Place) \$ _____

Mail to: Audubon Place Association, 2615 Waugh Drive, No. 108, Houston, Texas 77006. Thank you!



AUDUBON PLACE ASSOCIATION

A Deed Restricted Community

NEWSLETTER

September 1996

Meeting Notice:

7:30 p.m., Thursday, September 5, 1996
The River Cafe, 3615 Montrose
(Future Meeting: October 3, 1996)

President's Message

Vacations are over and most schools are in session. One's thoughts turn to Fall. Though the heat has abated somewhat and there has been rain, summer is not really over yet. This summer has been a doozy!

Audubon had a great picnic on the median for National Night Out. We were visited by Sargeant J. Vollert of the 802 Westheimer Community Storefront as well as Captain Ellen of HPD Central Patrol District 1. The party at the Storefront was attended by Mayor Lanier and his wife. Audubon dropped off some extra goodies after our party, but were too late for those festivities. Many thanks to all of the neighbors that attended and for the food that was provided. The bugs were not bad and the heat, not insufferable. Next year, we should consider putting some traffic cones along Audubon because the children were having difficulty staying on the median.

Our state representative, Debra Danburg, has asked me to pass along a request for ideas for bills for the next session (January 1997) of the Texas Legislature. As our representative, she wants to pass legislation that will benefit us. Two of the issues that she will be working toward are permitting home equity borrowing and restructuring of the electric utility industry. Debra has long been a friend to civic associations and homeowners. If you have an idea for legislation that you feel will have a positive impact on our community, please write to her Capitol Office at P. O. Box 2910, Austin, Tx 78768-2910. The fax number is (512) 463-0024. The district staff is also available to help you with local constituent problems. Their address is P. O. Box 66602, Houston, Tx 77266, by phone at 520-8068, or by fax at 520-8692.

See you at the Meeting Sept. 5, Thurs. at 7:30 at the River Cafe.

Laura Devinney

Around Neartown

Club M on Westheimer has applied for an environmental impact statement... for purposes of ????

Soundwaves is moving into the old Walgreen s location at the corner of Harold at Montrose. The new

(Continued on page 2)

Around Neartown - continued Garbage and Recycling

retail center planned for the corner of Hawthorne at Montrose is finally going to close on August 31. This is a one-story project with a restaurant and coffee house as anchors. It is rumored that the Greek Church has purchased the **DeGeorge House** on the southwest corner of Montrose at Harold. Steve Zimmerman of Colombe d'Or is proceeding with his **ballroom** behind the inn. The story is that he had an existing European Ballroom stored in containers waiting for this construction. **Club Midtown Live** is in the old Cody's location atop 3400 Montrose. (If you have complaints about their noise call the owner at 942-8777.)

The **sexually oriented business hearings** are proceeding. If you want to review the current ordinance, it is part of the city code and should be available at our neighborhood public library. See: Houston City Code, ch 28, art. III. Audubon and Neartown were well represented at the first two public hearings. The Neartown board voted to write a letter to Mayor Lanier and City Council asking for a **moratorium on Street Closure** permits pending a review and possible creation of a Festival Permit that would specifically deal with all Street Festivals. Upper Kirby Assoc., Houston Homeowners Assoc., and The Richmond Corridor are requesting a similar moratorium.

Remember, Garbage pick-up is on Tuesdays and Fridays, if there is no Holiday. Labor day is coming up so check the newspaper for the correct day. Garbage does **NOT** go to the street until at least 6:00PM the day prior to pick-up! **Recycling is scheduled for Tuesdays (always) every other week. The next pick-up days are Sept. 9 & 22.** If you are having a problem with rats and/or other animal pests, call the Animal Control people at the City. They will deal with this in a safe manner for you at their expense and labor.

Audubon Place Civic Association welcomes letters and articles from its members on matters of general interest to the neighborhood. They should be submitted on disc compatible with Word Perfect or Word. The letters and articles do not necessarily express the opinion of Audubon Place Civic Assoc. Deliver your letters or articles to the mailbox at 816 Kipling by the 20th of each month (deadline).

MEETING NOTICE

See you September 5 (Thursday) at 7:30 PM at the River Cafe. Speakers will be Alan Rubin of the Alliance Security Patrol and Pat Teer our PIP chair for Neartown. Security issues will be discussed. Bring your designs for the decorative sign contest that has been advertised here for the last two months.

WELCOME, WELCOME, WELCOME!

New and renewing members:

David Upton 606 Harold #4
Ron Foster 708 Kipling
Doty Bertrand 3415 Audubon

Restaurant Review -- Rob Devinney

Affrescos
1658 Westheimer at Dunlavy
Tel. 523-3800

Yet another Italian restaurant? Yes, and why not? Competition among the many such that we have in our area can only ensure that they try harder to outdo each other. We are the beneficiaries of all this effort. Affrescos is located in the old Dream Merchants building which was once obviously a church. The area is on the rise in culinary bistros (if that is a genre) and this one adds nicely to the mix.

My companion and I dined in the upstairs choir section just shy of the belfry. One can view the room with advantage there while remaining shadowy up there among the clouds artfully rendered on the ceilings. Do note that upstairs is the smoking area. Service was good despite the trek the waiter must endure. Consider that management would not be so foolish as to assign a slow, lazy waiter to the choir area, would they? Speaking of management, Affrescos is out to please especially at th

stage of their development. Ask them for stuff.

Pasta dishes are featured and they are reasonably priced at \$8 or so. They are varied and imaginative. Most importantly, and immediately obvious is the freshness of the ingredients. The dishes arrived al dente and full of fresh flavor not desiccated as can be the case with some well established, high volume places. My companion was well pleased with her herby, non-meat dish, while I, an over-eating carnivore, was both delighted and well-satisfied with my penne campagnole, a spicy sausaged pasta dish. Next time I will try the veal, the benchmark for the Audubon Reviewer. The bread was great, and there was a nice wine list with good service although you might be more likely to do some pouring upstairs. There is a full bar as well as coffee offerings.

The ambiance is nice enough in its faux ancient renderings. It is not busy yet but deserves to be. There is a deck where you won't find the Audubon Reviewer until late October. Parking is no problem.

Food: ***/* (3/4) very good
Price: \$\$ (2/4) very reasonable

News of the Storefront

Work will soon be starting on the renovation and space reconfiguration of the Neartown Police Community Center at 802 Westheimer.

The preliminary design, prepared by HPD's architecture office, is on display in the storefront lobby with an abbreviated scope of work description. Over the ten and one-half years of its operation, this highly active facility has seen an evolution of use and several changes of personnel assignments, and this new plan is intended to better accommodate current usage. Of particular emphasis is the build-out of two new offices, one of which will house the crisis counselor and volunteer team, and the creation of a disability accessible restroom.

The new roof was installed in April with part of a \$10,000 grant. The renovation will also include major work on the cracked foundation slab and plumbing repairs. Work will be accomplished by a joint effort between HPD and the Museum District Business Alliance and will commence once the department's plan has received final approval.

MDBA wishes to again express appreciation to the Neartown community and particularly to Jane and Tom Greer, who did such a terrific job of organizing the Support Our Storefront fundraiser for the Storefront operations budget earlier this year. The fundraiser award of two Continental Airlines tickets went to Courtlandt Place Civic Association; Westmoreland Neighborhood Association was a close runner-up. The SOS fundraiser grossed over \$12,000 for renovation and operating budget for the year. The spring Bike Ride, co-sponsored by the Neartown Association, reportedly made \$9,000; funds are being held in escrow pending use determination.

Community donations fund utilities, trash service, custodial services, insurance and maintenance. Sgt. Johnnie Vollert is the officer in charge of the Storefront. Civic associations or individuals may call the Storefront for a security audit of home or business. Call the Storefront at 529-3100 to make arrangements. Suggestions and ideas about the Storefront are always welcome. Call Gayle Ramsey at 529-7010 or Shar deMarsais at 529-9802. Contributions or pledges of support to fund the operation and upkeep of the Storefront may be made at the Storefront or at Wells Fargo Bank at Waugh and West Gray.

SEE YOU AT THE NEXT MEETING,
THURSDAY, SEPTEMBER 5, 1996
THE RIVER CAFE, 3615 MONTROSE

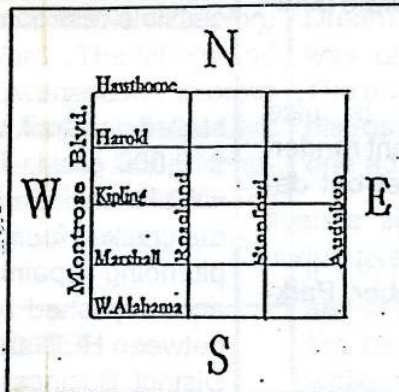
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AUDUBON PLACE ASSOCIATION

A Deed Restricted Community

NEWSLETTER

October 3, 1996

Meeting Notice:

7:30 p.m., Thursday, October 3, 1996
The River Cafe, 3615 Montrose
(Future Meeting: November 7, 1996)

President's Message

Some fantastic thunderstorms have passed through lately..magnificent electrical displays with accompanying thunder and rain. I have enjoyed them immensely and would more so if the temperatures would go under, once and for a while, the 90 mark! Holidays are approaching, Halloween, Thanksgiving and Christmas, New Years... Can you stand it?!

Laura Devinney

News, News, News... Alternative Security programs for the neighborhood have been investigated on a cursory level; namely using off duty HPD officers for an Audubon only patrol, or maybe with another civic association as a neighborhood patrol. There are costs involved, naturally, and this plan will be presented at the October general meeting. As was discussed at the last meeting, there are outstanding funds in the Alliance Security Patrol fund that are Audubon's and we can get these back to help implement a new system.

Audubon will be revising bylaws at the next meeting to provide for a yearly nominating committee, term modifications for Secretary and Treasurer positions, and an automatic replacement provision for the President position. This year's nominating chair is Clay Sterling. The nominees presented are for Treasurer, Maake VanBemmel and for President, Sam Bernstein. The positions for Secretary, 1st V.P. & 2nd VP are open. If you have a suggestion please phone Clay at 526-7986.

Around Neartown

Texas Alcoholic Beverage Commission gave an **informative** talk at the September PIP meeting. Officer Art Valdez heads the enforcement division for Harris County and he explained the rules and regulations about licenses for alcohol selling establishments. One **NEW LAW** passed in Sept. 1995 is that a person consuming alcohol on a public street or area and within 1000 of any school can be arrested and charged with a class E misdemeanor. Unfortunately there is no recourse to the establishment that provided the person with the beverage.

Sexually Oriented Business ordinance revisions were in the news lately. Council members Jew Don Boney and Helen Huey are heading this committee. Neartown has given a list for consideration regarding a revised ordinance that I feel is pretty good. If anyone would like a copy of that call Neartown President Pete Patterson at 529-1110. Also if anyone has any views

to share about this ordinance with city council fax Helen Huey and Jew Don Boney.

AGAIN the Colony Art Festival is not coinciding with the proposed Westheimer Street Festival. The Art Festival is supposed to be Oct 5, 6 and the proposed dates for the other are Oct 19, 20.

Sergeant J. Vollert of the 802 Westheimer Community Storefront has, at Audubon's request, sent some officers through the alleys of Audubon to roust some of the vagrants, et.al. that seem to be in evidence. Our thanks to Sgt. Vollert and the Bike Patrol for their aid.

Remember Texas Department of Transportation and Metro's plans for the Hwy 59 expansion? Well, the TxDOT has scheduled another public meeting for Thurs. October 3 at 7:00 PM at Poe Elementary to present the department's proposal for implementing the roadway level HOV lanes. Architects involved in the design of the project will be on hand to

answer any questions that you may have. You are encouraged to attend.

Neartown Community Development Corp. is starting a Neartown Youth Baseball League: A first step in the process to having an official Little League. Volunteers and PARENTS & CHILDREN are encouraged to find out about this for the Spring Season of 1997. Ages for children are between 6-12 (as of July 31), boys AND girls, who reside in the Neartown area. For more information call Laura at 529-9926, Pat at 524-5533, or Neartown at 529-1110.

MEETING NOTICE

THURSDAY , OCTOBER 3 at the RIVER CAFE. I have invited the developer of the new center at the Atlas Travel site to come and present his plans and also someone from Soundwaves (new location at the old Walgreens). See YOU THERE!!!!

Regina Share

After 75 years of a full and happy life, Regina Share passed away at her home at 614 Kipling. She was born in Boulder, Colorado, but spent her childhood and formative years in Austin, Texas. Regina attended the University of Texas where she was a Phi-Mu and a Bluebonnet Belle. Her roots in Texas are well documented: her great, great grandfather, Jacob Harrell founded the town of Austin; and her grandfather, State Senator P. Brelsford, authored the Alamo Purchase Bill. Regina was a member of the Daughters of the Republic of Texas and the Children of the Confederacy. She raised her four sons and one daughter in a house on Goldsmith Street over by Rice University. In 1971, Regina moved to 614 Kipling Street where she and her sons transformed a rather ordinary small apartment block into a gracious courtyard environment. Many an evening would transpire with a number of residents conversing with laughter and merriment as they sat in the cool night air. As a great friend, special confidant, and part-time grandmother to the residents at 614 Kipling Street, she will be missed by all. We all know that she would appreciate your remembrances through donations to either the Houston Zoological Society or the Houston Museum of Natural Science. She could often be seen with her grandson, Jared, touring the Natural Science Museum.

Crime Statistics

For the period from June 25, 1996, through August 31, 1996, the following crimes were reported in the neighborhood: assault (1) - 5:00 a.m. 8/8/96, 600 blk. of Hawthorne; burglaries (3) - 6:30 a.m. 6/25/96, 800 blk. Harold, 6:05 a.m. 7/8/96, 800 blk. Kipling, 1:00 p.m. 8/22/96, 3500 blk. Stanford; burglary of motor vehicle (3) - 10:00 p.m. 7/9/96, 3400 blk. Roseland, 5:20 a.m. 8/12/96, 600 blk. Kipling, 12:00 a.m. 8/26/96, 600 blk. Hawthorne; auto theft (1) - 11:30 p.m. 7/27/96, 700 blk. Hawthorne.

SEE YOU AT THE NEXT MEETING,
THURSDAY, OCTOBER 3, 1996
THE RIVER CAFE, 3615 MONTROSE
7:30 P.M.

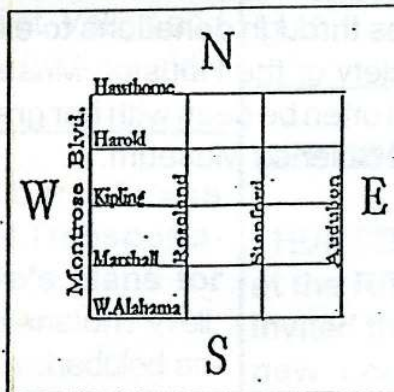
Neighbor
605 Harold
Houston, TX 77006

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Audubon Place Association
2615 Waugh Drive, No. 108
Houston, TX 77006

1996 Officers & Committee Chairpersons

President	Laura Devinney	529-9926
Vice President	Sam Bernstein	526-4967
2nd Vice President	Valeria Peiser	528-1143
Secretary	Suzanne O'Meara	521-2418
Treasurer	Maaike Van Bommel	521-1091
Security & PIP	Franz Klein	523-5219
Membership	Suzanne O'Meara	521-2418
Newsletter	John Unger	524-8725
Neighborhoods to Standard	Donna LaRue	526-5580
Historic	John O'Donnell	520-9519
Alliance Security	Gary Coover	526-8856
Sign Committee	Maaike Van Bommel	521-1091
	Peter Boyle	523-7748



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Meetings are held on the first Thursday of each month at 7:30 p.m.

Join Audubon Place Association

(Use this form to join, renew, or change an address)

Name: _____ Date: _____

Address: _____ Zip: _____

Home Telephone: _____ Business Telephone: _____

☐ Renewing Member ☐ New Member Committee Interests: _____

Annual Dues: \$10 per Person # of Persons _____ Total Dues Paid \$ _____

Tax-deductible donation (thanks from Audubon Place) \$ _____

Mail to: Audubon Place Association, 2615 Waugh Drive, No. 108, Houston, Texas 77006. Thank you!



NEWSLETTER

November 1996

Meeting Notice:

7:30 p.m., Thursday, November 7, 1996
The River Cafe, 3615 Montrose
(Future Meeting: December 5, 1996)

President's Message

Halloween has come and gone and so marks the end of the month of Festivals. The Greek Festival was very large this year and except for the rainy Saturday, I believe they did exceptionally well. The Westheimer Street Festival is also past, for now. The Bayou City Arts Festival had a good attendance for their new location and site. Now we can coast into Thanksgiving and the Christmas season. Speaking of Christmas, Clay Sterling and Charles Shaw have very graciously offered to host Audubon Place's Annual Christmas Party at their home at 3404 Audubon. It will be on December 5th (Thursday) at 7:30 P.M. Donations of savory dishes are being sought. Please let Clay or me know what goodies will be brought.

The year is coming to an end and I would like to take a minute to enumerate the many projects and accomplishments, both past, present and HOPEFULLY future, of our civic association.

Neighborhood's to Standard Program: This year, due to the work by Audubon Place over the past several years, we became part of the Mayor's Neighborhoods to Standard program. ONLY neighborhoods with ACTIVE civic associations were eligible for participation. Because of our efforts in the past in raising money for Street Light upgrades; new lights, bulbs and poles within Audubon, we were selected for more upgrades in lighting. If you walk around in the evening you can't help but notice the difference that this has made. Also part of this program was the recent repaving of Audubon. A new sewer line under Audubon is on the planning books and will someday happen as well.

Recycling: Finally after two years of tireless efforts of Audubon's recycling committee, we received the green bins and were accepted into the City's recycling program. Neighbors to our south also got recycling because of OUR efforts and were very pleased and surprised.

Neglected Properties: Over the years Audubon Place has worked with the city to have really neglected properties cleaned up. Those that haven't lived here for several years do not know that we had a handful of properties that didn't even cut their grass. Usually, with the grass and weeds were abandoned cars and heavy trash.

Deed Restrictions: In the early 90's, Audubon discovered that there were over a dozen half-way houses within our small area. We began a period of scrutiny of these establishments and were able to communicate with the owners about our neighborhood concerns and be effective with those that were not licensed. In conjunction with these concerns, it was determined that Audubon should make efforts to reinstate and create Deed Restrictions. The Historic Montrose Association was formed. They became the Deed Restriction entity of Audubon Place and were successful in establishing deed restrictions for most of the properties in Audubon.

Traffic: Last year Audubon and Westmoreland (our neighbor to the east) joined

forces to rid Hawthorne of a cut-through bus route. The route added over 130 buses daily to our traffic problems. This effort took 6 months and finally after meeting with the head of Metro, the route was permanently abandoned. Hawthorne also received speed humps to slow the cut through traffic. Now Audubon and Westmoreland are working together with the city traffic division for more traffic improvements within our neighborhoods. This is a result of paperwork that was filed over 3 years ago.

Security: Since the late 80's, Audubon has tried several types of security patrols. We have had off-duty HPD. Lately we have had the Alliance Security Patrol in cooperation with the Westmoreland, First Montrose Commons and Roseland Estates civic associations using the Harris Constables. We are trying to revive this last program as it was effective in cleaning up the unwanted street crime and reduce burglaries. No program has been perfect, but since the patrol has been on hold, crime has increased. Look for your pledge card in the coming year as we reinstate a security program.

Newsletter: Audubon has given you (450) residents a Newsletter every month. The association has given you good information, historic information, some boring information, but the effort is made every month to let you know what is going on around you and in the neighborhood.

Old neighborhoods don't just take care of themselves. They need help. As you are a resident, think about why you live HERE and how much you have invested here and decide how involved you should become. Remember if everyone does one thing, big or small, it helps us all

MEETING NOTICE

THURSDAY, NOVEMBER 7 at 7:30 P.M. at the RIVER CAFE. I have invited (again) the developer of the new center at the Atlas Travel site to come and present his plans and also someone from Soundwaves (new location at the old Walgreens.) Come all members and elect the officers for Audubon for 1997. See YOU THERE!!!!

SLATE OF OFFICERS 1997

President: Sam Bernstein of
3503 Audubon

1st Vice

President: Philip Paratore of
809 Harold

2nd Vice

President: John O'Donnell of
3500 Audubon

Secretary: Ann Lugg of
518 Hawthorne

Treasurer: Maake Van
Bemmel of
615 Marshall

Come to the meeting in November and vote for your choices of officers for the coming year. The candidates will be present for questions and to get acquainted. Nominations from the floor will be accepted. Remember, you must be a member to vote.

Come in November to see sign designs. At the Christmas party, we will vote on the sign of choice for our neighborhood Audubon Place.

Correction

3702 Audubon Place
Houston, Texas 77002
August 3, 1996

Dear Mr. Unger

May I make a correction of a statement that was printed in the August 1996 newsletter. The statement said that my granddaughter had bought Garland Bailey's home.

I purchased the home. My dad, E. H. Lightfoot, was the architect and builder of the home in the early "Twenties."

I probably made a remark to someone that if my granddaughter and her family moved to Houston from California, perhaps they would like to occupy the home. Elaine is a Civil Engineer, bought remodeled, and owns two apartment buildings in Houston.

Garland's home is 3708 Audubon Place.

I am recovering from a broken hip. Just as soon as I am able, I would like to begin restoring the home.

Cordially yours,

Maxine L. Petersen

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7:30 P.M.

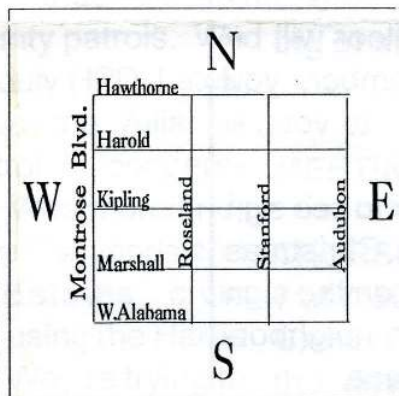
Neighbor
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Houston, TX 77006

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

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Tax-deductible donation (thanks from Audubon Place) \$ _____

Mail to: Audubon Place Association, 2615 Waugh Drive, No. 108, Houston, Texas 77006. Thank you!



AUDUBON PLACE ASSOCIATION

A Deed Restricted Community

NEWSLETTER

December 1996

Meeting Notice:

7:30 p.m., Thursday, December 5, 1996
3404 Audubon
(Future Meeting: January 7, 1997)

PRESIDENT'S MESSAGE

Believe it or not...another year! They all go by so quickly. It has been a good year, and I have enjoyed being President of our Association. There is much still to do and everyone will enjoy working in the coming year. I would especially like to thank Sam & Karen Bernstein, Valerie Peiser, Suzanne O'Meara, Maaika Van Bommel, Clay Sterling, Peter Boyle, John O'Donnell, Donna LaRue, John Unger, Andrea DiBagno, Gary Coover, Loren Wolfe and many others. All of Audubon Newsletter readers come and join your neighbors every month at the meetings and become involved in YOUR neighborhood! Begin by coming to our Holiday Party on December 5th at 7:30 PM at 3404 Audubon. Bring a dish and enjoy the camaraderie of the season.

Laura Devinney

AROUND NEARTOWN

Neartown has a new slate of officers for the coming year: some old faces and some new ones. Come and meet them and your City officials at the annual January reception at the Lovett Inn. Watch for the announcement of the actual meeting date in the next Newsletter.

HPD and Neartown will join forces this Spring for another Bike-A-Thon. Last year's was such a big success, the hope is that this year's will be even bigger and BETTER! It will be in April, so watch for news. Helen Huey will be the guest speaker at the November 26th Neartown general meeting at Bering Methodist Church on Harold St. It starts at 7:00 PM with coffee and chats with neighbors and then the meeting begins at 7:30. Council member Huey will be reporting the findings of the City Council's SOB (sexually oriented business) review committee. It will be very informative on a subject that affects us all. She also will be running for Mayor in the next election, so I hear!

Hawthorne Square is a reality at Hawthorne and Montrose. New "Courtlandt Place Townhomes" on Lovett at Taft-- the old Mothers will make way for fourteen four-story residences. Talk about density! "Le Grand Salon," Zimmerman's ball room behind the Le Colombe d'Or, continues its construction.

Neartown Youth Baseball League will have a coaches' clinic at Lanier Middle School on Monday, November 25. There will also be a Baseball Camp the first Saturday in January, the 4th. Both of these events are an opportunity for all children between the ages of 6 - 12 to sign up and play baseball this spring in Neartown.

MEETING NOTICE

The next meeting is not a Meeting, it's a PARTY! Come and meet next year's officers and have fun. Thursday, December 5 at 7:30 PM at 3404 Audubon. Bring a dish and call Clay @ 526-7986 or Laura @ 529-9926. SEE YOU THERE!

SECURITY

Alliance Security Patrol is investigating the possibility of new operations. The task is arduous but rewarding. Maybe someone out there could offer some help in this. There has been an increase in crime in the neighborhood. Of note, a late night burglary in the 600 block of W. Alabama. The residents were asleep when someone broke in. More vagrants and transients are around with the weather turning cooler. BE ON WATCH for yourselves and your neighbors.

SIGN CONTEST

At the party on December 5th, the final choices of neighborhood signs will be available for viewing and voting. The presentation at the last meeting was very exciting. The sign committee has done very well, and a sign will now be chosen to represent the neighborhood.

SEE YOU AT THE NEXT MEETING,
THURSDAY, DECEMBER 5, 1996
3404 AUDUBON
7:30 P.M.

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Houston, TX 77006

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