



AUDUBON PLACE ASSOCIATION

A Deed Restricted Community

NEWSLETTER

January 1997

Meeting Notice:

7:30 p.m., Thursday, January 2, 1997
The River Cafe, 3615 Montrose
(Future Meeting: February 6, 1997)

President's Message

For those of you who do not know me, my wife Karen and I have lived in Audubon Place since October, 1992. Karen works as a civil engineer for NASA, and I am a solo attorney with a real estate, business law, wills & probate practice. We have been active members of APA since moving into the neighborhood and have headed Association committees. I was born in Houston and grew up in the Sharpstown and Memorial areas. Growing up in the suburbs, there were no neighborhood social events, and we did not know many of our neighbors. As a teenager, I always wanted to live in Montrose - the "interesting part of Houston."

We have a great neighborhood here. Everyone seems to enjoy APA's semi-annual parties in December for the Holidays and in August for the National Night Out event. I've been welcomed to the neighborhood and into involvement in APA. *I would like to extend the invitation to everyone to become involved in the association during my term as President. I want to expand the Association's membership, thereby increasing the benefits and responsibilities of association participation to more of our residents.*

APA has been a force for improving the neighborhood and I would like to see it continue to work for all of our best interests. Over the past few years we have increased our property values by securing Deed Restrictions, by receiving many physical improvements through the City of Houston's Neighborhood to Standards program, by opposing the expansion of the Southwest Freeway, by pushing for and receiving curbside recycling, and by many other efforts to better the neighborhood.

During 1997, I would like to continue to secure these benefits as well as work on achieving some method to assure our neighborhood's security. Due to a number of problems, we lost our constable patrol. Since that loss the neighborhood's crime rate has increased - markedly it seems to me since our home has been minorly burglarized three times in the last year. One of the problems with the previous Alliance Security Patrol program with the constable was that not enough of our residents were paying for the service. I think having the constables patrolling the neighborhood was a strong deterrent to crime.

Besides security and membership, I would like to see more work towards identifying the historical significance of our neighborhood's homes and original residents. Our officers for the upcoming year have several projects for beautifying the neighborhood and publicizing the fact that we are now a deed restricted community. The other officers and I commit to always being open to suggestions from everyone as far as how to better our neighborhood.

I look forward to meeting and working with many of you this upcoming year. I hope to see everyone at our January meeting. Best wishes for a Happy New Year from the officers of Audubon Place Association.

Sam Bernstein

MEETING NOTICE

Our meetings are on the first Thursday evening of every month. The January meeting will be Thursday, January 2 at 7:30 p.m. at The River Cafe, 3615 Montrose Boulevard. The next meeting will be February 6, 1997.

SEE YOU AT THE NEXT MEETING,
THURSDAY, JANUARY 2, 1997
THE RIVER CAFE, 3615 MONTROSE
7:30 P.M.

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

BULK RATE
U.S. POSTAGE PAID
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PERMIT NO. 7200

Neighbor
3503 Audubon Place
Houston, TX 77006



AUDUBON PLACE ASSOCIATION

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NEWSLETTER

February 1997

Meeting Notice:

7:30 p.m., Thursday, February 6, 1997
The River Cafe, 3615 Montrose
(Future Meeting: March 6, 1997)

President's Message

We had some extreme January weather, with Ice Storms and freezes and damage to our trees and plants. Given the drought stress from last summer and the ice storm(s) this month, our neighborhood's trees have experienced lots of stress over the last 12 months. If your trees are damaged and you need pruning, remember that APA has in the past recommended the companies of Arbor Care and Foster's Tree Service to do quality work.

New SOB Ordinance: Congratulations to our Councilman Jew Don Boney, Jr., Neartown Association, several of our residents for the work they did in writing and passing the new Sexually Oriented Business Ordinance which passed City Council on Wednesday, January 15. This new system for SOB's should act to better protect Houston's neighborhoods.

January's Meeting: At January's meeting we discussed our Security situation, the Historical Committee, APA Signs and Beautification, Deed Restrictions, and Membership issues. We had a small turnout on the 2nd of January and we hope for more people to attend February's meeting.

February's Meeting: At the upcoming February Meeting, we will have on the agenda the following: a) Reviving Alliance Security Patrol or creating a new entity to allow for patrol of our neighborhood by Constables, b) the creation and placement of APA Border Signs, c) Beautification plans and ideas for APA, d) plans for holding a walking tour of the neighborhood sponsored and led by APA's Historical Committee, e) other Historical Committee plans, f) reconstituting APA's various committees, and g) getting a report on the City of Houston's decisions regarding the Neighborhood Traffic Survey and plans for redirecting cut-through traffic in our neighborhood.

Dues are Due: Dues for 1997 are now due. They are \$10.00 (ten dollars) per person for the year. We need your support for the many plans we have for the year. Please send your checks to our treasurer, Maaiké Van Bommel (521-1091).

News from Neartown: A baseball league for our area's youth is being formed by APA Past President Laura Devinney (and others) to be called the Neartown Youth Baseball League. It will have registration at Dunlavy Park, 4400 Dunlavy on Saturday, January 25 from 10 a.m. to 2 p.m. If you missed the registration, cannot make it, or have questions, you can call Laura at 529-9926.

Neartown Reception for City Council: Neartown's annual reception for City Council will be held on Tuesday night, January 28, 1997 at 7 p.m. at the Lovett Inn (501 Lovett, I think). Come and meet your council members and I will report on the reception at our February meeting.

"April on Audubon": In conjunction with the Historical Committee's possible walking tour, the placement of APA neighborhood border signs, our beautification efforts, and a possible membership drive, we are considering having a party on the esplanade in April. Refreshments and chatter of course would be plentiful and we would all have an opportunity to appreciate (and no doubt some will complain) the Signs, Beautification efforts, and Historical Walking Tour which hopefully will all dovetail together on the esplanade party weekend.

APA in the Press: The Magazine Houston House & Home's January 1997 issue has a very nice article on one of APA's homes. It is the issue's cover article and talks about the renovation project and APA's successful completion of Deed Restrictions last year. Since I have not talked to the homeowner of the house featured in the magazine, I do not feel at liberty to just blurt it out here, but the pictures of the house and the article about the house and our neighborhood are very nice - especially the very touching story about a past resident of APA noticing the improvements to our neighborhood over the past years which is the article's closing paragraph.

Sam Bernstein

MEETING NOTICE

Our meetings are on the first Thursday evening of every month. The February meeting will be Thursday, February 6th at 7:30 at the River Cafe. Please realize that we do not have a guarantee from the River Cafe that we'll be able to use one of their meeting rooms for our monthly meetings. Keep an eye out for any announcement on the River Cafe's front door in case we get "bumped", in which case, the meeting will (generally) be moved to the firehouse on the curve of Westheimer between Yupon and Mandell streets.

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THE RIVER CAFE, 3615 MONTROSE
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AUDUBON PLACE ASSOCIATION

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NEWSLETTER

March 1997

Meeting Notice:

7:30 p.m., Thursday, March 6, 1997
The River Cafe, 3615 Montrose
(Future Meeting: April 3, 1997)

President's Message

Sam Bernstein

We had a good turnout for the February meeting and hope to see more people in March. If anyone has any questions about the neighborhood, you can call me at 526-4967 or call any of the other APA officers. Also, if anyone would like to write an article or just pass along information in this newsletter, please contact either me or John Unger. At February's meeting, Gary Coover gave a report on the historical committee's progress. His article in this newsletter updates that progress. Everyone should have received a flyer about the City's Neighborhood Traffic Project; please consider how you would like the city to reduce cut-through traffic problems so that you can help both APA and the City formulate solutions. We also discussed the APA Signs, Beautification, Membership and the April on Audubon ideas.

March's Meeting: At our March Meeting, we will discuss security activities, Westheimer Street Fairs, APA Border Signs and Beautification plans, progress on applying for a Matching grant, and a walking tour of the neighborhood combined with a spring membership drive.

Security Update: Barbara Skjonsby, President of First Montrose Commons, will speak at our March meeting regarding the work being done to revive a security patrol in our neighborhood. She is working on a survey for residents and businesses asking who wants security patrols and what people are willing to pay for it. Keep an eye out for these surveys and please respond. We've had a petty crime and burglary increase in APA since losing the Alliance Security Patrol & I believe a patrol presence will help.

Dues Reminder: Dues for 1997 were due at the end of January. They are \$10.00 per person for the year and we need your support. Please send your checks to Treasurer Maaik Van Bommel, 521-1091.

Ads for the Newsletter: We are soliciting advertisements to appear in our newsletter. I have placed a business card in this issue and in issues past and have received some calls and clients from having done so. Please consider placing an ad here soon and often. The newsletter advertisement rates are: full page for \$130, 1/2 page for \$65, 1/4 page for \$33, 1/8 page (business card) for \$20, and 1/16 page for \$10.

News from Neartown: "Gateway Monuments" are being planned for construction, hopefully this spring, on Westheimer near Bagby and on Montrose north of Westheimer. Also, plans are underway to create a Banner district along Montrose where sponsors would hang banners to create a festive look and neighborhood esprit.

There is much ferment regarding the number of festivals to be held on lower Westheimer. Two groups are seeking permits to stage Street Festivals on two different weekends this spring. We will discuss at our meeting whether Audubon Place should take any official position regarding these Westheimer Street Festival activities. Neartown is also formulating its position. Some members of the City's planning and permitting departments take the view that there should only be two festivals allowed on lower Westheimer per year, one in the spring and one in the fall.

(Continued on page 2)

(President's Report continued)

Also regarding festivals, Grif's annual St. Patrick's day celebration will be this month. This neighborhood's relationship with Grif's has been very divisive over the past several years, and I personally hope that this year's festival is not too disruptive. I understand Grif's is planning to have tents set up in a vacant lot on lower Westheimer and a shuttle service between that lot and the bar. Please keep an eye out for problems the weekend of March 15th and report any problems promptly.

District D Meeting: On February 17th, Philip Paratore and I attended Councilman Jew Don Boney, Jr.'s Capital Improvement Plan meeting and made the following requests: 1) complain about heavy trash being missed by the city and sometimes strewn through the neighborhood (by the way, heavy trash pick-up OCCURS ON THE 4th THURSDAY OF THE MONTH, not the last Thursday of the month like I had thought); 2) request for help in cleaning and clearing the alleyways in our neighborhood and complaining about criminal acts occurring on and from the alleyway between Audubon & Garrott; 3) request for clearing the vacant lot at 610 Harold of its weeds, high grass, and trash; and 4) requesting dedicated left turn lanes on both Westheimer and W. Alabama onto Montrose.

"April on Audubon": Some rather grandiose plans for a spring party have been downsized. We now plan to have a membership drive in conjunction with a walking tour and party either at someone's home or on the esplanade. We will consider holding a larger historical home tour which would be a membership drive and fundraising event for later in the year.

Real Estate Corner

by Laura Devinney

This section will appear about every quarter to keep all of Audubon's residents informed about real estate happenings in the neighborhood and those that may affect us in surrounding neighborhoods. If anyone would like to have something of interest written here, please call me and I will be happy to include it.

Properties for Sale :

613 Harold	Single family with quarters	\$189,000
715 Harold	Single family with quarters	\$199,000
636 W. Alabama	Single family	\$145,000
3613 Audubon	Duplex with quarters	\$299,000
808 Marshall	Townhouse	\$138,500
815 Kipling #102	Condo	\$ 37,500
606 Marshall #4	Condo	\$ 25,000
922 Kipling	Townhouse	\$129,500
6?? W. Alabama	Office/parking lot	\$200,000

Sale Pending:

716 Kipling	Single family with quarters	\$229,000
709 Marshall	Single family with quarters	\$275,000
902 Harold	Lot	\$ 85,000

Sold Properties:

3710 Stanford	Townhouse	\$134,000
805 Harold	Single family	\$185,000
3501-09 Stanford	Multi-family - 5 units	\$190,000

Of Interest:

816 Lovett at Roseland is for sale for \$395,000. The old Pasternak grocery on the south side of W. Alabama at Audubon is for sale for about \$16 per square foot. The restaurant portion of this property was sold to ZuZu's for their commissary. Baja Sam's on Lovett at Taft was sold to a developer who plans to build 14 4-story units, priced in the mid-\$220's.

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SAMUEL D. BERNSTEIN
ATTORNEY AT LAW

3503 AUDUBON PLACE
HOUSTON, TEXAS 77006

(713) 526-4968

The Montrose/Audubon Place National Register Historic Dis- trict?

In case you've been wondering who those people are that have been walking around the neighborhood with clipboards and cameras, it is just the Audubon Place Historical Committee documenting the significance of our various architectural resources. As many of you know, we have begun the process of identifying which houses would be considered eligible toward listing our neighborhood as a National Register Historic District.

For those of you who may be unfamiliar with this program, the National Register is an official federal list of districts, sites, buildings, structures and objects important in American history, architecture, archaeology, engineering and culture. It is administered in Texas through a partnership between the National Park Service and the Texas Historical Commission. National Register listing for a property proves that by national and state standards it is historic and worthy of preservation at the time of nomination.

SPECIAL NOTE: National Register listing is honorary only, and in no way dictates or controls private property! There are no restrictions once a property is listed nationally. Listing is often accompanied by an increase in neighborhood awareness and pride, and can often lead to additional property restorations. For

income-producing properties, there are federal investment tax credits available.

To qualify for listing, a property must be at least 50 years old, retain its historic appearance with few alterations, and merit preservation for its historical and architectural associations.

One of the major tasks we have been working on is to try to determine which houses are contributing structures eligible for listing in the proposed historic district. This is extremely difficult, as many houses have been altered in various ways, some drastically and some not, some sympathetically and some not. We recently hosted a delegation from The Texas Historical Commission who recommended we note major sins and minor sins to assist in this process.

Of prime importance in determining if a property is eligible is the concept of integrity, which refers to the physical condition of a property, as well as its retention of original construction materials and details. According to the US Department of the Interior, historic integrity consists of these seven qualities: location, materials, association, design, workmanship, setting and feeling. How does your house compare with these?

In addition to preparing brief architectural descriptions of every property, we have obtained copies of the original plat for the Montrose Addition (September 1911), plus the 1924 and 1951 Sanborn Fire Insurance Maps which show the outline of every structure including porches. We have obtained copies of original deeds, and have obtained real estate transaction information from courthouse records. We have even found building permit dates for many original houses, as well as a 1929 valuation map for our area.

So far we have only been able to locate a few historic photographs - please contact me if you have any you would be willing to let us copy. The same goes for any architectural plans and sketches. Also, any old paperwork or deeds pertaining to your property would be of great help in writing the property and neighborhood history. (How about writing a history of your house for this newsletter?).

Over the next few months we will continue to document houses and landscape features, and will be researching the histories of many of the individuals and families who have lived in the Audubon Place neighborhood. Did I mention we are also planning a historic walking tour with the Greater Houston Preservation Alliance? More on this next month...

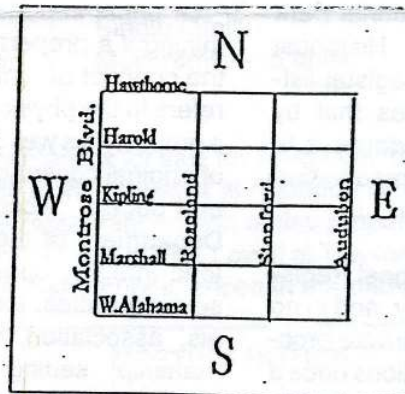
Gary R. Coover

SEE YOU AT THE NEXT MEETING,
THURSDAY, MARCH 6, 1997
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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!



AUDUBON PLACE ASSOCIATION

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NEWSLETTER

April 1997

Meeting Notice:

7:30 p.m., Thursday, April 3, 1997
The River Cafe, 3615 Montrose
(Future Meeting: May 1, 1997)

PRESIDENT'S MESSAGE

Well, we weathered the rainstorms of March with over 10 inches of rain and flooding all around town - I only lost power twice. With all the rain, we should have lots of greenery in our yards and plenty of mosquitoes buzzing around. The neighborhood also weathered the annual St. Patrick's day celebration of Grif's. I am interested to get feedback from neighborhood residents about how it went and whether moving some of the activities over to Westheimer alleviated the stress to our neighborhood. Several of our Roseland neighbors have been talking about developing a unified approach towards Grif's, and I hope that APA can help. I extend an invitation to all our Roseland neighbors to come to our meeting and join APA so that we can act together.

We had a good March meeting at which we gained eleven new or renewing members. Remember to join APA and pay your dues - you can do this at our meetings or contact Maike Van Bommel, our treasurer at 521-1091. And you can always call me, Sam Bernstein, at 526-4967 to ask about anything.

Security Update: We had a big fire at the old Pasternak property at 600 W. Alabama that may have been started by vagrants living there. We have also had a number of other fires lately, and we all know that vagrants are near, if not in, our neighborhood, and transit the neighborhood frequently. Barbara Skjonsby, President of First Montrose Commons, spoke at our March meeting about reviving a security patrol. Please consider the survey enclosed in this newsletter so that we can know the neighborhoods thoughts on and support for a security patrol.

News from Nearthown: The Westheimer Street Festival is coming up. If you have any comments about it, please let our city councilman, Jew Don Boney, know at 247-2001 & 247-2196 (fax), & also contact Councilman Michael Yarbrough, head of a task force on writing an overall street festival ordinance, at 247-2009 & 247-2707 (fax).

The Police Storefront at 802 Westheimer is to be knocked down and a new facility built on the same lot or the lot next door by the generous proprietor of the plant store next door.

The Southwest Freeway Alternatives Project, in which APA was involved, has defeated a plan to build double HOV lanes above the freeway, some 40 feet high in the air. The Texas Department of Transportation is proposing that the raised freeway from Montrose to Shepherd be moved below the ground level.

Remember that we are soliciting advertisements to in appear in our newsletter - if you know of anyone who might be interested, please have them contact me at 526-4967 or John Unger at 524-8725.

Sam Bernstein

ROOST OR ROUST?

ary Coover, Bonnie Goodrich

Although it is nice to have so many songbirds here in Audubon Place, roosting birds such as pigeons, sparrows and songbirds can create some very messy, annoying and potentially dangerous situations.

When we purchased our Craftsman-style home about a year ago, we noticed that a previous owner had boarded up the tops of the roof brackets, presumably to stop pigeons from roosting. As many of you know, pigeons are very messy birds that can also create quite a health hazard. They often carry such parasites as mites, fleas, ticks and bugs, many of which bite people. And pigeon manure, if allowed to accumulate, can harbor the causal agent of histoplasmosis, a potentially fatal lung disease.

Unfortunately, the boards above the brackets did not fit tight enough, and created instant birdhouses for sparrows and starlings. Additionally, the lattice-work vents in the ends of the roof gables were not

screened off at all. We didn't pay this too much attention at first until one day when we realized to our horror that bird mites from all these nests were getting inside the house. Almost impossible to see (about the size of a pencil dot), mites bite and itch like crazy.

We removed the boards over the brackets and found that 7 out of 10 contained nests (plus one dead bird). I guess it is one of the joys of home ownership to be 30 feet up on a shaky ladder prying boards loose while feathers, twigs and mites rain down all over you! Inside the attic we removed probably four large garbage bags of nest material from three very inaccessible places. Most of these nests were crawling with mites.

The Orkin man came out and promptly informed us that they do not treat for bird mites, since they are too hard to control. Thoughts of buying a For Sale sign began to appear at this point! Luckily, Long Point Pest Control said they could do the job, but it

would take two applications both inside and out. We had to leave for several hours each time, taking all pets with us as well.

Well, it is springtime once again and the sparrows and starlings throughout the neighborhood are exploring every conceivable nook and cranny around our houses for possible nesting sites. Close and seal all possible openings - these birds are very industrious and incredibly determined! All it takes is a hole about the size of a half dollar.

For pigeons, there are many ways to try to keep them away, from spikes to sticky stuff to fake owls to cannons. The most effective, inexpensive and least unsightly method is to utilize metal hardware cloth to exclude them from potential roosting areas. We fixed 10 bracket ledges for less than \$40 in materials, and the end result is long-lasting and hardly noticeable.

We love having all the birds in our neighborhood, but they (and their parasites) belong in our trees and gardens, not in our houses!

SEE YOU AT THE NEXT MEETING,
THURSDAY, APRIL 3, 1997
THE RIVER CAFE, 3615 MONTROSE
7:30 P.M.

MEETING NOTICE

We meet on the first Thursday evening of every month. The April meeting will be Thursday, April 3rd at 7:30 at the River Cafe.

Is AUDUBON PLACE REALLY HISTORIC?

Gary R. Coover

I mean, isn't it just an area of Montrose with a bunch of old houses that hippies used to live in? Well, that certainly is one rather shortsighted view of it, but if one goes back a little further one can find a wealth of post-Victorian architectural styles built by some of Houston's finest architects and homebuilders, plus some very notable early residents.

Over the next several months there will be articles in this newsletter about the architectural styles found in our neighborhood, the architects

and builders who built them, plus a listing of the earliest houses built here.

We will also expand on Sam Bernstein's excellent article in the March 1996 newsletter and tell you more about the development of the Montrose Addition, its developer - John W. Link and the Houston Land Corporation, and the many reasons why they named it Montrose.

Since we are applying for National Register Historic District status for our area of Montrose, we will tell you more about the selection criteria which we will be using to determine if a property is contributing or not.

A very busy steam railroad used to run right through the middle of our neighborhood, as did an electric streetcar line - we will look into their histories, including grand openings, tragic accidents and their sub-

sequent removals.

We will also give you a reading list of highly recommended magazines, books and websites for those of you who are interested in learning more about history, old houses, architecture and community issues.

The upcoming historic walking tour of our neighborhood (tentatively scheduled for Sunday, May 18) will briefly cover many of these same topics. This will be a special preview of an upcoming Greater Houston Preservation Alliance tour, and is open only to members of the Audubon Place Association (and the First Montrose Commons, our neighbors to the south) - so join today!

If you are interested in helping with the historical committee, or have historical articles or photographs you'd like to share, please call me at 526-8856.

SAMUEL D. BERNSTEIN
ATTORNEY AT LAW

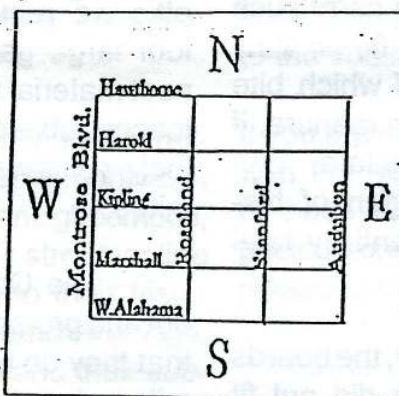
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Join Audubon Place Association

(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

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NEWSLETTER

May 1997

Meeting Notice:

7:30 p.m., Thursday, May 1, 1997
The River Cafe, 3615 Montrose
(Future Meeting: June 6, 1997)

PRESIDENT'S MESSAGE

I write this column the day before I will submit our City of Houston Matching Grant Application to beautify the Audubon Place Esplanades. As has been discussed in our meetings, the Matching Grant committee has been working hard and we've come up with a nice looking grant application. Come to our meeting to find out what sorts of plantings are planned.

So far, the debris has not been cleaned up & this annoys me; if the debris is still there when you get this newsletter, please complain to Carey Pasternak, the property's owner, who owns the Emporium on Westheimer. You can also complain to Councilman Jew Don Boney, Jr. and the Neighborhood Protection Team hotline at 525-2525. The debris is a health hazard which probably pollutes our neighborhood each time the wind blows from the south.

At April's meeting, we agreed to allocate funds to purchase 15 APA neighborhood signs with the beautiful logo designed by Peter Boyle. Look for the signs sometime this spring or summer.

City of Houston Phone Numbers: Besides the Neighborhood Protection Team hotline # above, city service phone numbers are:

754-0149 - Planning & Development Department
865-4100 - Solid Waste Department
247-1888 - Mayor's Citizens Assistance Office
794-9312 - Health & Human Services Department
754-0149 - Planning & Development Department
754-0600 - Public Works & Engineering Department
236-1313 - Library

Security Update: Barbara Skjonsby, who provided us with the security survey placed in our last newsletter has received a disappointing response from the APA, Westmoreland, & First Montrose Commons. So far, we have commitments to pay for a constable patrol from only 25% of the amounts needed. Please consider supporting this program. You can contact me to make a pledge of support if you no longer have the survey and return envelope.

News from Neartown: Councilwoman Helen Huey will speak at Neartown's general meeting on Tuesday, May 27th at 7 p.m., Bering Memorial Church - 1440 Harold at Mulberry. Come listen and give her feedback about our neighborhood concerns.

City Council is considering a Residential Parking Permit Program to address problems with too much non-resident parking on certain streets. Residents would have decals and visitor decals for their parking needs, but streets or sides of streets with too much non-resident parking would allow for quick towing of cars without the decals. Come to our meeting and learn more about this possible program. As usual, I urge all concerned to express your opinion on this program to Councilman Boney.

(Continued on page 2)

PRESIDENT'S REPORT
(Continued)

The Westheimer Street festival is coming up - May 3 & 4. Please report any violations or problems immediately to the city and police.

There will be a meeting at Poe Elementary on May 8, 7 p.m. to discuss the Texas Department of Transportation's current plan to, I believe, bury the Southwest freeway below the ground all the way from Shepherd to just east of Montrose, with an HOV lane or lanes at ground level. This is a great development.

It is an exciting time for APA with lots of activity. Come join us and be a part. Finally, thank you very much from all of APA to the River Cafe for allowing us to meet there each month. I urge everyone in the neighborhood to patronize the River Cafe and tell them we appreciate having our meetings there.

Sam Bernstein

NEARTOWN YOUTH BASEBALL LEAGUE

Thank you to Audubon for your support of the New Neartown Youth Baseball League. Opening day was a big success. The Houston Fire Department was there, so were Our Storefront HPD officers. The weather cooperated just in the nick of time for a glorious sunny day. The parade marched down Dunlavy Street from the Fiesta parking lot to Dunlavy Field. The president of Neartown, Scott Howard, threw out the first pitch and the season was underway. Games remaining for T-Ball are Saturdays, April 26, May 3, 10 and Sundays, April 27, May 4, 11 at 10:00-2:30 at Dunlavy Field. The playoffs will be in May. The pony League will have a bit longer season and will be playing at Eastside field (Eastside@SW Freeway). To those neighbors that missed this season and would like their children to be involved next year, call Laura @529-9926.

TRASH is TRASH

Now that spring has come to Audubon, it is indeed a pleasure to see the flowers that neighbors are planting, the lush greenness that the rains have produced, to hear the birds songs and feel the warm sunshine. As I walk around the neighborhood all of these things give me a sense of well being and a pride in Audubon Place. However there have been trash bags, boxes, etc. that have marred the beauty of our streets and homes. Regular trash pick-up is on Tuesdays and Fridays. Heavy Trash pick-up is the last Thursday of the month. There is a TRASH/GARBAGE ORDINANCE. **Simply stated, the ordinance says that trash is to be placed at the curb NO SOONER THAN 6 P.M. THE NIGHT BEFORE PICK-UP!** If garbage is placed there sooner or indiscriminately on any day, the property owner may be fined. The regular pick-up does NOT accept cardboard boxes of any size. Those neighbors with lawn services should have the clippings and prunings placed in bags and put with their other trash to be placed on the curb AT THE PROPER TIME! I will share the telephone number of the department to call to report for citation the violators of the ordinance: 713-865-4177.

Let's all take pride in our neighborhood and keep the trash with the trash for disposal at the appropriate times.

National Register Listing Criteria for Audubon Place

Gary R. Coover
(Contributing vs. Non-Contributing and what you can do about it if you want to)

The Audubon Place Historical Committee, along with members of the Texas Historical Commission, has been carefully evaluating every property in our neighborhood for potential listing as a contributing structure in the proposed Montrose Historic District. A contributing property is automatically considered to be listed on the National Register of Historic Places; no individual application is required.

Of prime importance in determining if a property is contributing or not is the concept of integrity, which refers to the physical condition of a prop-

erty, as well as its retention of original construction materials and details.

Newer apartments, townhouses and office buildings are definitely noncontributing. However, certain original structures can also be considered noncontributing due to having too many changes and alterations deemed inappropriate for historical status.

So far, we have identified almost one hundred contributing structures in the Audubon Place neighborhood! We are using the following evaluation criteria for each property:

Minor Alterations (may affect historic designation)

Windows - aluminum; reflective glass or single pane windows
Windows - removed
Storm windows - aluminum
Burglar bars on windows
Doors - new; aluminum screen doors
Entryways - altered with compatible materials
Porch columns - wrought iron; incorrect shapes
Front Porches - partially enclosed with compatible materials
Sun/Sleeping Porches - enclosed with compatible materials
Siding - aluminum/vinyl siding of compatible width with window casings and brackets intact
Additions to side and rear - compatible materials
Garages - new (depending on how visible from front)
Carports
Landscaping - paved front yard; wider driveway; tall iron fences; chain link fences

Major Alterations (definitely affects historic designation)

Windows - new (different size and materials than original)
Front porches - completely enclosed
Siding - aluminum/vinyl/asbestos/wood/shingle siding of incompatible width with window casings or brackets obscured
Exterior - new modern paneled stucco exterior
Additions - unsympathetic and visible from front; pop-top second floor additions
Entryways - removed/moved
Landscaping - high walls or wooden fences in front

Of the original houses considered noncontributing at this point in time, we feel that many have the potential (however remote!) to someday be reclassified as contributing structures and thereby become listed in the National Register of Historic Places - all it takes is plenty of time, money and interest!

This by no means passes judgments on the merits of anyone's particular remodeling or alterations! All buildings change over time some just more historically than others. Believe it or not, several homeowners have already taken steps to return their houses to a more original condition.

"MONTROSE PLACE"

(reprinted from a full-page ad in the Houston Daily Post, Sunday, June 18, 1911)

We are frequently asked the question why we named our beautiful South End addition MONTROSE PLACE. We can better answer this by the following brief statement:

The Royal Borough of Montrose is situated in historic Scotland, at the mouth of the South Esk River, about equal distance between Aberdeen and Dundee. It is a place frequented by tourists, and is one of the beauty spots of that country.

The town was chartered in the 12th century, and was the birthplace of the great Marquis James Graham Montrose, one of the most celebrated military commanders of his age, his most important operations being in the stirring times of 1638 to 1650, embracing the closing reign of Charles I, Protectorate of Cromwell, and the beginning of the reign of Charles II.

Montrose was also the birthplace of Andrew Melville, one of the most eminent scholars and theologians of any age. Because deemed lacking in the reverence due an Anointed Monarch, Melville was exiled by King James, and spent the last years of his brave, active and useful life as a professor in the University of Sedan.

It was from Montrose that Sir James Douglas, in 1330, embarked for the Holy Land, and carried with him the heart of Robert the Bruce, which, in a critical moment - when his ranks were hard pressed by Saracens, he threw into their midst, and with a cry, "Go, heart of Bruce, I will follow", rallied his knights to deeds of desperate valor and turned the tide of battle, thus winning the victory.

The name Montrose is also made historic by one of Sir Walter Scott's charming romances.

We are endeavoring to lay out and beautify this subdivision in a manner befitting the name it bears, that those who build homes there will feel proud to state that they reside in Montrose Place.

We again invite you to go and look for yourself. Don't get the idea that our prices are going to be unreasonable, for they are not. A little later on we would be very glad to have you interested with us, if you so desire.

Houston Land Corporation
Second Floor, Scanlan Building
Preston 1823

OFFICERS: J.W. Link, J.S. Rice, R.E. Brooks, Jno. H. Kirby, Wm. Malone, H.B. Jackson, C.M. Malone, D.A. Ford, J.D. Staples

DIRECTORS: J.W. Link, R.E. Brooks, Wm. Malone, Geo. E. Holland, W.M. Rice, W.T. Carter, B.F. Bonner, R.H. Baker, J.S. Rice, John H. Kirby, H.B. Jackson, Frank Andrews, Thos. M. Taylor, Abe M. Levy, C.L. Neuhaus, Thos. H. Ball, Niels Esperson

#

SEE YOU AT THE NEXT MEETING,
THURSDAY, MAY 1, 1997
THE RIVER CAFE, 3615 MONTROSE
7:30 P.M.

HISTORIC MONTROSE WALKING TOUR

Sunday, May 25, 1997, 2:00 p.m.
Special Members Only Preview!

Come join your neighbors for a special preview tour of the Greater Houston Preservation Alliance historic walking tour of Montrose!

You must be a member of:

The Audubon Place Civic Association, or
The First Montrose Commons Civic Association

to attend this special free tour!

If you have not joined your local civic association already, then here is a great incentive to do so! Just bring your \$10 with you on Sunday.

*Meet new neighbors!
Learn tidbits about history and architecture!
Enjoy a nice walk through two of Houston's lovelier neighborhoods!*

This is a neighborhood walking tour, not a home tour. However, impromptu visits of houses and gardens have happened on other tours!

In addition to seeing one of the most expensive houses ever built in Houston, we will also see an original turn-of-the-century farmhouse which is the oldest building in this area of the city.

The tour will take about an hour and a half, so bring your walking shoes and meet us at 2 p.m. on Sunday, May 25. We will start at the southwest corner of the High School for the Performing and Visual Arts (HSPVA), at the corner of Stanford and West Main.

Why is Montrose so historic? Come find out!

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

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

Neighbor
3503 Audubon Place
Houston, TX 77006



AUDUBON PLACE ASSOCIATION

A Deed Restricted Community

NEWSLETTER

June 1997

Meeting Notice:

7:30 p.m., Thursday, June 5, 1997
The River Cafe, 3615 Montrose
(Future Meeting: July 3, 1997)

PRESIDENT'S MESSAGE

I am writing this column before the Walking Tour of APA and 1st Montrose Commons which Gary Coover is helping put together. I have not yet heard if we'll get our Matching Grant from the City for esplanade beautification - keep your fingers crossed!

Pasternak property rubble pile - The fire debris at Audubon & Alabama still remains - two months after the fire! On 5/2/97, I complained to the City's Neighborhood Protection Team and was given complaint number 97042109. On May 20th, I checked the status and was told Neighborhood Protection inspected on May 14th and found the property to be a hazard. They are waiting on tests to see if asbestos is in the debris. On the same day, I talked to the property's owner, Cary Pasternak, who said the city had found an asbestos hazard and was slow in releasing the property.

I am angry that both the city and the property owner have not yet cleaned this up. It is shocking that this health hazard has been allowed to remain; regardless of whether asbestos is present, the debris is a health hazard to our neighborhood and should have been cleaned up by now.

PLEASE COMPLAIN TO THE FOLLOWING PEOPLE ABOUT THIS RIDICULOUS DELAY IN CLEANING UP THE RUBBLE: City of Houston Neighborhood Protection Team, Ms. Bea Link (Director) - 525-2525; Councilman Jew Don Boney, Jr. - 247-2001; or Councilman Chris Bell - 247-2006; and Mr. Cary Pasternak (the property owner) at The Emporium - 528-3808.

Stray cats & dogs in our neighborhood - Our neighborhood has a problem with stray cats who get into trash, have loud fights every night, and who leave turds in our yards for our dogs to find and eat (if your dogs are like mine). Luckily, I have not noticed a stray dog problem here, but last year over 105,000 stray cats & dogs were taken to Houston animal shelters and over 89,000 of them were destroyed. Estimates are that between 5 and 12 MILLION dogs die in U.S. animal shelters each year. According to literature APA received from the Fund for Animals, the main reason for this overpopulation is that people are sheltering dogs and cats without spaying or neutering them. If you or anyone you know can spay or neuter your animal, please do.

Possible Group Outings - I'm looking into setting up a group tour of the Decorative Center of Houston, and having a group trip to an Astros game this summer. If anyone wants to go on either of these trips, please call me at 526-4967.

Sam Bernstein

SUMMER READING LIST

Gary R. Coover

For those of you interested in old houses, historic preservation and various community and neighborhood issues, here are some highly recommended magazines, books and Internet sites:

MAGAZINES:

Preservation Magazine	The National Trust for Historic Preservation, \$20 1785 Massachusetts Ave. NW, Washington, D.C. 20036, (202) 588-6000
Old House Journal	Two Main Street, Gloucester, MA 01930, (800) 234-3797, \$27
Old House Interiors	P.O. Box 56008, Boulder, CO, 80323-6008, (800) 462-0211, \$1
This Old House Magazine	20 West 43rd Street, New York, NY 10036, (800) 898-7237, \$18
American Bungalow	123 S. Baldwin Ave., P.O. Box 756, Sierra Madre, CA 91025-0756 (818) 355-1651, \$24.95
Victorian Homes	P.O. Box 68040, Anaheim, CA, 92817-9800, (800) 999-9718, \$19.95

BOOKS:

The Geography of Nowhere*	James Howard Kunstler, 1993, Touchstone
Saving the Neighborhood*	Peggy Robin, 1990, Woodbine House
A Better Place to Live	Philip Langdon, 1994, Univ. of Massachusetts Press
The Great Good Place	Ray Oldenburg, 1991, Paragon House
The Spirit of Community	Amitai Etzioni, 1993, Touchstone
The Death & Life of Great American Cities	Jane Jacobs, 1961, Random House
Home From Nowhere	James Howard Kunstler, 1996, Simon & Schuster
Craftsman Homes	Gustav Stickley, 1995, Gramercy Books
Houston, The Unknown City*	Marguerite Johnson, 1991, Texas A&M Press
Houston's Forgotten Heritage*	Houghton, Scardino, et al, 1991, Rice Univ. Press
Houston Architectural Guide	AIA/Houston Chapter, 1990, Herring Press
2-Minute Histories of Houston	Berry & Chapman, 1996, Houston Business Journal

* highly recommended!

WORLD WIDE WEBSITES (for those of you online):

www.nthp.org	National Trust for Historic Preservation
www.thc.state.tx.us	Texas Historical Commission
www.preserve.org	NY Landmarks Conservancy, etc.
www.arts-crafts.com	The Arts & Crafts Society
www.ccnycuny.edu/wmorris	William Morris Homepage, plus links
www.roycrofters.com	The Roycrofters
www.dp.net/~weasel/craftman.html	Craftsman Perspective
www.traditional-building.com	Traditional Building Magazine
www.sni.net/ragtime	Arts & Crafts Resource Directory
www.artsn Crafts.com	Craftsman Heritage: Arts & Crafts Antiques
www.burrows.com/links.html	Arts & Crafts links, J.R. Burrows & Co.
www.fswarchitects.com/links.html	19th & 20th Century Architecture & Design links
www.nlenx.com/gmkrull/flw.htm	Prairie School & FLWright Design Resource
www.geocities.com/CapitolHill/2317/flw.html	Frank Lloyd Wright page
www.ambungalow.com	American Bungalow Magazine
www.mtn.org/bungalow	Twin Cities Bungalow Club

Websites and addresses change constantly, so this list along with the various search engines should at least get you started in various directions. How about writing some book or website reviews for upcoming newsletters?

The First Houses in Audubon Place

Gary R. Coover

The development of the Montrose addition by the Houston Land Corporation began in October 1910, a full year before lots were offered for sale on October 1, 1911. The first projects consisted of constructing Montrose and Yoakum boulevards, plus Graustark and Mount Vernon streets, between the Westheimer Road and the Richmond Road. Next were the extensions of Avondale and Hathaway (now Westheimer) streets from Taft to Crocker, plus the construction of Lovett Boulevard to Courtlandt Boulevard.

The development of the Audubon Place area began in March 1912, and was completed and open to travel by August 1912. The Houston Land Corporation built the first house in our area at 3412 Audubon Place, a 2-story 8-room residence completed in November 1912 and costing \$7,000. It was demolished in the 1960 s.

The following is a somewhat chronological list of the twenty-five houses built in Audubon Place between 1912 and 1913. Unfortunately, eleven have since been demolished. The dates listed for each house are the date the building permit was listed in the Houston Daily Post along with the names of the builders or owners who applied for the permit, a description of the house and the estimated cost of construction. Street addresses have been deduced from a variety of sources including real estate transaction records at the courthouse, City Directory entries, as well as miscellaneous articles from daily newspapers on microfilm at the downtown library.

8/1/12	3412 Audubon	Houston Land Corp. - 2-story, 8-room (demolished)
Nov. 1912	628 Hawthorne	Mrs. Josie E. Bell - (demolished)
12/14/12	907 Marshall	Navarez L. Ware - 1-story colonial cottage (destroyed by fire (3/9/14)
12/21/12	624 Hawthorne	Thornton F. Emmons - 2-story 7-room dwelling (demolished)
1913?	904 Marshall	Peter S. Hoffman - 1-story bungalow
Jan 1913?	902 Marshall	Houston Land Corp. - 2-story residence - \$4,000
1/17/13	607 Harold	H.C. Vogt - barn - \$100
1/25/13	809 Harold	Houston Land Corp. - 6-room frame house - \$3,500
2/8/13	3417 Montrose	Houston Land Corp. - 9-room 2-story concrete, Mission style - \$10,000 (demolished)
2/19/13	607 Harold	Herman C. Vogt - 6-room residence - \$2,500
2/19/13	802 Marshall	Harry J. Kuhn - 7-room residence and garage - \$3,500 (demolished)
Mar. 1913?	714 Harold	Russell Brown Co. - 1-story bungalow (demolished)
Apr. 1913?	709 Marshall	Fred J. Marett - 2-story 7-room residence
4/5/13	816 Kipling	Frederick J. Crosswell - 7-room residence - \$3,000
4/16/13	606 Harold	Houston Land Corp. - 8-room residence - \$4,000 (demolished)
5/2/13	3402 Roseland	David A. Ford - 7-room residence - \$3,000 (demolished)
5/22/13	902 Kipling	Houston Land Corp. - 7-room residence - \$3,000
6/11/13	608 Hawthorne	Mrs. Susie L. Jaqua - 7-room residence - \$3,000
7/19/13	908 Alabama	O.A. Coons Building Co. - 6-room bungalow - \$3,000
7/30/13	804 Hawthorne	Karl W. Hille, Teich & Gordon (archt) - 6-room house - \$3,600
8/6/13	3602 Audubon	Theo. C. Bering - 8-room house and garage - \$4,450
9/6/13	3406 Audubon	C.C. Lewis - 2-story frame house - \$3,600 (demolished)
9/21/13	802 Alabama	Jefferson D. Langham - 10-room residence and 2-story garage - \$7,675
11/5/13	3601 Audubon	Tom Tellepsen - 8-room residence, servant house, barn - \$3,500
11/23/13	616 Hawthorne	Robert J. Rochow - 8-room residence - \$4,500 (demolished)

The prize for the oldest house still standing in our neighborhood is too close to call at this point, but it would probably be 902 Marshall or 809 Harold. If you have any original information or paperwork dating your particular house, please help the Historical Committee (526-8856) with its detective work!

SEE YOU AT THE NEXT MEETING,
THURSDAY, JUNE 5, 1997
THE RIVER CAFE, 3615 MONTROSE
7:30 P.M.

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

Neighbor
3503 Audubon Place
Houston, TX 77006

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

**A cat can have as
many as 500 mates
in one year.**

(So much for being finicky.)

The fact is two breeding cats with all of their offspring can produce 420,000 kittens in just six years. Spaying or neutering will prevent homeless kittens and help your cat live a longer, healthier life.



**SPAY and
NEUTER
CLINIC**

THE FUND FOR ANIMALS

Low-cost sterilization 1603 Shepherd Drive (713) 863-0010



AUDUBON PLACE ASSOCIATION

A Deed Restricted Community

NEWSLETTER

July 1997

Meeting Notice:

7:30 p.m., National Night Out
Audubon Explanade
(Future Meeting: September 4, 1997)

PRESIDENT'S MESSAGE

Our Matching Grant Award - I am thrilled to announce that APA won a matching grant from the City to beautify the esplanades. Congratulations and thanks to everyone who worked on the committee, especially John O'Donnell & Peter Boyle. John has written more information about the grant and project which follow.

NO MEETING FOR JULY and National Night Out - THERE WILL NOT BE AN APA MEETING IN JULY AS WE ALLOW OURSELVES A SUMMERTIME SLOWDOWN. THERE WILL ALSO BE NO MEETING IN AUGUST, but we will all gather for the National Night Out, probably in the esplanade between pling and Marshall, for food, and basic community spirit. We will have information there about APA, the Matching Grant, etc

Audubon Place Signs - Thanks to Peter Boyle & Laura Devinney for the erection of our beautiful new APA signs placed at the entrances to our neighborhood. APA and the sign committee are still working on a plan for larger signs to be placed at either end of the esplanades.

Possible Group Outings - around Houston, and having a group trip to? If anyone wants to go on either a group tour of the Decorative Center, or a group trip to an Astros game this summer, please call me at 526-4967. If we tour the decorative center, a designer would take us around the center visiting showrooms which would make presentations about their wares and services. Tours last 1 - 2 hours and we could arrange to lunch at the restaurant there. Unfortunately, the tours can only be given on Tuesday, Wednesday, or Thursday between 10 a.m. and 4 p.m. Call me if you are interested in beating the heat one July or August afternoon.

I believe that the burned debris and rubble pile on Alabama is scheduled to be cleaned up by mid-July.

Sam Bernstein

Nest meeting - First week of August on National Neighbors' Night Out - Look in your mail for details.

I am very pleased to inform the neighborhood that Audubon Place Association has been successful in our application to participate in the City of Houston's first Neighborhood Matching Grant Program. For those of you who are not aware, the City of Houston created a fund of \$30,000 to be used as matching funds to facilitate projects proposed by non-profit civic associations. Through more than just a little hard work, the Beautification Committee of Audubon Place Association has prepared a plan for landscaping the four esplanades on Audubon Place that will truly benefit not only our neighborhood, but the neighborhoods that surround us and the reviving Montrose area as well.

I imagine that many of you reading this, especially those of you who do not live on the street Audubon Place, are asking yourselves why you should be contributing anything to this project. I would like at this time to point out that we have now installed signs at each intersection that enters our neighborhood that identify ALL of us as Audubon Place; and though their installation was not timed to set the stage for this letter (we had started the sign project long before we knew that we had been awarded the grant), the timing could not have been better to demonstrate that we are indeed a defined neighborhood, and that all of us will be associated with our namesake street.

I have lived in this neighborhood for over eight years, and I have been active in APA for most of those years. But there is a core group of people who have been working hard at improving this neighborhood long before I came

here, and it is because of their dedication to our neighborhood that many of us choose to stay. If you have ever wanted to contribute, now would be an ideal time.

In actuality, we will not plant until the fall, but if you know now that you will be able to help with digging and/or planting on a weekend morning or two, please call our volunteer coordinator, Tony Herrada, at 523-7748. Once we get closer to starting the project, Tony will ask everyone what weekend they would prefer so that our resources are spread over the duration of the project. I am pleased to point out that day that we are out there working, we will have refreshments to help fuel the troops; we intend to make this project--namely, major yardwork in Houston--as enjoyable as possible.

If you are able to contribute money to help meet our matching goal of \$4000, please call our committee treasurer, Sam Bernstein, at 526-4967 and make a pledge. If everyone gives a little, then no one would have to give very much (though I expect those of us who live on Audubon to be among the most generous).

Thank you for taking the time to read this. This is an important project for our neighborhood and I wanted everyone to be informed. Please try to attend the National Neighbors' Night Out; we will have a copy of the landscaping plan and of the application for the grant for everyone to review.

I look forward to seeing everyone at Neighbors' Night Out and working with everyone this fall.

John C. O'Donnell, Chairman, Audubon Place Beautification Committee

The Railroads of Audubon Place

Gary R. Coover

The tracts of land that eventually became Montrose and Audubon Place were originally at the edge of town, outside the city limits. These tracts were not as desirable as other properties closer in since they were outside what was called the steam railway belt. Believe it or not, from 1880 to 1915 the Galveston, Harrisburg and San Antonio railroad line ran right through the middle of what we now call Audubon Place.

Beginning under the charter name of the Buffalo Bayou, Brazos and Colorado railway, the GH&SA was the first railroad built in the State of Texas. It ran from Harrisburg to Alleyton, four miles east of Columbus on the Colorado river, and after the Civil War extended westward to San Antonio. The importance of Houston as a transfer point led the railroad to connect the GH&SA line in 1880 with the Texas and New Orleans railway to become part of C.P. Huntington's transcontinental line. Part of this connection ran through what is now known as Montrose. A railroad historian has noted that it was virtually upon this connecting line that the city owes its existence or at least its present magnitude, since in this way it was brought into touch with the outside world through the acquisition of a transcontinental route.

When the line was first surveyed in 1879, the area was bleak, empty prairie land - there were only two houses between Pierce Junction and Washington avenue: the old Whittaker place in what is now Westmoreland (since demolished), and the residence of a Mr. Arnold which was located in the Fairview area. The GH&SA railway had to condemn the 50 right-of-way between Pacific and West Alabama streets from four of the Obedience Smith heirs; they were granted \$87.50 in damages (\$25 per acre).

The GH&SA ran ten passenger trains in daily service over this line. The tracks were also used by the San Antonio and

Aransas Pass Railroad (known as the AP line) which ran four passenger and our freight trains daily. Through various consolidations the GH&SA became part of the Sunset-Central system and finally part of Southern Pacific.

Although the lines had been in active operation in that section years before the conversion of the sodden prairie into residence sites was ever dreamed of Houston's rapid growth eventually caught up with the railroad line. The high embankment built to keep the roadbed dry was accused of aggravating flooding conditions on the west side of the tracks where subdivisions like Hyde Park and the new Montrose Addition were rapidly developing. The Houston City Council held a series of hearings to determine how to improve drainage in the area, as well as how to improve public safety of the grade crossings.

One particularly tragic accident occurred where the railroad track crossed Lovett Boulevard at the present-day intersection with Stanford (which is why both streets are somewhat offset). On Friday afternoon, June 5, 1914, Mrs. Kate Bering, wife of Frank C. Bering, secretary-treasurer of the Bering Manufacturing company, was killed almost instantly when a passenger train struck the automobile in which she was a passenger. Mr. Bering, the driver, received a fractured rib and a scalp wound, but miraculously their 7-year old daughter and Mrs. Bering's sister-in-law in the back seat were unharmed. The automobile, smashed in but still upright, was dragged almost to Hawthorne street, in full view of a streetcar that had stopped at the crossing. The Berings had been out motoring and had waited for an inbound train to pass, but they apparently never saw the outbound train on the far track.

(To be continued next month)

REAL ESTATE CORNER

by Laura Devinney

This section will appear about every quarter to keep all of Audubon's residents informed about Real Estate happenings in the neighborhood and those that may affect us in surrounding neighborhoods. If anyone would like to have something of interest written here, please call me and I will be happy to include it.

Properties for Sale :

608 Kipling	Single family with quarters	\$ 310,000
708 Kipling	Single family	285,000
636 W. Alabama	Single family	126,000
3613 Audubon	Duplex with quarters	287,000
808 Marshall	Townhouse	134,000
815 Kipling	Condo	42,500
714 W. Alabama	Lot (50 x 125)	70,000
3501 Stanford	Multi-Family (5 units)	417,000

Sale Pending:

903 Marshall	Single family with quarters	\$299,000
805,809 Marshall	Two Single/Multi/Lot (s)	239,500
3419 Roseland	Townhouse	149,900

Sold Properties:

3523 Stanford	Townhouse	\$ 93,000
716 Kipling	Single family with quarters	210,000
709 Marshall	Single family with quarters	260,000
606 Marshall	Condo	25,000
715 Harold	Single family with quarters	162,500

The Pasternak property burned and continues to be an eyesore and health hazard. The powers that be are supposed to be facilitating a clean-up. The Acadian Bakery will be taking up residence again, as soon as repairs are finished. The architectural office building on the corner of Lovett @ Stanford was recently sold. The lot at 902 Harold was sold to Kathy Griffin & friend and is currently being leased to Grif's. We have beautiful neighborhood signs in place, I hope everyone agrees that they are really a nice addition. It is too bad that with all of the improvements in the neighborhood, neighbors continue to put their garbage out willy-nilly with no respect for THE LAW, which is the regulation of trash pick up. If I were driving through this neighborhood, I would think that either it was a seedy, vermin infested place or that it was under serviced by city services. Think about it.

SEE YOU AT THE NEXT MEETING,
NATIONAL NIGHT OUT
AUDUBON PLACE ESPLANADE
FIRST WEEK OF AUGUST, 7:30 P.M.

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

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

Neighbor
3503 Audubon Place
Houston, TX 77006



AUDUBON PLACE ASSOCIATION

A Deed Restricted Community

NEWSLETTER

August 1997

Meeting Notice:

7:30 p.m., August 5, 1997
Audubon Explanade
(Future Meeting: September 4, 1997)

PRESIDENT'S MESSAGE

National Night Out - This year's National Night Out celebration will be Tuesday, August 5th at 7:30 pm in the Audubon Place esplanade between Kipling & Marshall. The goal is to meet your neighbors to share food and community spirit. APA will also display information about its various projects, including schematics of the Esplanade Beautification Project and a large facsimile of the check we were presented by the City of Houston's matching grant program. Please call me at 526-4967 and tell me what sort of food dish you would like to bring since this is a potluck dinner event. We have always had great dishes provided by the many fine cooks here in our neighborhood.

Other News: - I have had no response regarding setting up a group tour of the Decorative Center, and only one "taker" on an Astros game group outing for the summer, so I think these ideas will fall by the wayside.

We did not have a July meeting so there is no news to report and we will not really conduct any business until the September meeting. Regarding the debris pile at Alabama & Audubon, cleanup is supposed to be started between July 20th and 22nd; I hope it will be a nightmarish memory for us all by the time the National Night Out event rolls around. Waiting for the pile to be cleaned up has been incredibly frustrating and the many efforts of our neighborhood's residents, including myself, to speed up the process have had limited effect.

I hope to hear from many of you regarding foodstuffs you can bring to the National Night Out Party. Have a good remainder of your summer!

Sam Bernstein

THE RAILROADS OF AUDUBON PLACE

Gary R. Coover

The tracts of land that eventually became Montrose and Audubon Place were originally at the edge of town, outside the city limits. These tracts were not as desirable as other properties closer in since they were outside what was called the steam railway belt. Believe it or not, from 1880 to 1915 the Galveston, Harrisburg and San Antonio railroad line ran right through the middle of what we now call Audubon Place.

Beginning under the charter name of the Buffalo Bayou, Brazos and Colorado railway, the GH&SA was the first railroad built in the State of Texas. It ran from Harrisburg to Alleyton, four miles east of Columbus on the Colorado river, and after the Civil War extended westward to San Antonio. The importance of Houston as a transfer point led the railroad to connect the GH&SA line in 1880 with the Texas and New Orleans railway to become part of C.P. Huntington's transcontinental line. Part of this connection ran through what is now known as Montrose. A railroad historian has noted that it was virtually upon this connecting line that the city owes its existence or at least its present magnitude, since in this way it was brought into touch with the outside world through the acquisition of a transcontinental route.

When the line was first surveyed in 1879, the area was

bleak, empty prairie land - there were only two houses between Pierce Junction and Washington avenue: the old Whittaker place in what is now Westmoreland (since demolished), and the residence of a Mr. Arnold which was located in the Fairview area. The GH&SA railway had to condemn the 50 foot right-of-way between Pacific and West Alabama streets from four of the Obedience Smith heirs; they were granted \$87.50 in damages (\$25 per acre).

The GH&SA ran ten passenger trains in daily service over this line. The tracks were also used by the San Antonio and Aransas Pass Railroad (known as the SAP line) which ran four passenger and four freight trains daily. Through various consolidations the GH&SA became part of the Sunset-Central system and finally part of Southern Pacific.

Although the lines had been in active operation in that section years before the conversion of the sodden prairie into residence sites was ever dreamed of, Houston's rapid growth eventually caught up with the railroad line. The high embankment built to keep the roadbed dry was accused of aggravating flooding conditions on the west side of the tracks where subdivisions like Hyde Park and the new Montrose Addition were rapidly developing. The Houston City Council held a series of hearings to determine how to improve drainage in the area, as well as how to improve public safety of the grade crossings.

One particularly tragic accident occurred where the railroad track crossed Lovett Boulevard at the pres-

ent-day intersection with Stanford (which is why both streets are somewhat offset). On Friday afternoon, June 5, 1914, Mrs. Kate Bering, wife of Frank C. Bering, secretary-treasurer of the Bering Manufacturing company, was killed almost instantly when a passenger train struck the automobile in which she was a passenger. Mr. Bering, the driver, received a fractured rib and a scalp wound, but miraculously their 7-year old daughter and Mrs. Bering's sister-in-law in the back seat were unharmed. The automobile, smashed in but still upright, was dragged almost to Hawthorne street, in full view of a streetcar that had stopped at the crossing. The Berings had been out motoring and had waited for an inbound train to pass, but they apparently never saw the outbound train on the far track.

In order to improve the drainage, safety, and value of their new addition, the Houston Land Corporation entered into negotiations with the Sunset-Central Lines in August 1914, and on January 26, 1915, they contracted to purchase approximately a mile and half of the right-of-way for \$137,500. Several large landholders in the area also contributed about \$5,000 toward the purchase cost. Deeds were finalized for the portion from Main Street to Pacific Avenue, and the last passenger train ran on Thursday, July 15, 1915.

Two railroad crews began removing rails the next day, but work was interrupted by an injunction lawsuit from the J.B. Farthing Lumber Company, located on West Alabama (where the Bluebird Circle shop is today). The Houston Land Corpo-

ration offered to pay it back every nickel it paid for the real estate, every nickel it paid for the sheds and improvements and for the cost and carriage of the lumber. They even offered an additional \$2,000 for the real estate, which the Farthing Lumber Company initially refused. The Houston Land Corporation eventually bought out and closed the lumber yard, but the Jeff Bland Lumber Company on Main street immediately filed a similar suit. In light of week-long dramatic public testimony, including the Mayor of Houston calling the tracks a menace to life, the courts quickly decided against the lumber yard's claims.

Sunset-Central subsequently removed the rails and ties and the Houston Land Corporation removed the roadbed, leveled the grade, filed an amended plat for Montrose (which now included the Lockhart, Connor & Barziza addition and an area called the Montrose Annex), and opened up the cross streets. The gravel and ballast were used to initially pave many of the streets in Montrose. By February 1916 there was no trace left of the railroad grade.

The removal of this track is perhaps unprecedented in Texas railroad history. Railroads at the time simply did not voluntarily sell their

right-of-ways and remove their tracks without being forced to by the Railroad Commission. The Sunset-Central Lines claimed they did this as good citizens to help further the growth of the city, increase property values, relieve drainage conditions and remove dangerous grade crossings, even though it cost them \$275,000 to re-route their trains.

The tracks ran diagonally across Audubon Place, from the intersection of Stanford Street and Lovett Boulevard to the intersection of West Alabama and Jack streets. The following properties in Audubon Place are situated directly on the old railroad alignment:

The convenience store at Stanford and Hawthorne,
between 715 and 707 Hawthorne,
517 Harold,
614 Kipling,
615 Kipling,
610 Marshall
607 Marshall, and
614 W. Alabama.

Although all traces of the track were theoretically obliterated by the Houston Land Corporation, we would love to hear of any unusual stories or finds that you may have discovered in your yards. Mrs. Peterson remembers that her father had to haul off a sizable quantity of coal

before building at 3702 Audubon, and there is a report on Avondale Avenue of gravel and old tracks underneath a house. Any others? (How about phantom train sounds late at night or ghostly images...???)

The Texas Western Narrow Gauge Railroad

From a 1902 plat map and other old maps of Houston, there was also a railroad along West Alabama known as the Texas Western Narrow Gauge Railroad, but very little is known of its history. Deed records show that in 1882 James Converse gave or sold a right-of-way to the Houston Belt Railway in this area, but it is unclear if it was for this particular narrow gauge line. The Texas Western railroad operated in Houston as early as 1877, but this portion was undoubtedly abandoned by the time the Montrose addition was developed in 1911.

SEE YOU AT THE NEXT MEETING,
NATIONAL NIGHT OUT
AUDUBON PLACE ESPLANADE
AUGUST 5, 1997, 7:30 P.M.

**NATIONAL NIGHT OUT
AUGUST 5, 1997
7:30 P.M. - AUDUBON PLACE
BETWEEN KIPLING AND MARSHALL**

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

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

Neighbor
3503 Audubon Place
Houston, TX 77006



AUDUBON PLACE ASSOCIATION

A Deed Restricted Community

NEWSLETTER

September 1997

Meeting Notice:

7:30 p.m., October 2, 1997
The River Cafe, 3615 Montrose
(Future Meeting: November 6, 1997)

PRESIDENT'S MESSAGE

My Assault and Robbery Story - Tuesday night, August 19th, my mother and I went to the Astros game and came back home around 10p.m.; as I was walking my mother back to her car, I heard a woman's screams from around Audubon and Kipling street. I walked into Audubon to see what was going on and saw someone jump over Valerie Peiser's wrought iron fence and join someone else in running north on Audubon. Towards me.

My mother was standing next to her car as two teenage black males are jogging towards us. By this time, I realized the boys had probably committed a crime and the woman was still screaming. I yelled at the boys to stop and "what have you done" and some other idiotic things. When the two teens were about 10 yards from me, one of them pointed a gun at me and said "Give me everything you got, bitch". The other one ran at me and hit me on the left side of my face. They ran past me and took my mother's purse - also pointing the gun at my mother. I yelled obscenities at them and yelled for Karen, my wife, to call the police. They then split up and one ran west on Harold street while the one who hit me ran north to Hawthorne street.

Richard Holly had heard me yelling and came out to see what was going on. We both then walked down to Valerie Peiser's house because the police showed up. The woman I heard screaming was Valerie's guest and her purse was robbed. The incident has made me extremely angry. A gun was pointed at me and I was threatened by the gunholder who said if I did not shut up he would shoot. I also know that what I did was pretty stupid. I should have grabbed my mother and ran into my house and called the police rather than confront the robbers. It would have been pretty easy for them to have shot both me and my mother. I hope that if this ever happens again, I react differently - less aggressively.

Besides venting about this incident for my own emotional satisfaction, I am telling this story to remind us to be on the lookout for strangers and teenagers walking, or in our vicinity, at all times, but especially at night. The police told the woman who was robbed that, had she seen them approaching her (she was getting out of her car when the teens approached), she should have stayed in her car, or drove on until they passed. I hate the fact that we are all vulnerable to this kind of crap, but given the reality, we should all try to play it safe and smart.

Neighborhood Traffic Project - Many of you know that APA, in conjunction with Westmoreland Association have been working to make Hawthorne a eastbound only street at the 5 way intersection of Hawthorne, the Spur, Holman, Smith & Bagby. This plan was put together by the city's traffic department when they tested traffic and discovered a large cut through traffic problem. Courtland Place

(Continued on page 2)

(President's Letter continued from page 1)

did not like the plan to close off Hawthorne to westbound traffic and has been going behind our backs and lobbying the city and mayor's office to change or abandon the plan. I am asking everyone reading this letter to write to the Mayor, Councilman Boney, our at-large councilpersons, and anyone else to urge that these public officials implement the Traffic department's original plan to make Hawthorne eastbound only at Smith street. Hawthorne westbound at that intersection is very dangerous and extremely heavily trafficked by non-residents of Westmoreland and APA. A large amount of this cut through traffic is from Courtland Place. They may not like the plan, but they can open up Courtland at Taft street to solve their problem without increasing the cut through traffic in our neighborhood.

Esplanade Project - We will be working on our plan to beautify the Audubon Place esplanades with plantings starting pretty soon. We are committed to raising \$4000 to put towards the landscaping. I want to thank Richard Holly who has already contributed generously. We have also received many pledges of funds and I will be calling those who've pledged soon. If anyone would like to make a donation, it would be hugely appreciated. Call me at 526-4967

Candidates Forum at Grif's -

There will be a candidates forum at Grif's on Thursday, September 25th. The candidates will be those running for mayor. I encourage everyone to attend and see where the candidates stand on various issues, including especially those important to our neighborhood.

Thankfully, the debris pile at Alabama & Audubon has been cleaned up. Once they finally started, the removal went quickly. I expect that a large number of townhomes will eventually be built there, since new townhome construction is exploding throughout Montrose. I hope to hear and see many of you at our next meeting at the River Cafe. Thursday, October 2, 1997 at 7:30 p.m.

Sam Bernstein

THE MONTROSE STREETCAR LINE

GARY R. COOVER

Continuing our series on The Railroads of Audubon Place, we must not forget the street railways, or streetcars, that used to serve our area. Long before METRO buses and HOV lanes, there was an extensive network of streetcars throughout Houston to serve the inner city as well as the new outlying suburbs such as the Houston Heights, Woodland Heights, the South End, Harrisburg, etc. In 1911 when Montrose was platted, there were less than 2,000 automobiles registered in

the entire city (this number would grow to over 14,000 in just a few short years). Whether or not they owned cars, many people used the streetcars to commute to work downtown and to travel about the city. With Houston's muddy streets, it was certainly preferable to walking or riding horses.

From the outset, the Houston Land Corporation planned to serve its new Montrose addition with electric streetcar service. Once the main development and marketing activities were well underway, they hired the Boston engineering and construction firm of Stone & Webster to design and build the Montrose Line. In addition to being the managers and operators of the Houston Electric Company streetcar system, Stone & Webster had also just completed one of the finest interurban railways in the nation - the Interurban line from Houston to Galveston which opened in November 1911.

Essentially a mile-long extension of the existing Louisiana Car Line, the Montrose line branched off the Louisiana line at Fairview and Taft, continued south on Taft, turned west on Hawthorne, then turned south on Roseland to a Y turnaround at the intersection of West Main and Roseland. The existing tracks along the Louisiana line were doubled, allowing cars to run to Montrose straight from downtown.

Work began on May 1, 1912, consisting of oak ties, 14 of gravel ballast, 70 pound low T rail laid in a single track with several passing sidings, and with overhead work by Houston Electric Company. A solid manganese-steel railroad crossing was installed across the GH&SA main railroad tracks (in front of 715 Hawthorne).

On opening day, Sunday, August 18, 1912, hundreds of Houstonians gathered in bleachers at the corner of Roseland and West Main for the inaugural run which left downtown at 4pm. A brass band provided the entertainment while Snyder's Ice Cream Parlor provided free refreshments. Once service was officially established, the streetcar ran regularly at 9-minute intervals from downtown to Montrose, including service to Avondale and Courtlandt Place. The first cars were probably painted a bright chrome yellow, with the Stone & Webster red and black Triskelion symbol on the sides.

On July 5, 1916, Williford Doherty, who lived in Westmoreland, was out driving with his younger brother and 15-year old John Carlisle. He attempted to cross in front of the streetcar at the intersection of Roseland and West

Alabama. The auto was hit in the rear and thrown to one side of the track. Williford and his brother were uninjured, but young Carlisle was thrown from the car and landed on his head, causing a brain concussion and head bruises. He presumably recovered; the automobile was a total wreck.

Although streetcar service lasted for nearly 25 years on the Montrose Line, the last car ran on March 13, 1937. The increased numbers of automobiles on the streets, along with a proven conspiracy by certain bus and automobile manufacturing companies against streetcars, spelled the end of streetcar mass transit across most of America. By 1940, there were no more streetcars in Houston.

There is a wonderful new book by Steven Baron titled *Houston Electric - The Street Railways of Houston, Texas*. Painstakingly researched with lots of old photographs, it is a superb documentary of the history of Houston's streetcars. The only place I've found in town that carries the book is The Bellaire Roundhouse, 5314 Bellaire Boulevard. (Maybe METRO should get a copy, too!).

Reasons Why You Should Buy A Montrose Home

(from a Houston Land Corporation classified ad in the Houston Daily Post, June 17, 1917)

Because it is free from sordid surroundings, the dust and grime of commercial activities, the shriek of the locomotive, the din of the factory site.

Because it is a well-drained area, equipped with an adequate system of storm and sanitary sewerage, thus insuring its residents against malarial conditions and disease.

Because it lies within easy access of the heart of the city, the schools, the churches, the parks and all advantages of modern city life.

Because its broad, tree-lined streets and boulevards are a delight to the eye, a stimulus to the homecoming man who spends his days in the busy marts of trade and a proper setting for the woman whose sphere is the home.

Because it insures you good neighbors, the people who are distinctly worth while. The effect of environment is not theory, but an established fact.

Because it is the result of the careful planning, the foresight, the experience and continued attention of real estate men of long standing.

Because it is not a gamble - it is a location with an established value - a live, growing community.

Because it offers you an opportunity to acquire a home at a reasonable cost, and upon terms not duplicated elsewhere in the city.

Let us show you the homes we have built in MONTROSE. You will find they are not the usual houses built for sale, but are carefully planned, honestly constructed and handsomely finished, as if we had your individual requirements in mind.

SEE YOU AT THE NEXT MEETING,
THE RIVER CAFE, 3615 MONTROSE
OCTOBER 2, 1997 AT 7:30 P.M.

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

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

Neighbor
3503 Audubon Place
Houston, TX 77006



AUDUBON PLACE ASSOCIATION

A Deed Restricted Community

NEWSLETTER

November 1997

Meeting Notice:

7:30 p.m., November 6, 1997
The River Cafe, 3615 Montrose
(Future Meeting: December 4, 1997)

President's Message

APA Fundraiser - Garage Sale: APA will be holding a Garage Sale On Saturday November 15th to raise funds for our general fund and general operating expenses. If weather should interfere with conducting the sale on the 15th, we will hold the sale the following Saturday, November 22nd. The garage sale will be held at Valerie Peiser's house at 3602 Audubon Place and is being organized by Valerie Peiser and Terry Baird. You can call Valerie and arrange to donate decent quality items by calling her at 528-1143.

This is a fundraiser - it is not an opportunity to unload junk! The only clothes we will be accepting for sale will be good condition coats. We will not be accepting books for sale or broken merchandise (no broken radios, toasters, etc). Please only bring nice things for sale. The garage sale has been successful for us in the past, but please bring only things that will sell. It is not fair to Valerie, Terry, or the other volunteers we have to find some way to dispose of a lot of valueless stuff which did not sell at the garage sale. We would encourage you to donate any architectural building materials you may have around your home which you do not want - these items sell quite well. I am sorry to have to preach about what you want to donate, but if everyone gave a few quality items, I am sure we would have a very successful sale.

Esplanade Project - The Esplanade beatification committee met in mid-October to make plans for the esplanade project. The bulk of bed clearing and preparation will be done this fall and the plantings should be inserted by the end of the winter. The committee will be choosing exactly which species to plant, with the general plan being plantings of Asian Jasmine, Azaleas, and Crepe Myrtles. Our first bed preparation weekend will be in November - to volunteer to help with the bed preparation, please call our Volunteer Coordinator, Tony Herrada at 523-7748. If anyone would like to make a donation to the beautification project, it would be hugely appreciated - please call me at 526-4967. Certain residents have offered to donate funds to dedicate specific planting areas for special reasons (e.g. - in memorial of a loved one). We are investigating having uniform plaques made for these dedicated gifts.

Group meetings of Area Civic Associations - I will be looking into trying to establish regular meetings with our neighboring Associations First Montrose Commons, Westmoreland Association, and Richmond Estates Association. We could possibly meet 3 or 4 times a year to meet our neighbors in these neighborhoods and discuss matters of concern to all of us. I have spoken already with the President of First Montrose Commons who was in favor of the idea. We are tentatively trying to establish having such a meeting in February at the High School for the Performing and Visual Arts (HSPVA).

See you at our next meeting. Thursday, November 6th, at 7:30 p.m., at the River Cafe.

Sam Bernstein

Architectural Styles in Audubon Place

Gary R. Coover

Unlike the many monotonous cookie cutter subdivisions throughout the Houston area, Audubon Place is a veritable showplace of early 20th century domestic architectural styles. 1910 to 1920 was a very transitional period in American domestic architecture; the styles of post-Victorian architecture found here include Arts & Crafts or Craftsman, Prairie, Mission, Colonial Revival, Neo-Classical, Italian Renaissance and Mediterranean. The Houston Land Corporation prided themselves on the variety of architectural styles built in Montrose, and our particular neighborhood contains some excellent examples, many of which are eclectic mixtures of the various styles.

Craftsman/Arts & Crafts (1905-1930)

The Craftsman style, also known as the Arts & Crafts style, is usually attributed to the design ideas of English artist William Morris, American furniture-maker Gustav Stickley, and American author and philosopher Elbert Hubbard. It was a movement affecting both interior and exterior design, with an emphasis on simplicity and natural materials. The Craftsman style was a direct response to the excesses of Victorian ornamentation and proved immensely popular from about 1905 to 1930, for housing as well as furniture.

Distinctive features of Craftsman style houses include: low-pitched

gabled roofs with wide projecting eaves, open soffits with exposed rafter tails and decorative brackets (usually triangular knee braces). If dormers are present in the roof they are usually of the shed or eyebrow variety. Windows are usually double-hung with multiple panes over a single lower pane, and are often grouped in twos and threes. Porches are often long and deep, usually supported by tapered square columns and often separately gabled from the main roof, and may also include an open sun porch. Interiors are usually characterized by simple window and door moldings, quartersawn oak floors, nooks, bookcases, cabinets and other built-ins.

Examples of two-story Craftsman style houses in the Audubon Place neighborhood: 3602 Audubon (1913), 604 Hawthorne (1914), 814 Kipling (1915) and 802 Harold (1915).

The most common Craftsman house type is the bungalow, derived loosely from the bangala type of house found in colonial India. In addition to the usual Craftsman features, bungalows are one to one-and-a-half story dwellings, usually of frame construction, and often have a flared skirt giving the appearance of the house almost hugging the ground. Chimneys are usually exterior, and built of rubble, cobblestone or brick. Small windows and built-in bookcases often flank the chimney.

809 Harold, built by the Houston Land Corporation in 1913, is an excellent example of the Craftsman bungalow style of architecture (how many of you have noticed that the porch and chimney are milky quartz?). The Houston Daily Post wrote in January

14, 1917, that 3405 Audubon was one of the most up-to-date and excellent bungalows ever constructed in Houston. 804 Hawthorne is a most unusual bungalow, built in 1913, distinguished by the huge urns flanking the entryway and the multitude of decorative roof brackets.

3503 Audubon (c.1920) is an example of what is called an aeroplane style bungalow, so called because the long low roof lines and the pop-up second floors somewhat resembled the biplanes and aeroplanes of the day. Two bungalows in our neighborhood (3415 and 3711 Audubon, both built about 1920) have very decorative and unusual swan's neck brackets (as does the 2-story Craftsman style house at 611 Harold). Has anyone noticed the twin bungalows (c.1918) at 618 and 703 Marshall? Slight cosmetic differences aside, the roof and floorplans are mirror images

3702 Audubon (1923) is a very unique California Style bungalow, and shows design influences of Frank Lloyd Wright's creative adaptation of Japanese architecture and the Mission style found in both California and Texas.

Prairie (1900-1920)

The Prairie style of architecture was an outgrowth of the design ideas of Frank Lloyd Wright and the Chicago group of architects known as the Prairie School. It is distinguished by its emphasis on long horizontal lines and lack of superfluous ornament. Houses are typically two-story with one-story wings or porches, low-pitch hip roofs with broad eaves and enclosed soffits (sometimes with Italianate-style decorative brackets), hip-

roofed dormers on the roof, and massive square porch supports.

Unlike the radical designs of Frank Lloyd Wright, the much simplified form of the Prairie style has a basically square shape, pyramidal hip roof, a symmetrical front entry, and is known as the Prairie Box or American Foursquare. This is the most common style of Prairie house found in our area. Some of the Prairie styles houses in Audubon Place are: 3407 Audubon (1918), 3510 Audubon (c.1921), 3601 Audubon (1913-14), 803 Hawthorne (1917-18), 816 Hawthorne (1915), 608 Kipling (c.1917), 700 Kipling (1916), 711 Marshall (c.1916), 814 Marshall (1914-15), and 3404 Roseland (1916-17).

There is also a very unusual architectural style found only in this immediate area of Houston that is basically a highly decorative and individual variation of the Prairie style. Exhibiting an almost fairy tale-like quality, most are two-story, and feature curved verge boards on the gables, shingled gable ends, decorative scroll-like trim around the gable windows and horizontal trim pieces along the underside of the enclosed soffits.

Only nine houses of this style are known to exist; five are in the Audubon Place neighborhood: 617 Harold, 903 Harold, 633 Hawthorne and 636 W. Alabama (all built 1918-19), and possibly 909 Marshall (c.1920).

SAMUEL D. BERNSTEIN
ATTORNEY AT LAW

3503 AUDUBON PLACE
HOUSTON, TEXAS 77006

(713) 526-4968

Colonial Revival (1880-1955)

Based on Georgian and Adam forms popular during the American Revolution, the Colonial Revival style is usually distinguished by a two-story rectangular box shape with a center door and symmetrically balanced windows that are double-hung with multi-pane glazing in one or both sashes. The front door often has an overhead transom or fan light and side lights, and is usually accented with a pedimented entry with columns and pilasters. The second story windows above the entrance are often elaborated, soffits are enclosed with little overhang, and the corners of the building can be decorated with quoins. Examples of Colonial Revival houses in Audubon Place are: 608 Harold (c.1920), 707 Hawthorne (c.1920), 3506 Audubon (1927) and 3608 Audubon (1917).

Neo-Classical (1895-1950)

Going back to Greek and Roman designs, the Neo-Classical style usually features a rectangular box-shape structure with a colossal two-story portico supported by classical

columns with simple entablature, and usually has symmetrically balanced double-hung windows and a center door with elaborate and decorative surrounds. Eaves are usually enclosed with dentil trim underneath, and occasionally a wide frieze band is located beneath the cornice. 3419 Audubon (1914) is the only house in our area with Neo-Classical influences.

Italian Renaissance (1890-1935)

The Italian Renaissance style is distinguished by low-pitched hip tile roofs with widely overhanging eaves and paired corbeled brackets. First floor windows and porches are often surmounted by arches, and planter boxes and pergolas are also common. Facades are usually symmetrical, and the entrances and porches are usually recessed and accented by small classical columns or pilasters. Wall materials are typically brick or stucco.

Two of the houses in Audubon Place that exhibit Italian Renaissance influences are 3708 Audubon (c.1923) and 601 Marshall (1923).

SEE YOU AT THE NEXT MEETING,
THE RIVER CAFE, 3615 MONTROSE
NOVEMBER 6, 1997 AT 7:30 P.M.

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

**BULK RATE
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PERMIT NO. 7200**

Neighbor
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Houston, TX 77006



AUDUBON PLACE ASSOCIATION

A Deed Restricted Community

NEWSLETTER

December 1997

Meeting Notice:

7:30 p.m., December 4 1997
Holiday Party - 605 Marshall Street
(Future Meeting: January 8, 1998)

PRESIDENT'S MESSAGE

Holiday Party - December Meeting: There will be no APA meeting for December, as we will substitute the meeting with our **HOLIDAY PARTY** to be held Thursday, December 4th at 7:30p.m. at Peter & Maaïke Van Bemmél's house - 605 Marshall Street. These holiday parties are always lots of fun and our residents bring great food to share. Please call Maaïke Van Bemmél at 521-1091 to tell her what sort of food dish you will bring to the party.

Also, please bring an inexpensive toy or gift which can be given by APA to children's groups for the holidays. The toy or gift should be wrapped up and marked as the age for which the toy or gift is appropriate. APA and I thank you in advance for your donation.

APA Fundraiser - Garage Sale: APA's Garage Sale was scheduled for November 15th, but the weather was dreadful and the Sale was moved forward to November 22nd. I am happy to report that the Sale raised approximately \$1025.00 in contributions to APA's general revenues. Thanks to our many helpers, especially Valerie Peiser and Terry Baird.

Esplanade Project - The Beautification Committee has received generous contributions for our Esplanade planting project from the following individuals: Richard Holly, Rob & Laura Devinney, Patti Thompson, Peter Boyle & Tony Herrada, and Peter & Maaïke Van Bemmél. I have received pledges of contributions from others, but I would like to thank the above listed individuals for their gifts - Their contributions will help make the esplanade project happen.

Officers for 1998: Next year's APA officers were elected at our November Meeting. They are:

President:	Sam Bernstein / Gary Coover
1st Vice-President:	Gary Coover / Sam Bernstein
2nd Vice-President:	John O'Donnell
Secretary:	Ann Lugg
Treasurer:	Maaïke Van Bemmél

Gary Coover and I will switch holding the offices of President and 1st Vice President in June, 1998. The other officers for 1998 are the same officers as served in these positions during 1997, and I would like to thank John O'Donnell, Ann Lugg, and Maaïke Van Bemmél for their efforts and contributions over the course of this year.

Miscellaneous: The Annunciation Orthodox Church has requested that part of Marshall Street be closed off near Montrose. A meeting on this was held with neighborhood representatives on Tuesday, November 18th, but no APA member could attend. I will report on what occurred at that meeting during our Holiday party.

Gary Coover and others led a walking tour sponsored by the Greater Houston Preservation Alliance (GHPA) of Audubon Place and First Montrose Commons which pointed out the historical influences and architectural styles of many of our neighborhood's homes. The walking tour had approximately 80 participants. On Sunday, November 23rd there was a tour of the Link Mansion at Montrose and Sul Ross followed by a slide presentation by Gary Coover of history and architecture in the Montrose area. Gary did a great job in his slide presentation and he did a great job taking pictures which beautifully showed the houses. Gary's slide show included many APA homes & is evidence of the beauty and uniqueness of our neighborhood.

I hope to see everyone at our Holiday party and look forward to hearing from you all.

Sam Bernstein

John Wiley Link, Developer of Montrose

Gary R. Coover

The development of the Montrose subdivision was due to the vision, energy and foresight of John Wiley Link. He was born on December 1, 1866, in an old log farmhouse in Epperson Springs, near Gallatin, Tennessee. Accustomed to affluence, the family lost most of their lands and money in the Civil War. The family moved to Texas in 1878 on the recommendation of his father's cousin, the Reverend John B. Link of Baylor College.

They first moved to a farm near Corsicana, then to Anson in West Texas. Since the oldest son decided to remain on the farm, John Wiley was sent to Baylor University in Waco. He later transferred to Vanderbilt University and studied law. Admitted to the bar in 1889, he went to Pueblo, Colorado, to do legal work for the Fort Worth & Denver Railroad. Moving to Amarillo in 1890, he met his future wife, Ihna Imola Holland, the daughter of Fort Worth Judge J.A. Holland. After their marriage in 1891, John Link joined the law firm of Holland and Holland.

A business trip to Orange, Texas, convinced John Link to move the law offices there in 1896. He began to buy real estate and timber lands, and eventually purchased a lumber mill from long-time family friend John Henry

Kirby. His Miller-Link Lumber Company became one of the largest lumber companies in the State. An active and progressive businessman, he was elected mayor of Orange in 1900. He resigned in 1903 over the issue of prohibition, which he felt would deprive the city of much needed tax revenues.

In 1904 he organized the first paper pulp mill in the South, giving up his law practice to supervise every aspect of this new and very profitable business. He was president of the Texas-Louisiana Lumberman's Association, and was also active in securing deep water ports for Beaumont and Orange, spending time in Washington, D.C., lobbying and raising money.

Believing that there was no city in the South or West with a brighter future than Houston, he sold his interest in the paper mill in 1910 and created the Houston Land Corporation with several leading businessmen, including John Kirby, H.B. Jackson, R.E. Brooks, W.T. Carter, B.F. Bonner, Niels Esperson, Frank Andrews, Abe Levy, C.L. Neuhaus and Senator Thomas Ball. They quietly began buying 260 acres from over twenty different owners and developed them into Montrose - Houston's first well-improved, restricted subdivision, and the largest subdivision project ever undertaken by private capital in the South.

The Houston Land Corporation spent a full year and over a million dollars to develop the property before offering any lots to the public. Complete water, sewer, gas, paving, curbs, sidewalks and landscaping were provided up front by the developers. This was unprecedented and created a tremendous amount of excitement. Hundreds of Houstonians came out to inspect the progress of the development. The City Beautiful movement was currently sweeping the country, and the subdivision was often referred to as Beautiful Montrose. Grand opening day was October 1, 1911.

Containing over 1,000 lots, Montrose was by far the largest and grandest subdivision to date built in Houston. Sixty-five homes were completed within the first year, and it continued to develop steadily and profitably for the next 10 years.

The first house started in Montrose was for John Link, and was designed by Sanguinet, Staats & Barnes. It is sited on an entire block, at the southwest corner of Montrose and West Alabama, and is now the Administrative Building for the University of St. Thomas. Built of Missouri limestone, cream-colored brick and enameled terra cotta, the five

bedroom house also has a ballroom on the third floor. After all the children were married, the Links sold the house in 1916 to oilman T.P. Lee for \$90,000 - the highest price ever paid for a house in Houston up to that time. The Links briefly lived in the Rice Hotel while they built a somewhat smaller house across the street, a two-story red brick house with green tile roof (since demolished).

John Link was drafted by 600 people in December 1916 to be the citizen's choice for mayor of Houston, but he withdrew from the nomination a week later since it would undoubtedly interfere too much with his business and family life. In 1917, Link sold his controlling interest in the Houston Land Corporation to his associate and brother-in-law, Henry B. Jackson, and moved to Beaumont to organize the Beaumont Ship Building and Dry Dock Company, bringing it into world-wide prominence.

By 1920 the Links were back in Houston, living at the Rice Hotel while they built a new home at 819 Lovett Boulevard. During this time he founded the Link Oil Company and was a partner in the Pierce Junction Oil Company. Link also became vice-president and general manager of Kirby Lumber Company, and was presi-

dent of the Lamella Trussless Roof Company (which built the main hall for the 1928 Democratic National Convention in Houston).

Link was also the first chairman of the board of the American General Life Insurance Company, and was one of the four original investors. He was president of the Link-Ford investment company, the Polar Wave Ice Company and Polar Wave Ice Rink, and director of Union National Bank, San Jacinto Trust Company and Bankers Trust Company.

In 1929 Mr. Link left the Kirby Lumber Company to become president of the Dr. Pepper Company, and was instrumental in reorganizing and expanding it into one of the largest beverage companies in the South.

On March 18, 1933, shortly after lunch, John Link died in his office in Houston's Gulf Building after a violent choking spell. He was 66 years old. He is buried in the family plot in Forest Park Cemetery on the north side of Lawndale avenue.

BIBLIOGRAPHY: John Wiley Link, Winifred Arndt Duffy Houston Daily Post, March 19, 1933

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