



# AUDUBON PLACE ASSOCIATION

## A Deed Restricted Community

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### Audubon Place Association

Audubon Place Association (APA) is a non-profit corporation organized to preserve the integrity of one of Houston's unique inner city neighborhoods. Meetings are held the first Thursday of each month at 7:30 p.m. normally at The River Cafe, 3615 Montrose.

**THE JANUARY  
MEETING OF APA WILL  
BE HELD ON  
THURSDAY, JANUARY  
8, 1997, AT THE RIVER  
CAFE, 3615 MONTROSE.**

APA can be reached by mail at 2615 Waugh Drive, No. 108, Houston, Texas 77006. President - Sam Bernstein - 526-4967, Vice President - Gary Coover - 526-8856.

The Newsletter is published monthly. Articles or letters should be delivered to 816 Kipling. For advertising information call 524-8725.

### President's Message

Sam Bernstein

**February Meeting** - We will not have our regular 1st Thursday night of the month meeting in February. Instead, we will meet on Tuesday, February 17th at the HSPVA where we will join with residents of First Montrose Commons, Roseland Estates and Westmoreland. The meeting will be an opportunity for us to meet our neighbors through boundaries covering the Southwest Freeway Spur on the South and East, Hawthorne on the North, and Montrose to the West. I hope to have Kim Ogg speak to us. She is the Mayor's Anti-Gang Task Force Coordinator. I also expect that we will discuss reinstituting a neighborhood security and patrol program, the Southwest Freeway Spur, and other issues.

### Hawthorne & Bagby Traffic Project:

Since Courtland Place has, apparently, effectively lobbied the city into keeping the "shunt" lane from Bagby onto Hawthorne open, Westmoreland Civic Association and Courtland place are working on a compromise plan to close off this "shunt" lane, and close off the intersection at Bagby, Hawthorne, Smith, and Holman to all but one westbound lane of traffic. This would mean that we could no longer go eastbound on Hawthorne to the Spur. I am personally not excited or highly

favorable about this development. Others in APA are mostly slightly displeased, although several members are highly displeased. Westmoreland says that even with the current changes, traffic is still too heavy on the east end of Hawthorne and therefore this new "compromise" is needed. In respect for our neighbor, I think that APA should not support the "compromise", but we should also not actively oppose it. We will discuss this issue at the January meeting.

**Esplanade Project & Donations** - We will prepare our esplanade's beds for spring planting this month or the next. We received new donations to the project from Karen and Sam Bernstein, Doty Bertrand, and Charles Shaw and Clay Sterling. Thank you very much to the past and present contributors. All who would like to donation should give me a call at 526-4967.

### New City Council Members & New Neartown Board

Newly elected City Council Members Anise Parker and Carroll Robinson live in the neartown/museum area. In addition to them and our District D council member Jew Don Boney, another Neartown resident on City Council is Chris Bell. With so many council members representing our area, we should have lots of "pull" with the city in the next two years. APA residents will be well represented on the new Neartown board.

Jack Rose is an officer, Laura Devinney was elected as a board member, and I hope to be appointed as a board member from the President's council again this year.

**Holiday Party/Recipe** - My Pecan Pie received many compliments at our Holiday party which was well attended and wonderfully hosted by Maaik & Peter Van Bommel (thanks again!). In response to requests, the pie's recipe is as follows: Ingredients: 3 squares unsweetened Chocolate, 3/4 stick (6T) Butter, 1 tsp plus "a little" Vanilla, 1 tsp plus "a little" Lemon juice, 4 Eggs, 2 cups Sugar, 1 cup Chopped Pecans or Walnuts, one 9-inch deep dish Pie Shell. Instructions: Melt the chocolate & butter in a double boiler. In another bowl, beat the eggs and add sugar. Add the other ingredients, except for the nuts. Add the egg mixture to the contents of the double boiler, stirring while adding. Continue to stir for app. 4 minutes after the ingredients are mixed together. Add the nuts and mix. Pour contents of the double boiler into the pie shell and bake for 30 minutes at 350 degrees.

## Architects and Builders in Montrose/Audubon Place - Part 1

Gary R. Coover

As we wrote about a few months ago, the developers of Montrose took great delight in the wide variety of architectural styles built in their new addition. For the next

few months we will look at some of the architects and builders who built in the Audubon Place area and identify some of the houses they designed and constructed.

Although notable architects such as William Ward Watkin, Birdsall P. Briscoe, Alfred C. Finn, Joseph Finger, Henry C. Cooke, Jones & Tabor and Carlos B. Schoepl all built houses in Montrose, none that we know of were in Audubon Place. The original architects and builders in our area include: the Houston Land Corporation, The Russell Brown Company, E.L. Crain & Co., Herman C. Vogt, Fred J. Marett, Tiffin E. Johnson, O.A. Coons Building Co., Geo. T. Broun Co., Elias Spinner, Henry H. Yates, Tom Tellepsen, Theo C. Bering, Teich & Gideon, Frederick Crosswell, and a mystery architect with a very distinctive style all his/her own.

### The Houston Land Corporation

Once the process of developing the infrastructure of Montrose was well under way, the Houston Land Corporation turned to homebuilding. Initially, they probably just contracted with existing local architects and builders, and early on even owned their own lumberyard (where the Blue Bird Circle Shop is today). By 1918, they advertised that they had an in-house architect (but did not mention him/her by name). We do know that Allister Shand designed at least one house on Avondale in 1918 for the Houston Land Corporation, and it is rumored that

Ida Lee Atwood may have also designed several Montrose houses.

In March, 1919, the Houston Land Corporation announced in a large classified ad "you may select any unsold lot in Montrose and we will let our architect, Mr. H.C. Cooke, design a plan according to your own ideas." The company offered to furnish the cash and build the house with no obligation to take it when completed. Although English-born architect Henry Collier Cooke designed many homes in Galveston and most of the American Brewing Company complex, his time with the Houston Land Corporation was rather brief due to his death in 1920. His son continued the practice, but it is not known if they continued to work for the Houston Land Corporation.

Early newspapers sometimes list building permits by applicant, street, type of construction and price. However, actual addresses have to be deduced by comparisons with other permits, City Directory listings, classified ads and real estate records. So far, it has been determined that the following Audubon Place houses were built by the Houston Land Corporation:

- 3401 Audubon (1914, demolished 6-27-97)
- 3402 Audubon (1919, demolished)
- 3403 Audubon (1919, demolished)
- 3412 Audubon (1912, demolished)
- 3613 Audubon (1918-19, altered)
- 3614 Audubon (1917, demolished)
- 3616 Audubon (1917, demolished)
- 3720 Audubon (1917, moved to 3608)
- 606 Harold (1913, demolished)
- 611 Harold (1919)
- 613 Harold (1917-18)

614 Harold (1917)  
 617 Harold (1918-19)  
 715 Harold (1919)  
 809 Harold (1913)  
 819 Harold (1919)  
 820 Harold (1919, demolished)  
 903 Harold (1918-19)  
 633 Hawthorne (1918)  
 716 Hawthorne (1916, demolished)  
 615 Kipling (1917, demolished)  
 709 Kipling (1917)  
 711 Kipling (1917)  
 720 Kipling (1919, demolished)  
 815 Kipling (1919, demolished)  
 902 Kipling (1913)  
 606 Marshall (1918, demolished)  
 705 Marshall (1917)  
 902 Marshall (1913)  
 3417 Montrose (1913, demolished)  
 614 W. Alabama (1917)  
 636 W. Alabama (1919)

Early records are somewhat incomplete, and there are several building permit listings that are too vague to allow exact identification. If you have more detailed information on your house, please let us know! There are probably many more houses in our neighborhood that were either built or financed through the Houston Land Corporation or their companion company, the Greater Houston Improvement Company.

### The Greater Houston Improvement Company

This company, founded by East Texas lumberman W.T. Carter, was the original developer of the Avondale Addition in 1907 (Avondale, Stanford, and Westheimer streets between Taft and Bagby streets). After John W. Link moved to Houston in 1910, the Houston Land Corporation and the Greater Houston Improvement

Company became closely associated. They shared many of the same directors and officers, and sold many tracts back and forth between the two companies. Although there is very little information available about the GHIC, it appears that it eventually assumed most (if not all) of the housebuilding operations once most of the Montrose lots had been sold by the Houston Land Corporation.

### Newsletter Articles and Ads

The Newsletter is mailed to approximately 420 residents in the APA neighborhood. The Newsletter seeks articles by neighborhood residents on issues that relate to the neighborhood. Articles for publication should be submitted by the 20th day of the month for publication in the next months newsletter. Please submit articles on computer disk in either Word or WordPerfect to 816 Kipling. We also accept advertising to provide funds for the newsletter. Ad prices (per month) are: full-page \$100; ½ page - \$50; 1/4 page - \$25; 1/8 page (business card) - \$20; and 1/16 page - \$10.

### APA Membership

Audubon Place Association invites all homeowners, residents, and everyone interested in improving the neighborhood to join and participate in APA. Annual dues are \$10 per person. Only dues paying members are eligible to vote. Please complete the membership form on the back of the Newsletter and

return it with your dues to 2615 Waugh Dr. No. 108, Houston, Texas 77006. For more information call Sam Bernstein at 526-4967 or Gary Coover at 526-8856.

**SEE YOU AT THE NEXT MEETING, THE RIVER CAFE, 3615 MONTROSE, THURSDAY, JANUARY 8, 1998 AT 7:30 P.M.**

**PLEASE NOTE - THE FEBRUARY MEETING WILL BE ON TUESDAY, FEBRUARY 17, 1998, AT THE HIGH SCHOOL FOR PERFORMING AND VISUAL ARTS (HSPVA).**

**SAMUEL D. BERNSTEIN**  
 ATTORNEY AT LAW

(713) 526-4968

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 HOUSTON, TEXAS 77006

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**Join Audubon Place Association**

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

Name: \_\_\_\_\_

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

Address: \_\_\_\_\_ Zip Code \_\_\_\_\_

Home Telephone: \_\_\_\_\_ Business Telephone: \_\_\_\_\_

☐

Renewing Member

☐

New Member

Committee Interests: \_\_\_\_\_

Annual Dues: \$10 per Person # of Person \_\_\_\_\_ 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!

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# AUDUBON PLACE ASSOCIATION

## L E T T E R

Vol. 8 No. 2  
February 1998

### A Deed Restricted Community

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#### Audubon Place Association

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- Gary Coover - 526-8856.

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#### President's Message

Sam Bernstein

February Meeting - Our February meeting will be on Tuesday, February 17th at the HSPVA. We will meet with residents of First Montrose Commons & Roseland Estates. This joint meeting will give us a chance to meet our neighbors and hear from Kim Ogg, the Mayor's Anti-Gang Task Force Coordinator who will speak about gang and youth crime in Houston and how to prevent it and watch for it in our neighborhoods.

Crime & Security: Our PIP officer with the Houston Police is Officer James Sobota at the 802 Westheimer Storefront. I urge everyone in our neighborhood to call him at 529-3100 to report suspicious persons and all crimes, no matter how small, which occur in our neighborhood. The police make their determination of where to patrol and how often to patrol a neighborhood based on how many reports and crimes occur there. So, by reporting everything we have a greater chance of receiving an added police presence.

Hawthorne & Bagby Traffic Project: We discussed the traffic situation at Hawthorne & Bagby at our January meeting where it was decided that we liked the intersection the way it now is. It was decided that we should oppose any changes to the project from its current status.

#### Esplanade Project & Donations:

Each of the esplanade's beds were prepared initially over the weekends in January. Thank you to all the volunteers who cleared the sod and tilled the soil. We plan to add amendments to the soil and till these additions into the beds. A small amount of sod-clearing is still needed on 3 of the 12 beds. Thanks to the following people for donating to the Esplanade project: Kathy Osman, David Mailman, Amy Ardington, and Cynthia and Michael Smith. All who would like to donation, please give me a call at 526-4967.

#### Historic Neighborhoods Council:

Gary Coover, our Vice-President, was involved with forming the Historic Neighborhood Council ("GHC"), which can provide information to anyone wanting to research information on their homes. GHC is sponsoring a photo contest on neighborhoods in conjunction with the "Fotofest" festival and a \$500.00 prize will be awarded.

Neighborhood Signs: We recently put up handsome "Audubon Place" street signs at the entrances to the neighborhood. At our January meeting it was decided to add a plaque under the sign advertising the fact that we have deed restrictions here. The plaques to be added to our signs will read "Historic Montrose Association: Deed Restrictions Enforced". Historic Montrose Association is the name under which our deed restrictions were filed.

**Special Thanks:** A special Thank-You to Gary Coover and John Unger. Gary Coover stood in for me and did a great job in leading the January meeting as I was lucky enough to be on a skiing vacation. John Unger has published this newsletter for many years now, not only doing the typesetting and mailing, but paying for this newsletter to be sent out. John has given large amounts of his time and money to our organization through putting out this newsletter and we are very thankful for his contributions.

See you at our next meeting. High School for Performing and Visual Arts, 4001 Stanford, 7:30 p.m., Tuesday, February 17, 1998.

## Architects and Builders in Montrose/Audubon Place - Part 2

Gary R. Coover

### The Russell Brown Company

Without a doubt the largest homebuilder of his day, Russell Brown built well over 100 houses in Westmoreland, Avondale, Montrose and Rossmoyne between 1905 and 1924. The Russell Brown Company also built many homes in Munger Place and Highland Park in Dallas, and at one time had offices in Dallas and Los Angeles. They subsequently built many fine homes in the Southampton and Southmore areas of Houston, and were among the first homebuilders in River Oaks. The company constructed an average of one new home per month in Houston between 1923 and 1936.

Russell Brown moved to Houston in 1902 as vice-president of the Southern Pine and Cypress Company. He became active in homebuilding, notably

in the Westmoreland addition, and created the Russell Brown Company in 1906. Although not trained as an architect, he apparently designed many of the homes he constructed. At various times he also employed architects Alonza N. Dawson, Gonzalo Ancira and Mike Mebane. Russell Brown homes were built in every conceivable style: Late Queen Anne, Craftsman, Prairie, Colonial, and Italian Villa, from simple frame bungalows to elegant brick and tile mansions.

In addition to architectural design, the Russell Brown Company also provided building contracting services. They built the 1919 additions to the Montrose and Eastwood schools, the Hamman house at 802 Lovett, the Fondren house at 3410 Montrose, and at least one house on Courtlandt Place.

The Russell Brown Company often ran newspaper ads with photographs of recently completed houses. Advertising that they built "Homes - Not Houses", they also claimed that "the possession of a Russell Brown Home is forever a satisfaction", undoubtedly due to their "inflexible high standard". Just "ask the man who owns one". In 1915, they published a booklet of sketches, photographs and floorplans of "medium-priced homes", and in 1919 published a booklet of "fine homes". Many of the homes pictured in the 1919 booklet are/were on Montrose Boulevard, Lovett Boulevard, Avondale Avenue, and on Swiss Avenue in Dallas. A copy of this second booklet is in the Texas Room of the Houston Public Library; so far there are no known copies of Russell Brown's first book of homes.

Although quite a few Russell Brown houses are still standing in our immediate area (especially in Westmoreland and Avondale), only one

that we know of has survived in Audubon Place:

714 Harold (1913, demolished)  
3515 Montrose (1917, large 2-story tile with tile roof, demolished)  
3617 Montrose (1917, 2-story tile & stucco with tile roof, demolished)  
3420 Roseland (1916, demolished)  
704 W. Alabama (1920)  
814 W. Alabama (1914, demolished)

Russell Brown and his wife Allie lived at 3618 Burlington (in Westmoreland) from 1905 until he retired to his ranch in Duliff, Texas, in the mid 1940's.

### E.L. Crain & Co.

Edward Lillo Crain was an even more prolific homebuilder, to say the least. During his lifetime it is estimated he provided homes for at least 25,000 Houstonians. Born in Longview, he began his career as a bank teller and real estate officer for several Houston banks. In 1912 he began building homes in various parts of Houston, most notably in the Montrose area.

In 1917 he bought out the T.J. Williams House Building Plant, created the Crain Lumber and Manufacturing Company and began advertising "Ready-Cut Homes". Simple 1-story bungalows could be purchased from a wide variety of designs, with all framing, siding and cabinetry pre-cut and ready to just assemble on site. Many of these homes still stand today throughout Houston, especially in Cherryhurst, Pineview Place, Brady Home Addition and Southside Place. Crain went on to develop several subdivisions, most notably Garden Oaks and Southside Place.

The following houses in the Audubon Place area were built by E.L. Crain & Co.:

10 Harold (1915, demolished)  
 709 Harold (1916)  
 804 Harold (1915)  
 802 Kipling (1915)  
 904 Marshall (1913)  
 3509 Montrose (1916, demolished)  
 3404 Roseland (1916-17)

Edward L. Crain and his wife Annie Vive Carter (daughter of lumberman W.T. Carter) lived at 1117 Lovett Boulevard from 1916 to 1928.

## Historic Neighborhoods Photography Contest

To focus attention on the unique architectural resources of Houston's older historic neighborhoods, the Historic Neighborhoods Council, in conjunction with Houston FotoFest, are sponsoring the first-ever Historic Neighborhoods Photography Contest. The contest is open to all amateur, professional and neighborhood photographers, historians, and interested members of the public.

Entries should in some way highlight Houston's historic architecture and older neighborhoods, emphasizing the need and/or value of their historic preservation. Suggested subjects include exteriors, interiors, architectural details, street scenes, preserved and not preserved structures, even examples of

extreme "remuddling". Original historical photographs are also admissible, and there will be special prizes for photographs by children under age twelve.

All photographs must be 5x7 or larger prints, black & white or color, matted to fit 11x14 or 16x20 frames. Entries are due at the Greater Houston Preservation Alliance office, 712 Main Street, Suite 110, by March 2, 1998. Along with your photographs, please include the address, neighborhood, and any pertinent historical information. There is no entry fee or limit on the number of photographs submitted. Due to limited exhibition space the exhibit will be juried.

This will be the only photography contest of FotoFest's Seventh International Month of Photography, held during February 27-March 31, and will be judged by internationally acclaimed photographers Janice Rubin, Richard Payne, Gerald Moorhead, Alvin Gee, and architectural historian Stephen Fox. Winners will be announced at the opening reception at The River Cafe, 3615 Montrose Boulevard on Sunday, March 22, 1998.

For more information contact the Historic Neighborhoods Council at 713-526-8856 or the Greater Houston Preservation Alliance at 713-216-5000.

For more information about FotoFest 98, call 713-529-9140.

## APA Membership

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SEE YOU AT THE NEXT MEETING, THE HIGH SCHOOL FOR PERFORMING AND VISUAL ARTS (HSPVA), 4001 STANFORD, TUESDAY, FEBRUARY 17, 1998 AT 7:30 P.M.

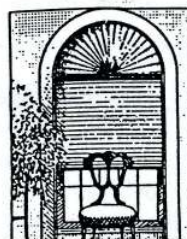
PLEASE NOTE - THE MARCH MEETING WILL RETURN TO THE RIVER CAFE ON THURSDAY, MARCH 5, 1998, AT 7:30 P.M.

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Houston, Texas 77006

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

Address: \_\_\_\_\_ Zip Code \_\_\_\_\_

Home Telephone: \_\_\_\_\_ Business Telephone: \_\_\_\_\_

☐

Renewing Member

☐

New Member

Committee Interests: \_\_\_\_\_

Annual Dues: \$10 per Person

# of Person \_\_\_\_\_

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

## L E T T E R

Vol. 8 No. 3  
March 1998

### A Deed Restricted Community

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#### Audubon Place Association

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information call 524-8725.*

#### President's Message

Sam Bernstein

**February Meeting** - Our February meeting was a joint meeting with members of First Montrose Commons and Roseland Estates and it was held on Tuesday, February 17th at the HSPVA. The meeting's primary topic was Security in our neighborhoods, and we heard from Kim Ogg, the Mayor's Anti-Gang Task Force Director.

For those of you who did not attend, Ms. Ogg told us that Gang activity is defined as any collection of three more individuals involved in organized criminal activity. She stated that the Houston gangs are usually affiliated with Chicago rival gangs and that almost all gangs here and elsewhere have alliances with loosely organized national gang networks. These gang networks are moneymaking enterprises involved primarily in selling drugs. However, gang members are often involved in committing burglaries & robberies.

Ms. Ogg stated that if you see youths (persons under 18 years old) roving around our neighborhood from midnight to 6 a.m., the police can pick them up

for being in violation of the night curfew. There is also a daytime curfew where youths are supposed to be in school or otherwise supervised from 9 a.m. to 2 p.m. and youth collections between those times can also be reported to police as daytime curfew violations.

Ms. Ogg stated that she was not aware of gangs being located in Montrose, but that gangs come to Montrose to commit crimes. She said most gangs these days are racially mixed, except for the growing white supremacist gangs who are more active in Montrose than in other areas since they often commit crimes against gays in Montrose. The white supremacist gangs will often sport tatoos of swastikas and other Nazi related symbols, or wear t-shirts with such symbols.

Regarding graffiti, Ms. Ogg stated that the sooner such graffiti is removed, the better since one item of graffiti will bring others with time. We can remove them ourselves, or report such graffiti to the Mayor's anti-gang task force and/or the police department. There is a law that forces property owners to remove graffiti from their property, and if they do not the city will remove it and charge the property owner for the removal.

If you have any questions about gangs or graffiti, the Mayor's Anti-Gang Office can be reached at: P.O. Box 1562; Houston, TX 77251; (713) 247-1441 & fax # (713) 247-1340.

Our Congresswoman Sheila Jackson Lee also attended our meeting for a short while and told us about some of the programs available at her office. It was kind of her to attend.

We had six people volunteer to form and serve on a Security committee to investigate various options to address our neighborhoods' resident's security concerns. This committee will be meeting and seeking input and making recommendations in the next few months. About 70% of the meetings' attendees were in favor of reforming a Constable Patrol program, so the committee will investigate that option thoroughly.

Esplanade Project & Donations - We would like to thank all the volunteers who helped with tilling and adding composted soil to the esplanade beds last month. Thanks also to our neighbors who made donations to the Esplanade project last month: John Unger & Kathy Welch, Terry Baird, and Val Ziegler. All who would like to donate, please give me a call at 526-4967. The Esplanade committee has decided to plant "Catawba" variety Crepe Myrtles and will pick between two varieties of Azaleas. We are now at the planting stage which will occur soon.

Dues are Due - Dues for 1998 are now due and are \$10.00 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), or bring them to our meeting. At our next meeting, I will also propose that APA renew our dues, as an association, to Neartown and the Houston Homeowner's Association.

See you at our next meeting. River Cafe, 7:30 p.m., Thursday, March 5, 1998.

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### Historic District Update

As many of you know, we are currently working on the application for Audubon Place to become listed on the National Register of Historic Places. The scope of the original project has been expanded a great deal by the Texas Historical Commission, since they prefer that historical districts encompass as much of the original subdivision boundaries as possible. As platted in 1911, the "Montrose" addition is bounded by Richmond, Taft, Pacific and Graustark. Although developed as residential-only, the "historic fabric" has been impacted by the two major commercial corridors of Montrose Boulevard and Westheimer Road currently cutting right through the middle of the original subdivision. Since the concept of "integrity" is very important to historic districts, areas with significant "non-contributing" structures must be excluded.

Consequently, the Texas Historical Commission staff is looking at creating what is called a "multiple property nomination", consisting of several districts as well as selected individual properties, all within the overall context of a "Montrose Historic District". This will be done in stages, beginning with the Audubon Place district.

The application for the Audubon Place district will probably be completed in the next month or so. After staff review, it will be presented to the Texas Historical Commission for consideration and hopefully acceptance into the National Register.

Since the National Register listing is only honorary, we need to consider becoming a City of Houston historic district as well. Since the research is already done, we would only need 75% landowner approval for a city district. Although the current City Preservation Ordinance is incredibly weak, becoming a city district would at least provide some additional neighborhood protection. We'll discuss the pros and cons of city listing next month.

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The April APA meeting will be Thursday, April 2, 1998, at The River Cafe, 3615 Montrose Blvd.

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Happy St. Patrick's Day!!!

# Architects and Builders in Montrose/Audubon Place - Part 3

Gary R. Coover

## Herman C. Vogt

At the present time, very little is known about builder Herman C. Vogt. He is first mentioned in the 1908-09 City Directory where he is listed as a carpenter, contractor and builder living on Cortlandt street in the Houston Heights. Listed as an architect by 1912, he subsequently moved into the Westover and Hyde Park areas before building and moving to 607 Harold by 1913. Herman and Alice Vogt briefly lived at 607 Westheimer before building and moving to 812 Hawthorne in 1918 where they lived until 1926.

Herman Vogt built the following homes in Audubon Place:

607 Harold (1913)  
609 Harold (1914)  
805 Harold (1915)  
815 Harold (1916)  
632 Hawthorne (1915, demolished)  
812 Hawthorne (1918)  
3412 Roseland (1914, demolished)

The only other houses we know of that he built in Montrose were all very close by: 525 Westheimer (demolished), 607 Westheimer (demolished) and 604 Westheimer (recently turned into a tattoo parlor - just what we needed!).

Herman Vogt constructed at least 4 new houses per year between 1925 and 1936, mainly in the Southmore area and the new additions just west of Montrose. Often living in many of the homes they built in Southmore, by the 1940's the Vogts had moved to 3065 Locke Lane in River Oaks.

## Elias Spinner

Homebuilder and lumber yard owner Elias Spinner first appears in the 1903-04 City Directory working as a clerk for Joseph Weidinger, selling groceries and beer at 619 Tuam. Working briefly as an auditor for the H&TC Railroad, he returned to the Joseph Weidinger Company when they moved to 4902 Washington avenue in what was then the separate town of Brunner. In 1913 he started the Spinner-Hay Lumber Company at 4701 Washington avenue. By 1917 it was known as the Spinner Lumber Company, and he was joined by Joseph Weidinger (and later Weidinger's widow), and also his wife Tillie. During World War I they advertised an inventory of over 1 million board feet of lumber.

Elias Spinner built seven houses that we know of in Montrose between 1915 and 1917, all in Audubon Place:

716 Kipling (1915-16)  
814 Kipling (1915)  
702 Marshall (1916)  
716 Marshall (1915, 2-story, demolished)  
810 Marshall (1916, 2-story, demolished)  
718 W. Alabama (1916-17)  
720 W. Alabama (1917)

In 1919 he built and lived in the Spinner Apartments at 1304 Chenevert, later living at the Yotive Apartments at 3215 San Jacinto. According to the 1926 City Directory, the Spinner Lumber Company were "dealers and retailers of band sawn steam dried yellow pine lumber, shingles, sash, doors, mouldings and mill work". They also financed homes. By the mid 1940's Elias Spinner had switched to the insurance business, and lived at 3721 Rio Vista in Riverside Terrace.

## T.E. Johnson

Tiffin E. Johnson built at least nine homes in the Montrose area, seven of which were in Audubon Place. He was born in Houston about 1885, and first appears in the 1903-04 City Directory as a stenographer for the Continental Lumber Company. He later became bookkeeper and secretary for the Edward Weil Company, wholesale liquor distributors. Married to Kate Cravens, he became a lumber broker in 1911, and briefly lived at 813 Marshall, 415 Westheimer, 420 Westheimer, and 4302 Garrott. He was president of the T.E. Johnson Lumber Company, the Independent Lumber Company, and the Johnson Lumber & Building Company.

The following houses in Audubon Place were built by Tiffin Johnson:

809 Marshall (1914)  
906 Hawthorne (1915, 2-story, demolished)  
813 Marshall (1915, 1-story bungalow, demolished)  
803 Marshall (1915)  
912 Kipling (1915-16)  
912 Marshall? (1916)

He built at least eight houses in various parts of the city between 1927-1931. By the mid 1940's, the Johnsons lived at 2919 Ella Lee in River Oaks while he was president of the Interstate Wrecking Company, dealing in used lumber and building materials and advertising "we buy homes and buildings to wreck". One wonders if he ever demolished any of the homes he originally built...

Neighbor  
3503 Audubon Place  
Houston, TX 77006

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

**Join Audubon Place Association**

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

Name: \_\_\_\_\_

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

Address: \_\_\_\_\_ Zip Code \_\_\_\_\_

Home Telephone: \_\_\_\_\_ Business Telephone: \_\_\_\_\_

☐ Renewing Member

☐ New Member

Committee Interests: \_\_\_\_\_

Annual Dues: \$10 per Person # of Person \_\_\_\_\_ 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

## L E T T E R

Vol. 8 No. 4  
April 1998

### A Deed Restricted Community

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#### Audubon Place Association

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**THE APRIL MEETING OF APA  
WILL BE HELD ON THURSDAY,  
APRIL 2, 1997, AT THE RIVER  
CAFE, 3615 MONTROSE.**

*APA can be reached by mail at 2615  
Waugh Drive, No. 108, Houston,  
Texas 77006. President - Sam  
Bernstein - 526-4967, Vice President  
- Gary Coover - 526-8856.*

*The Newsletter is published monthly.  
Articles or letters should be delivered  
to 816 Kipling. For advertising  
information call 524-8725.*

#### President's Message Sam Bernstein

Esplanade Project & Donations: The esplanade is ready for planting! The committee plans on four different stages of planting: the Crepe Myrtles, ½ the Azaleas, the other ½ of the Azaleas, and finally the ground cover - Asian Jasmine. I am ordering 31 Catawba variety Crepe Myrtles for Stage One. The trees are 12 - 20 feet tall (we plan on keeping them pruned down to the shorter end of their range) with deep purple flowers. We are going to order Marantha Pink Azaleas which have medium pink flowers, are vigorous bloomers with a single to double hose-in-hose flowers and a low, compact habit.

Thanks to the following who donated to the Esplanade project in late February & March: Brian & Kathy Stringer, Lynn Gevirtz, Liz & Brian Dantone, and Clay Sterling. We are nearly at our fundraising goal for the project (only \$210 away), and if you would like to donate, please give me a call at 526-4967.

Hawthorne & Bagby Traffic Project: There will be a Public Meeting on Monday, March 30th, 7 - 9 p.m. at the Museum of Fine Arts, Brown Auditorium. This meeting is being held by the City's Neighborhood Traffic Calming Section for the purpose of discussing the effects of the temporary devices at Hawthorne and Bagby and the alternate plan (which I believe is to close traffic at that intersection to all but one lane of westbound traffic).

I have received notice of this meeting from the city along with a response card. The city is seeking public comment on the current temporary barriers and wants to know whether we support the situation as it is. To express your opinion or to get further information, you can call the city's Neighborhood Traffic Calming Section at 713-658-4300, or you can write to them at: City of Houston; Public Works & Engineering; Traffic Calming Section; Post Office Box 1562; Houston, TX 77251-1562. Any comments must be sent within 14 days following the 3/30/98 meeting. Please attend the meeting and let the City know how you feel.

Grif's St. Patrick's Day & the Westheimer Street Festival: Well we survived another March 17th! Grif's spent 6 days celebrating it this time and they got the city to permit their closing-off of half of Harold for much of that time. On Audubon, traffic and parking was only bad on St. Paddy's day itself, but the closer you are to Grif's the worse the impact - noise, slow traffic, and lack of parking. I would welcome any and all residents near Grif's to join APA so that we can as a group address our concerns about Grif's to the City. It would be a good idea to form a committee that can work with both Grif's and the City to minimize the celebration's impact on our neighborhood (as well as work with Grif's and the City to minimize Grif's adverse impact on the neighborhood year round).

And now that April is upon us, we get to experience the joys of the Westheimer Street Festival again. There will be alternate side of the street parking again this year. Unfortunately I cannot tell you when the street festival will be because I do not know whether that has been decided - the promoters apparently have reserved every weekend in April, so they can choose the one they like best. Last year there was supposed to be a "no alcohol in or out" rule for the festival, but it was not enforced. Neartown's festival committee is working to try to have the rule enforced this year.

Dues are Due: Membership dues for 1998 in the amount of \$10 per person are due for all APA members. Please send your checks to our treasurer, Maaïke Van Bommel (521-1091) or send them to our postal box (2615 Waugh Drive, # 108, Houston, TX 77006) or bring them to our April meeting. At our March meeting, the members decided that APA should join at the group level both Neartown and the Houston Homeowners Association.

April Meeting - Our April meeting will be at the River Cafe on Thursday, April 2, 1998 at 7:30 p.m. See you there!

#### **A New Neighbor in Audubon**

The Lesbian and Gay Community Center of Houston will be moving into the gray two-story house at 803 Hawthorne. How many of us think of a "Community Center" as a place where people gather for recreational and cultural activities? But in this case, the Lesbian and Gay Community Center is more of an organization that will house different services and offices and provide information for the lesbian and gay "community."

According to their representative, Stuart Zukerbrod, they plan to serve three major functions. One, as a sort of clearing house of current information such as theater events, business events, and other current events. Second, as a building that houses present organizations such as the Chamber

of Commerce, the Community Switch Board, and possibly several others groups yet to be confirmed. Third, to offer a place where groups, civic associations, and others can hold meetings in one of two rooms that will be available. There will be a charge for the rooms. If you are interested, you can contact their Program Director for information after they move in.

They currently have plans to install a wheel chair ramp in the rear of the building as well as (in the near future) additional rear paved parking. Initially their hours will be from 5:00 p.m. to 10:30 p.m. As they grow with programs and rentals and housing of additional organizations, they will expand their hours 10:00 a.m. to 11:00 p.m.

They have joined APA and hope to be active neighbors with us.

# Real Estate Corner by Laura Devinney

There has been a great deal printed about the hot Real Estate Market in Houston right now. Perhaps you've read about it. All of the new development has contributed to this as well as a small inventory and a rush to purchase property in the "inner-loop", to live the urban life-style without commuting. There are other reasons, but the end result is greater demand, higher prices, and low marketing times. Resale homes are few. Townhouses, in whatever shape or style, are plentiful and pervasive. The resale homes in Audubon are commanding good prices because of the general demand for nice property close to downtown with deed restrictions. A house in Audubon in good condition, with no deferred maintenance, is a liquid asset these days, if it is for sale. In short, we are experiencing a "Seller's Market" right now, and it should continue for a while. These are some listings in Audubon:

## For Sale:

905 Kipling	
Single Family with Quarters	\$348,000.
3505-3510 Stanford	
5 Townhouses	\$99,900. (each)
3521 Stanford	
Townhouse	\$99,900.
615 Kipling B7	
Condo	\$42,500.

## Sale Pending:

808 Harold	
Single Family	\$329,000.
710 Kipling	
Single Family	\$329,000.

615 Kipling A4

Condo	\$43,500.
710 Hawthorne	
Townhouse	\$129,900.
633 Hawthorne	
4 Units	\$199,000.
3701 Audubon	
Duplex with garage apt.	\$239,900.

## Sold:

708 Kipling	
Single Family	\$235,000.
711 Marshall	
Single Family with Quarters	\$190,000.
613 Harold	
Single Family with Quarters	\$194,900.
808 Marshall D	
Townhouse	\$135,500.
615 Kipling B9	
Condo	\$85,000.
815 Kipling 204	
Condo	\$46,000.
518 Hawthorne	
Duplex	\$165,000.

Newly constructed townhouses and/or lofts are available throughout Neartown. Prices range from the mid \$200's to the low \$300's. There are fourteen on Lovett Blvd., 12 at the end of Hawthorne by the spur, 12 on Westmoreland, with phase 2 under construction, many many more. This market is also experiencing some resale already! Most lots are sold, and again, prices are high for dirt! This may be Boom Time, but, I for one, am suffering a little with the congestion. I will be walking more, as driving is becoming counter productive.

# Historic Montrose Association News

The deed restricted part of Audubon, (which is the majority) has had a few issues come in. Mostly violations and neighbors seeking assistance. They are:

Signage	802 W. Alabama
Dumpster	805 - 809 Marshall
Occupancy	805 - 809 Marshall
Development	3401 Audubon / 515 Hawthorne

In addition to the beautiful Audubon signs that were installed last Spring, Historic Montrose Association has put a small addition under them.

If you as a neighbor would like to ask about the restrictions and/or report violations, please call Laura Devinney at 529-9926, Sam Bernstein at 526-4967 or the City of Houston Deed Restriction Hotline at 652-3200.

Neighbor  
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Date: \_\_\_\_\_

Address: \_\_\_\_\_ Zip Code \_\_\_\_\_

Home Telephone: \_\_\_\_\_ Business Telephone: \_\_\_\_\_

☐

Renewing Member

☐

New Member

Committee Interests: \_\_\_\_\_

Annual Dues: \$10 per Person

# of Person \_\_\_\_\_

Total Dues Paid \$ \_\_\_\_\_

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

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



# AUDUBON PLACE ASSOCIATION

## A Deed Restricted Community

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### Audubon Place Association

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The Newsletter is published monthly. Articles or letters should be delivered to 816 Kipling. For advertising information call 524-8725.

### President's Message Sam Bernstein

#### Westheimer Street Festival:

This spring's street festival will be Sat., May 2nd & Sun. May 3rd. "No Parking" signs will go up on the south sides of Hawthorne, Harold, Kipling, & the north side of Marshall on Friday, May 1st, so keep a lookout. Again, report problems to the police department; any evidence (photos or notes) of trash, urination, or other wrongdoing of Street Festival patrons would be appreciated.

Esplanade Project & Donations: We have reached our fundraising goals!!! Many thanks to all those who have donated in the past, and special thanks to Melinda & David Crader, Gary Trainer, and John R. Ray & Sons, Inc. insurance agency.

We were unable to locate enough of the Catawba Crepe Myrtles, so we have ordered the "Twilight" version of tree. They have a deep purple flower & reach app. 18' at maturity. Mayor Brown may attend a planting event to see and be seen while we are beautifying our neighborhood.

Beautification in Houston: Mayor Brown is developing a "Clean Neighborhood Program"

whereby the city will work with neighborhoods to clean litter and trash, improve environmental conditions here, and beautify the neighborhoods. Furthermore, Councilman-at-Large Carroll Robinson is suggesting formation of a Green Commission to beautify the city and address environmental issues. I am happy that these issues are receiving attention from the city and APA plans on monitoring all future events and becoming involved.

Crime & Security: The Houston Police Department's Bike Patrol has been patrolling our neighborhood recently, as many of you know. I have called to commend them for being around and to report to them that they should patrol the alleyways through our neighborhood also. Any time you receive their notice, or see a suspicious situation, you can call them and report it. I have been burglarized from the alleyway behind my house before. Any condition which you feel could be a hazard should be reported. Remember, no crime is too small to report!!!

Historic Audubon Place: Gary Coover has provided most of the information needed for our

designation as a historic neighborhood with the federal & state registers. The historical committee is working on applying with the City to designate our neighborhood as historic with them. Committee members will probably be contacting homeowners soon about this process

Meeting with Grif's: At our April meeting, we decided that we should attempt to form a committee that would act as a formal mouthpiece for interacting with Grif's. We feel that the committee can be an information conduit with Grif's and can be a way to give Grif's input on ways to lessen the undesirable impact that Grif's has on the neighborhood. I would like to invite anyone in the neighborhood who would like to join this committee to call me at 526-4967. Robert Martinez, who manages Grif's business has pledged to keep me informed of Grif's events, and he has agreed to listen to our complaints and do what he can to relieve problems. By forming this committee, APA is not in any way endorsing, sponsoring or approving of Grif's actions.

May Meeting - Our May meeting will be on Thursday, May 7th, 7:30 p.m. at The River Cafe. See you at our next meeting.

### Advantages of Becoming a City of Houston Historic District

Although we are currently applying for National Register Historic District status for Audubon Place, it is important to take a close look at becoming a City of Houston Historic District as well. What are the advantages of a City listing? Quite a few, especially when compared with the National listing which is symbolic only. Based on Houston's incredibly weak Historic Preservation Ordinance (#95-228), advantages of City listing include neighborhood protection, education and tax breaks.

Within a historic district, the Houston Archaeological and Historical Commission reviews and regulates exterior alterations, new construction, relocations and demolitions. (This might have prevented the recent demolition of 3401 Audubon, or the Burkitt Foundation houses on Hyde Park.) It is important to note that the Commission and the ordinance are concerned with exterior and neighborhood appearances only, and do not regulate land use or any interior changes. The ordinance does not override deed restrictions.

All exterior changes to a property within a historic district must receive a "Certificate of Appropriateness" from the HAHC before a building permit can be issued. As it is currently set up, there is a ninety-day waiting period for applications which have been denied, at which time the owner can do whatever they want anyway. It is hoped, however, that this ninety-

day period can be utilized to educate the owner about more appropriate styles of construction within the particular district. The new townhouses on Westmoreland Avenue are an example of the process suggesting more historically-correct facades - much better than the typical Perry Homes "all-garage-door" designs!

The requirements for an individual property to qualify in a City Historic District are not as strict as the National Register, since "potentially contributing" structures are included (in hopes that unsympathetic alterations will eventually be reversed). However, a City Historic District does require the written approval of at least 67% of the property owners who own 51% or more of the land area in the proposed district. Think we can do this? I would like to think so!

There is a lot of townhouse redevelopment in the inner city these days, and at present there are virtually no restrictions on what developers build or what it looks like. City Historic District status at least adds a review and approval process that hopefully could protect our neighborhood from inappropriate "get rich quick" land development.

# Real Estate Corner Laura Devinney

It is worth noting here that because of the Real Estate market's boom right now, **the houses in Audubon Place have an exceptional value.** The reasons for this include the general low inventory of resale homes, the historic character of the houses and the neighborhood, the proximity to downtown, neighborhood deed restrictions, and the diversity ( nothing like the suburban "planned communities" ) and desirability of the neighborhood as evidenced by the beauty of the unique, well maintained homes. **There is a demand for the houses in Audubon Place, as they are, not for land value.**

I have realized, and you may have also, that there has been some solicitation by land developers, realtors, and builders to purchase Audubon's houses for new development. What this ultimately means, if they are successful, is that they will convince some owners that their property is worth only the land value. They will purchase the homes and knock them down and substitute, for that gracious and remarkable old house, a very densely filled lot of "new

townhomes" that are 3 to 4 stories high. This will eventually change the neighborhood, its character and beauty, and make the quality that was once Audubon Place disappear. The quality that we have now is worth maintaining and saving. **Our homes are worth more than land. Please seek a second opinion on the value of your property. Often houses are sold for demolition without ever having come to market in a competitive way.**

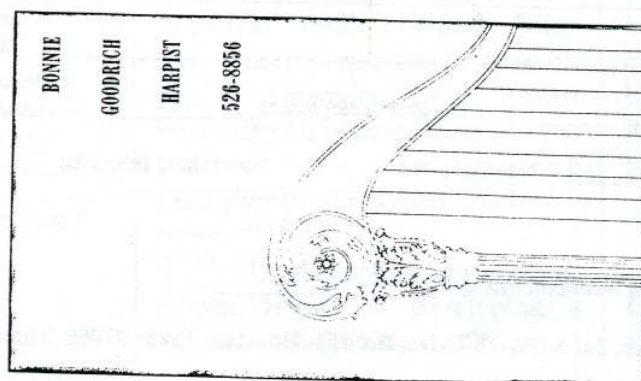
Recently, there was a purchase in Audubon of a two story home for major renovation. The purchase price was \$190,000. Consider more than \$100 per square foot as a basis for a total gut and redo. **There is a strong demand for the historic and graceful homes of Audubon Place, to live in, to renovate, to enjoy.** Walk around the streets of Audubon and take note of the homes being expanded and redone; take note of the beautiful homes. For many of us, that is one reason why we choose Audubon as our neighborhood. Our neighborhood to the east, Westmoreland, also boasts some beautiful, historic houses. The larger two story houses do not sell for less than \$300,000. in today's Real Estate market. Courtland

Place, another graceful neighborhood of older houses, also commands at least \$600,000 for those homes. **Audubon Place's property values are certainly on a scale to those of our neighbors.** If you are thinking of selling your house, talk to someone knowledgeable about historic properties and/or talk to a few Realtors especially ones that know about older homes who have sold them and have customers looking to buy them.

There are currently 2 properties on Hawthorne, that have been put under contract for demolition by a developer to build a new townhouse development. These homes are historical, beautiful, and also lived in. They are not obsolete in any way. I, for one, will mourn their passing, if it comes to pass. Audubon is working on getting a Historical District designation. It will happen. It cannot be too soon.

## For Sale:

3401 Audubon	
Patio Home, new construction	\$309,000.
515 Hawthorne	
Townhouse, new construction	\$259,000.
511 Hawthorne	
Townhouse, new construction	\$259,000.
808 Harold Single Family	\$329,000.
810 Harold Townhouse	\$169,000.
900 Blk. Kipling Single Family	\$???



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



# AUDUBON PLACE ASSOCIATION

## L E T T E R

Vol. 8 No. 6  
June 1998

### A Deed Restricted Community

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**THE JUNE MEETING OF APA  
WILL BE HELD ON TUESDAY,  
JUNE 16, 1998, AT 7:00 P.M. AT  
CHAPULTEPEC MEXICAN  
RESTAURANT, 813 RICHMOND  
AVE.**

APA can be reached by mail at 2615  
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- Gary Coover - 526-8856.

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to 816 Kipling. For advertising  
information call 524-8725.

#### President's Message By Sam Bernstein

My Outgoing Message: My position as APA president concludes at the end of June. I would like to express my thanks to all those who have helped me these past 18 months and all those who have contributed to the health and prosperity of APA. I would particularly like to thank my officers: Gary Coover - Vice President; Maaiké Van Bommel - Treasurer; & Ann Lugg - Secretary. We've had a good 18 months, with several successful achievements including:

A) Winning a City of Houston Matching Grant for beautification of the Audubon Place esplanades. Thanks to all those who contributed financially (see below) and to all those who have volunteered in digging and preparing and planting the esplanade beds. Special thanks go especially to the Grant writing committee of John O'Donnell, Sam Bernstein, Tony Herrada, Peter Boyle, and Patty Thompson. Our grant was one of only 7 projects chosen out of over 30 proposals; the benefits of this esplanade program will be with us for years to come.

B) The placement of APA signs at the neighborhood's borders which also announce that we are a

deed restricted neighborhood (Thanks to Peter Boyle for designing the signs and Laura Devinney for her work on making the project happen).

C) The negotiations over the building to be placed on the lot at 3400 Audubon Place & Hawthorne. The builder who bought the property and bulldozed the house there compromised with the Historic Montrose Association deed restriction committee and agreed to place fewer townhomes on the lot that he'd originally planned.

D) We have made significant strides towards qualifying APA as a Historical District with the state and federal governments. While those applications are underway, the Historical Committee is working on qualifying as a Historical District with the City of Houston. Thanks go to Gary Coover, Bonnie Goodrich, Patty Thompson, Ed Kopenitz, Karen Bernstein, and all the other residents who have worked on these projects.

E) Hawthorne Traffic Project: Clay Sterling and John O'Donnell were APA representatives who participated with Westmoreland members to work with the City on cut-through traffic abatement at the intersection of Hawthorne & the Spur. While the completed project

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Address: \_\_\_\_\_ Zip Code \_\_\_\_\_

Home Telephone: \_\_\_\_\_ Business Telephone: \_\_\_\_\_

☐

Renewing Member

☐

New Member Committee Interests: \_\_\_\_\_

Annual Dues: \$10 per Person # of Person \_\_\_\_\_ 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

## L E T T E R

Vol. 8 No. 7

July 1998

### A Deed Restricted Community

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WILL BE HELD ON THURSDAY,  
JULY 2 1998, AT 7:30 P.M. AT  
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3615 MONTROSE BLVD.**

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Sam Bernstein - 526-4967.*

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information call 524-8725.*

#### President's Message

By Gary Coover

What a neighborhood! Someone can move in, put pink flamingoes in their front yard, and still be elected president of the Audubon Place Association!

Seriously though, Bonnie and I thoroughly enjoy living in this wonderful neighborhood, and I appreciate very much the honor and the opportunity to serve as president of your association.

Being relative newcomers (February 1996), I suppose we are part of that group who have chosen to live in Audubon Place because of the older historical houses, large trees, and friendly neighbors. We were pleasantly surprised to find that the civic association is not run by a bunch of autocrats, but by people who genuinely enjoy the neighborhood and each other's company. It is a fairly small, yet committed, group that meets every month to try to maintain and enhance the neighborhood for all of us who live here. If you have not yet attended one of the meetings (first Thursday, 7:30 p.m. at the River Café), please come by and at least say hello. If you haven't been in awhile, remember I'm new, so any past problems don't apply any more!

For those of you interested in a little background, I am a civil engineering graduate of Rice University; my wife Bonnie is a professional classical harpist. I am on the board of the Greater Houston Preservation Alliance, and currently chair the Historic Neighborhoods Council of Houston. For over 15 years I was also the producer and host of the "Shepherd's Hey" radio program of British Isles traditional music and folklore.

Since moving into Audubon Place, I have spent an inordinate amount of time researching the development and history of Montrose - hopefully you have enjoyed some of the historical articles in the newsletter or attended the Preservation Alliance walking tour of our neighborhood. Learning about the various architectural styles, notable residents and development history just adds to all the other good reasons why we live in this great old neighborhood.

Of course, I have all sorts of ideas for various neighborhood projects, but first I would like to hear from as many of you as possible. Our answer machine is always on, catch up with me at the neighborhood meetings, or at least leave a note in our mailbox with comments, ideas or suggestions.

Membership in the association is still only \$10 per person, and all are welcome whether you rent or own, live in a house, townhouse or condo, or own a business within our boundaries. It's a bargain compared to the mandatory property owner assessments in some subdivisions costing several hundred dollars. I know it sounds trite to say "get involved", but neighborhoods and communities don't become places worth caring about by happenstance. Audubon Place is one of the most unique and beautiful residential areas in Houston - let's do what we can to keep it that way! See you on Thursday, July 2, at the River Café at 7:30 p.m.

#### Notes From the Right Honorable Vice President

By Sam Bernstein

Although I am no longer president, I have information to impart and will periodically write a column (although it probably won't always be so self-flatteringly titled). Regarding the Esplanade Project we have completed our first and the major phase of planting. Since we could not find the ground cover we needed, I contacted Texas Native Nursery and they are growing the wooly Stemodia ground cover for us. The ground cover should be ready to plant in mid to late September and we will do it then.

I also wanted to pass along some information regarding trees in Neartown. Neartown association is

forming a Tree Committee and I am serving on it. In concert with the fact that the City is performing a Tree Survey where they will arrange for identification of all the street and setback trees in the city and their health. Neartown is working to assist its Civic Associations to do this survey and to try to have the City do Neartown first. I am asking for volunteers to help me do this survey of Audubon Place. If you would be so kind to help, please call me, Sam Bernstein, at 526-4967.

**RECYCLING DAYS:** I am passing along the following information regarding recycling sent to my wife, Karen who is our recycling chairperson. The recycling schedules for 1999 will be mailed out in August or September. For the rest of 1998, Recycling will be on the following days (normally every other Tuesday except when holidays interfere with the schedule). **All days in the list below will be Tuesdays unless noted:** July 14 and 28, August 11 and 25, September 9 (Wed) and 28, October 6 and 20, November 3 and 17, and December 1, 15, and 29. A list of the items recyclable is attached.

Have a great summer!

#### RECYCLING

The following items may be recycled:

NEWSPAPERS, MAGAZINES, SHOPPING CATALOGS & COLOR AD INSERTS - Must be loose, clean and dry. Stack inside bin, or place in paper grocery bags alongside bin. *No strings, rubber bands or plastic bags.*

PLASTIC BOTTLES ONLY MARKED RECYCLABLE - (neck must be smaller than base.) Crush when possible. Remove and discard all plastic lids. *No motor oil or wide mouth containers. No containers larger than 3 gallons.*

TELEPHONE BOOKS - Will be collected throughout the year. Place on the bottom of recycling bin, separate from newspapers.

ALUMINUM, TIN, STEEL & EMPTY AEROSOL CANS - place small metal lids inside larger containers. Labels are OK.

GLASS FOOD & BEVERAGE BOTTLES & JARS - Clear, Green, and Brown only. Remove lids. No broken or treated glass (i.e. mirrors, window panes, ceramics, drinking glasses, etc.).

USED MOTOR OIL - Drain into clean, screw-top, detergent free, non-chemical container. A plastic milk bottle or the original container can be used. Place next to recycling bin. *No containers larger than one gallon. No Antifreeze bottles please.*

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

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_ Zip Code \_\_\_\_\_

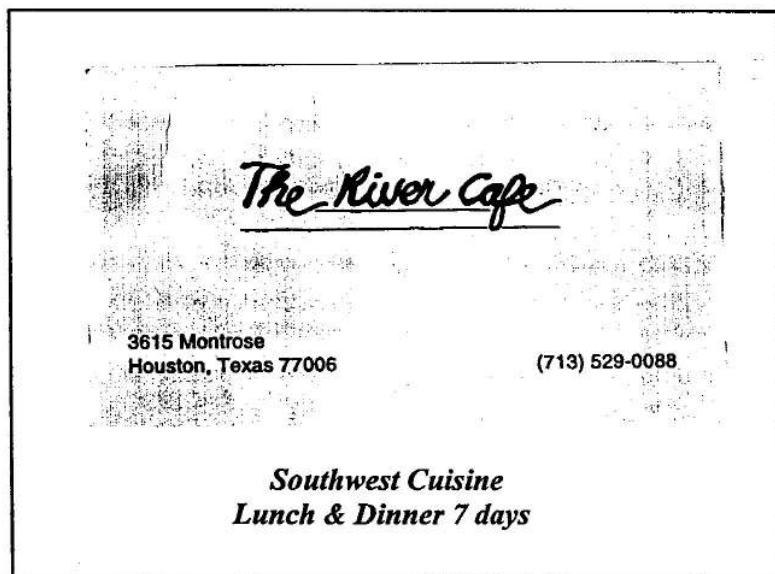
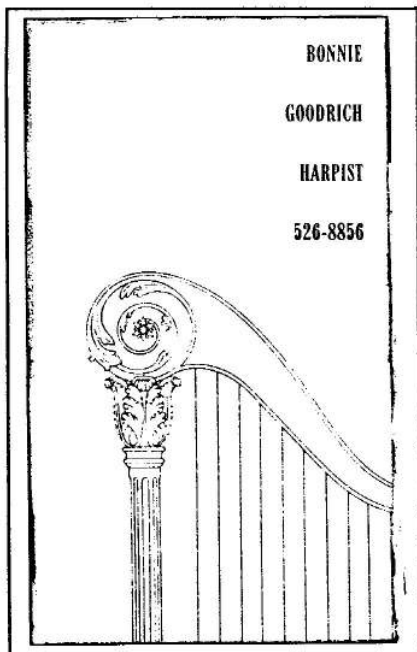
Home Telephone: \_\_\_\_\_ Business Telephone: \_\_\_\_\_

Renewing Member ☐ New Member ☐ Committee Interests: \_\_\_\_\_

Annual Dues: \$10 per Person # of Person \_\_\_\_\_ 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!



---

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PERMIT NO. 7200

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

---

**A FEW TIPS ON SOLID WASTE (TRASH, GARBAGE, REFUSE) COLLECTION:**

**Pick-up is now on Friday, not on Tuesday (except recycling), only on Friday.**

**Put the bin in the street with the wheels against the curb. If you put the bin on the curb and someone parks in front of it, the bin will not be picked up. The truck operator does not get out of the truck to move the bin.**

**If you have more than one bin, put them two feet apart so the arm can grab the bin.**

**Do not have things (limbs, poles, boxes, etc.) sticking out of the top of the bin. If something will fall out on the street, the operator may not pick up the bin.**

**Please remove the bin from the street and put it out of sight after pick-up.**

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# AUDUBON PLACE ASSOCIATION

## LETTER

Vol. 8 No. 8  
September 1998

### A Deed Restricted Community

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**THE SEPTEMBER MEETING OF  
APA WILL BE HELD ON  
THURSDAY, SEPTEMBER 3 1998,  
AT 7:30 P.M. AT THE RIVER  
CAFE RESTAURANT, 3615  
MONTROSE BLVD.**

*APA can be reached by mail at 2615  
Waugh Drive, No. 108, Houston,  
Texas 77006. President - Gary  
Coover - 526-8856, Vice President -  
Sam Bernstein - 526-4967.*

*The Newsletter is published monthly.  
Articles or letters should be delivered  
to 816 Kipling. For advertising  
information call 524-8725.*

#### PRESIDENT'S MESSAGE

By Gary Coover

#### National Night Out

Thanks to all of you who came out on Tuesday, August 4, for the National Night Out program! In spite of the insufferable August weather, we had a nice turnout of old and new neighbors. It's always nice to make and renew neighborhood acquaintances and friendships, and the Night Out program also gives us an opportunity to meet many of the police who patrol our area.

#### Esplanade Project

Have you seen the cover of the latest issue of the City Planning Department's magazine "Momentum"? It is a great photograph of Audubon volunteers hard at work planting the esplanade area in the 3700 block of Audubon Place. Congratulations for all their hard work!

But wouldn't you know it, this planting and beautification project began at the start of one of the hottest and driest summers since the 1950's. I think some of the plants are actually surviving. Since we are now a "cover story" example of the City's matching grant program, we probably need to re-evaluate our esplanade planting and maintenance plan so it will look presentable to visitors. A few hardy souls are waging a valiant effort to get the esplanade plants established

through this heat wave. When you see them out watering, why not hand them a cold iced tea or lemonade or perhaps even Gatorade?

#### City of Houston Historic District Petition Drive

We began with a great start last May by hosting a Preservation Week Petition-Signing Party in the esplanade. And then the temperature hit 100 degrees and kind of stayed there for several months! So far we have over 60 signed petitions, representing approximately 25% of the total land area of our neighborhood. Although we only need 51% of the owners representing 67% of the land area, it would be nice to have a near-unanimous response. Due to the unique architecture of our houses and the histories of our early residents, we meet all the criteria for a City of Houston Historic District, and even for a National Register Historic District. Hopefully we can get the petition drive completed fairly soon. Once completed, the application goes before the Houston Archaeological and Historical Commission, the Platting and Development Commission, and then City Council before it becomes official.

#### Newsletter Articles

Have you written an article yet for our newsletter? The topics are almost unlimited, and I'm sure there are a few budding writers out there with articles or stories to share with fellow

neighbors. How about a review of a nearby restaurant, a profile of one of the businesses in our neighborhood, a history of your house, restoration stories, gardening tips, etc.? Since we are called "Audubon Place", how about a series of articles on the many songbirds found in our trees and gardens? On a more somber note, perhaps we should have a monthly listing of the "incident reports" from the Houston Police Department PIP Program. Although our neighborhood has been fairly quiet and safe lately, we should be made aware of any potential problems. And I know there are several Realtors in our area - how about a monthly listing of neighborhood properties for sale? Lots of possibilities here, and I'm sure everyone has at least one article or story they'd be willing to share with their neighbors.

The newsletter is mailed free of charge to all residents in Audubon Place, almost four hundred altogether. Just drop of a diskette of your article in either WordPerfect or Microsoft Word format to our trusty editor and publisher, John Unger, at 816 Kipling by the 15<sup>th</sup> of each month. It's that simple!

#### Next Audubon Place Association Meeting, September 3, 1998

Our next neighborhood meeting will be held as usual at the River Café on Thursday, September 3, at 7:30 pm. All are welcome, whether you rent or own, live in a house, townhouse or condo, or own a business within our boundaries. We will discuss the upcoming Neighborhood Connection Conference sponsored by the City Planning Department, and discuss potential neighborhood projects. So please come and share your ideas!

#### **ARCHITECTS AND BUILDERS IN MONTROSE/AUDUBON PLACE - PART 4**

Gary R. Coover

#### Fred J. Marett

French-Canadian architect, carpenter and builder Fred J. Marett moved to Houston about 1895, and subsequently built some of the finer homes of his day. In 1912 he completed a huge neo-classical mansion for Mrs. T.K. Dixon at the corner of Main Street and Berry (since demolished) that was considered "one of the finest examples of colonial architecture in the South". In 1915 he built a \$30,000 "tapestry brick" home for R.E. Burt at 530 Lovett Boulevard (still at the northeast corner of Lovett and Stanford). At the time it was completed, the Burt house was the third most expensive house in Houston outside of Main Street - only the Link mansion and the W.T. Carter home in Courtlandt Place cost more to build.

Two of Fred Marett's houses survive in Audubon Place:

604 Hawthorne (1914)  
709 Marshall (1913)  
812 Marshall? (1916, 2-story, demolished)

A classified ad in the Houston Post on June 4, 1914, referred to 512 Hawthorne as "A Little Palace...nothing finer in Houston", and listed F.J. Marett as owner and builder. About that same time he had just completed a huge house on Yoakum Boulevard (where UST's Jones Hall now stands), described at the time as having a stucco exterior, tile roof, tea room, breakfast room, ball room, south sleeping porch, music room, terrazzo porch floors, tile kitchen and bath, and included handsome hand painted decoration.

Other Marett houses in our area can be found at 407 Avondale, 412 Avondale, 502 Avondale, 411 Westheimer (now "The Mausoleum"), 420 Lovett Boulevard and 530 Lovett Boulevard.

Marett was a fastidious carpenter who spoke very broken and heavily accented English, and would show up at the job site with a horse-drawn wagon full of tools. According to his daughter-in-law, he may have been the first builder to install fold-up Murphy beds in Houston. Apparently fairly wealthy at one time, Fred Marett died quite poor in 1937, mostly due to bad investments and ill health.

#### Henry H. Yates

First listed as a blacksmith's helper in the 1900-01 City Directory, Henry H. Yates came from a family of carpenters. By 1903 he was listed as a brick mason, and lived briefly in the Hyde Park and Westmoreland areas. Although he built about a dozen houses in the general Montrose area and was an active general contractor until at least 1936, we know of only two houses that he built in Audubon Place:

814 Marshall (1914-15)  
816 Hawthorne (1915)

Henry and his wife Minnie lived in various houses in the Hyde Park area until moving to Wrightwood street near the Woodland Heights in 1919.

**VICE - PRESIDENT'S MESSAGE - Sam Bernstein**

**Esplanade Project & Donations:**

We planted Loropetallums in June and given the drought and irregular watering (among some others, I did not do enough watering) we have lost at least 10% of those plants. In the middle of September we will get all the groundcover plants which are being specially grown for us in Austin @ Native Texas Nurseries. Keep an eye out for placards in the esplanades asking for volunteers when we plant the "wooly Stemodia" groundcover. We also need to do weeding & possibly install steel borders around each of the plots. Finally, I would recommend that we try to get an irrigation system installed for each esplanade, and maybe we could try to get a matching grant for such a project next year.

Thanks to the following generous esplanade project contributors who gave over the summer: Brad & Linda Harms & the Carvo Townhomes at 3403 Audubon Place #7.

Our esplanade project made the cover of the Summer 1998 magazine **MOMENTUM**, the publication of the City's Planning & Development department. On the cover is a nice picture of Peter Van Bommel, John O'Donnell, and Linda Harmes who were three of the over 20 volunteers who helped with planting the Loropetallums & spreading mulch. I have a few extra copies of the MOMENTUM magazine, and in case anyone

would like one you can call me at 526-4967. I will be speaking about the City's Matching Grant program at the City's Neighborhood Connections Conference on September 12th.

**Upcoming Grif's Events:** Grif's will be having a Labor Day party on Saturday, September 6th. I am told they will have live music for their event, but it will be inside the bar and therefore should not affect the neighborhood too much.

Grif's is also having a party, a Grif's anniversary party, on Saturday, September 26th. I do not think they are having live music at this event. Hopefully there will be only a minimal impact on the neighborhood's traffic for this event. If you have questions about either of these events, or should any problems arise, you can contact Robert Martinez at Grif's at 528-9912.

---

**NEWS FROM THE NEARTOWN ASSOCIATION**

This past June the City of Houston Planning Commission proposed revisions to Chapter 42 to City Council without incorporating recommendations made by the Neartown Association. In essence, the Planning Commission either overlooked or ignored many of our neighborhoods concerns. Chapter 42 is the subdivision ordinance dealing with how residential property inside Loop 610 is developed.

Soon these revisions will be considered by City Council. As a result, the Neartown Association needs volunteers for the Neartown Council Communication Task Force, which has been established to educate city council members about the Neartown recommendations concerning Chapter 42. Those recommendations include limiting the number of town homes that can be placed on a standard lot, reserving visitor parking, and ensuring adequate green space and tree protection.

Neartown is looking for people who care about these issues and can meet with City Council members to discuss the recommendations. If you are interested in joining the task force, please call Gail Ramsey at 713-529-7010 or attend the Neartown meeting on August 25, 1998, at 7:30 pm at Bering Memorial United Methodist Church, 1440 Harold Street.

There are many individuals, developers, and other companies who do not want to be restricted in what and how they can develop our neighborhoods. Therefore, it is extremely important that Neartown's recommendations be considered by City Council and that inner city development be done in a responsible manner that preserves our neighborhood's character.

Neighbor  
816 Kipling  
Houston, TX 77006

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Name: \_\_\_\_\_

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

Address: \_\_\_\_\_

Zip Code \_\_\_\_\_

Home Telephone: \_\_\_\_\_

Business Telephone: \_\_\_\_\_

Renewing Member ☐

New

Member ☐

Committee Interests: \_\_\_\_\_

Annual Dues: \$10 per Person

# of Person \_\_\_\_\_

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

## LETTER

Vol. 8 No. 9  
October 1998

### A Deed Restricted Community

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**THE OCTOBER MEETING OF APA  
WILL BE HELD ON THURSDAY,  
OCTOBER 1, 1998, AT 7:30 P.M. AT  
THE RIVER CAFE RESTAURANT,  
3615 MONTROSE BLVD.**

*APA can be reached by mail at 2615  
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8856, Vice President - Sam Bernstein -  
526-4967.*

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to 816 Kipling. For advertising*

#### PRESIDENT'S MESSAGE

By Gary Coover

We had a great turnout at the last neighborhood meeting! It was good to see everyone after the long hot summer, and get updates on the esplanade project and the historic district petition drive.

Mark your calendars now: we have a special program in store for everyone who attends the next meeting on Thursday, October 1.

#### Chapter 42 - The Subdivision and Development Ordinance

As some of you may know, City Council is currently reviewing the ordinance that determines how all property in the City is subdivided and developed. The revisions proposed so far have been very developer-friendly, such as allowing smaller lots, less open space and much higher development density inside Loop 610. Worried that neighborhood concerns were not being addressed, the Neartown Association created a task force that has made some excellent recommendations or "amendments" to the currently proposed ordinance. These amendments seek to lessen the development impacts on street parking, building setbacks, density and open space and tree protection. Congratulations to the Audubon Place Association for being the first neighborhood to vote unanimously to endorse these recommendations! It

will help if individuals also contact City Council voicing their support, we will have all the information available at the next meeting.

#### The Alley Ordinance

The Neighborhood Planning and Protection Committee of the Houston City Council held an open meeting on September 10 as part of their deliberations to create a new ordinance regulating city-owned alleys. Almost every lot in Audubon Place backs up to an alley, and they are in every conceivable condition: concrete paved, asphalt paved, graveled, shelled, mowed, overgrown, partially encroached, totally encroached, you name it. These alleys vary in width from ten to fifteen feet, and were originally platted in 1911 to the City, the same as the streets in front of our houses.

It was an important part of the City Beautiful movement at the turn of the century to make the streets and public spaces as beautiful as possible, and Montrose touted its streetscapes as being "a veritable park". According to the 1907 prospectus for the Avondale Addition, alleys were "for the purpose of removing from public view in the streets all ugly and objectionable, yet necessary sights, such as heavy teaming, garbage wagons and cans, and what is more disfiguring and unsightly, all telephone and electric light poles".

Needless to say, these uses have changed somewhat, and the City is now trying to decide what regulations and improvements are appropriate. Let me know your thoughts on this matter, and I will keep you posted as the discussions continue and develop.

---

**Next Meeting, Thursday, October 1, 7:30pm, River Café, special program at 8pm**

We will make our business meeting very brief this month, since we have a special program beginning at 8pm. Some of the items we will be discussing: the Westheimer Street Festival, the Audubon Place garage sale, plus the 486-66 computer we won at the Neighborhoods Connection Conference last month!

Elsewhere in this newsletter is information about the special program we have scheduled for our October Meeting - a brief slide show and lecture on the "History and Architecture of Montrose and Audubon Place". It's free, and may even include a picture of your house! Hope to see you all there!

---

**What are the Benefits of Historic District Designation?**

- Preserves and enhances neighborhood character
- Protects property investments and values
- Promotes restoration and revitalization
- Encourages pride of ownership
- Attracts homeowners who appreciate historic properties
- Encourages compatible infill construction

- Discourages demolition of historic properties
- Increases neighborhood visibility with city officials
- Property tax credits and abatements available for certain restoration projects
- Promotes and preserves our cultural and architectural heritage
- Preserves and protects an important piece of Houston's history
- Provides a unique sense of community
- Positions neighborhood to receive foundation grants
- Promotes awareness of neighborhood values
- Provides guidelines for compatible new construction
- Improves the quality of the neighborhood

**Some Myths and Realities about Historic District Designation:**

- *"My property is not historic..."* If it is at least 50 years old, it contributes to the overall district. If it is a newer building, it benefits from the historical surroundings. All owners, even of "noncontributing" properties, are encouraged to sign the petition.
- *"It will increase my taxes..."* Historic district designation is not a factor in property appraisals or tax rates.
- *"They will tell me how I can use my land and my property..."* Historic designation does not restrict land use.
- *"It will replace or alter my deed restrictions..."* Historic designation does not affect any existing deed restrictions.
- *"It will adversely affect the value of my property when I decide to sell it..."* Experience has shown that many buyers are more attracted to properties in recognized historic districts.
- *"They won't let me repair, change or add on to my house..."* Only exterior alterations, new construction,

relocations and demolitions that require a building permit are required to obtain a "Certificate of Appropriateness" from the Houston Archaeological and Historical Commission. If your plans are not approved by the commission, after 90 days you may proceed anyway.

So far, over 80% of previous applicants have voluntarily agreed to more compatible alterations than what were initially considered. The Commission provides expert design assistance and suggestions during the process.

- *"They will tell me what color to paint my house, or how to remodel my bathroom, kitchen, etc...."* Interior alterations and paint colors are not regulated whatsoever.
- *"I will have to open my home for tours..."* No. There are no requirements for home tours or public access to your home or property.
- *"They will make me put a historical plaque on my porch..."* No. This is entirely at homeowner option and expense.
- *"It will violate my personal property rights..."* This is not a case of the government telling you what to do with your property, but a way to maintain and enhance your neighborhood and community. It actually helps preserve and maintain your property rights by preserving the neighborhood around your property.

---

**October Meeting Special Program!**  
River Café Music Room, Thursday, October 1, 8pm

In conjunction with our efforts to become a City of Houston historic district, we will be having a special mini-slide show and presentation on "The History and Architecture of Montrose and Audubon Place". It will be presented by our very own

Gary Coover, who has been doing a tremendous amount of historical research on our neighborhood and the general Montrose area. Perhaps you saw his slides or heard him speak recently at Rice University and St. Thomas University.

This special program will showcase the wide variety of architectural styles found in Montrose and Audubon Place and provide historical insights into the original development of our neighborhood. Platted in 1911, Montrose was the largest and finest residence addition of its day, and in addition to styles of architecture, you will see the houses of developer John W. Link, engine specialist Joseph Stevenson, homebuilder E.H. Lightfoot, contractor Thomas Tellepsen, concert impressaria Edna W. Saunders, choirmaster Hu Huffmaster, and the boyhood homes of heart surgeon Denton Cooley and multi-millionaire Howard Hughes.

Bring your family and your neighbors to hear this free presentation! (Due to this special program, we will be holding our regular civic association business meeting from 7:30 to 8pm.)

### Angelus Harp Ensemble Announces Fall Performances

Houston's Angelus Harp Ensemble announces their fall series of performances. Featuring students of professional harpist (and APA resident) Bonnie Goodrich, this talented group will present 5 performances in Houston during September and October. The group has performed together for 7 years, and members range in age from 11 to 16. Their program will showcase harp music from a variety of periods and styles, and will include informative commentary.

Their fall performances will include:

Sept. 18 - 6:30 p.m. - Brighton Gardens, 4620 Bellaire Blvd.

Sept. 27 - 1:00 p.m. - Wortham Theater, 500 Texas, pre-ballet

Sept. 30 - 7:00 p.m. - Concert! Glassell School, Freed Auditorium, 5101 Montrose

Oct. 4 - 2:30 p.m. - Family Day at Museum of Fine Arts, 1001 Bissonnet

Oct. 11 - 5:45 p.m. - Book & Author Dinner, Westin Galleria, 5060 W. Alabama

### News from Neartown.

#### Beautifying the Southwest Freeway Corridor

The Upper Kirby District has asked the Neartown area civic associations and others to join and assist in the gateway Houston Coalition, which seeks to beautify the Southwest Freeway corridor, and which proposes to extend the Richmond-Wesleyan Scenic District along the freeway and into downtown, thereby prohibiting billboards in the Neartown neighborhoods. This effort is crucial to ensure continued beautification of the inner city. If efforts of the gateway Houston Coalition fail, we are the likely prime dumping ground for billboards being forced off the Katy Freeway.

For more information, contact the Upper Kirby District, or contact John Spear at 713-522-0449.

#### Festivals

Westheimer Street Festival - The Westheimer Street festival will take place the weekend of October 10.

Greek Festival - The Greek Festival will be held October 1-3 at the Greek Orthodox Church on Yupon.

Italian Festival - The Italian Festival is October 16-18 around City hall.

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Renewing ☐ Member New ☐ Member Committee  
Interests: \_\_\_\_\_

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

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



# AUDUBON PLACE ASSOCIATION

## L E T T E R

Vol. 8 No. 10  
November 1998

### A Deed Restricted Community

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#### PRESIDENT'S MESSAGE

By Gary Coover

Well, it appears we survived the Westheimer Street Festival relatively unscathed. There was noticeably more security this time at least on the entrances and exits on our side of Westheimer, and the trash did not seem to be near as much a problem as last time. However, it seems we did have one instance of a garage band (literally) performing outside the festival proper, on Taft just north of Hawthorne. Other than a handful of listeners standing about in the street, it seemed fairly well-behaved, if a bit noisy. I think Courtlandt Place caught the brunt of those amplifiers!

Speaking of street stuff, let's talk trash for a minute. Just in case some of you didn't get the message from the City, those big black automated trashcans are supposed to be put out on the street no earlier than Thursday evening, and are supposed to be put away after pickup on Friday. They are not supposed to stay out on the street all week! Also, due to the mechanical arm that picks them up, they need to be placed at least three feet apart, next to the curb, with the handle and wheels facing your residence. If these things are not done correctly, or if the trashcan is hiding behind a parked car, it will not be picked up. Which means you have to put it away until next Friday and try again. 'Nuff said?

From streets to alleys: Have you had any more thoughts about what the City

should do (if anything) about our alleyways? I'm almost afraid to open up this Pandora's Box, but the current review of the alley ordinance will probably affect us.

We've also had a request to look into more decorative street lights for our historical neighborhood. Does anyone want to head up this project and look into the logistics and costs? In looking about, the "cobra head" lights we have now would look better on a freeway, and many of them are way up in the trees anyway. Perhaps some new lights could enhance the neighborhood and give us additional light along the street corners and sidewalks.

The more I drive and bicycle around Houston, the more I realize just how lucky we are here in Audubon Place. In addition to all the good people who live here, we are so fortunate to not have many problems with vagrants, bar traffic, crime, commercial encroachment or even insensitive redevelopment. Thanks especially go out to all of you who donate your time and effort and money to help make and keep Audubon Place one of Houston's best neighborhoods. Of course, becoming an official member of the Audubon Place Association is the neighborly thing to do! Learn about new projects, devise some of your own, and get to know your neighbors, all for a mere \$10 per year. Not a bad deal at all when you think about it...

Election of officers for the next year will be held at the November meeting.

Proposed candidates so far are: Gary Coover (President), Patti Thompson (Vice President), Sam Bernstein (Secretary), Maaïke van Bommel (Treasurer). All members get to vote, so make sure your membership is current!

### Remember, Remember the Fifth of November...

No, there is no "gunpowder, treason and plot", just the next meeting of your friendly Audubon Place Association on Thursday, November 5, at 7:30 p.m., at the River Cafe. Although this is Guy Fawkes Day throughout England, we are not planning any bonfires, just the usual month-to-month business and neighborhood issues that you are interested in discussing. We will talk about the upcoming Audubon Place Garage Sale scheduled for November 14, plus the ever-popular Audubon Place Christmas Party. Come to the meeting and help us plan these fun events! It's also our election night, so come vote for the neighbor of your choice.

### Architects and Builders in Montrose/Audubon Place - Part 5

Gary R. Coover

#### Geo. T. Broun/E.H. Lightfoot

The Geo. T. Broun Company, real estate developers and builders, built at least forty homes in the Montrose area, including at least nine in Audubon Place. Originally from Virginia, George T. Broun (pronounced "broon") first appears in the 1915 City Directory as partner in the Interstate Realty Company with Jerome H. Farbar (who lived at 3401 Audubon). Broun lived in Beaumont during World War I, but after coming out of military service in 1919 he and Humble Oil co-founder H.A. Weiss and Houston Land Company director

C.M. Malone bought the remainder of the Camp Logan army camp buildings for resale and reuse of the lumber. (Mess halls could be purchased for as little as \$80-150).

In March of 1920, Broun started building numerous homes in the Montrose area, beginning with 709 Colquitt. By the early 1920's they were advertising architectural services, and also owned Keystone Lumber & Supply Company. George T. Broun and his wife Seawillow lived for many years at 4203 Yoakum, then briefly lived in the Plaza Hotel in 1927 while building a new home at 3240 Chevy Chase Drive in River Oaks. Broun built homes all over Houston up to 1934, including several in River Oaks.

The George T. Broun Company built the following homes in Audubon Place:

3517 Audubon (1920, 2-story stucco, demolished)  
3702 Audubon (1923)  
636 Hawthorne (1920)  
637 Hawthorne (1921)  
701 Hawthorne (1921)  
704 Hawthorne (1920)  
719 Hawthorne (1920, 1-story brick bungalow, demolished)  
807 Hawthorne (1920)  
818 Kipling (1920)

Ewart H. Lightfoot, a native of Henderson, Kentucky, was Broun's chief superintendent from 1916 to 1924. He built the wonderfully unique house at 3702 Audubon in 1923 for his own home. He started his own construction firm in 1924, the Lightfoot-Bolton Construction Company, which built houses and apartments, including five apartment complexes in the Montrose area. It was advertised that many of his new homes would contain two new inventions by Lightfoot - the Lightfoot

Electric Mail Container and the Lightfoot Electric Window Closer, "both of which are excellent additions to any home".

E.H. Lightfoot built the following homes in Audubon Place:

3702 Audubon (1923)  
3708 Audubon (1923)  
601 Marshall (1923)

Lightfoot's company became the Lightfoot Construction Company in 1927, whose only Montrose project that we know of was the brick apartment complex at 711 W. Alabama. In 1931 he moved his business to Longview, Texas, where he established the Lightfoot Lodge tourist motel, and became a founder of the United Motor Courts of America. Big thanks to his daughter, Maxine, for taking such good care of 3702 Audubon!

### **Recycling News!!!!**

The City of Houston has informed us that commencing November 20, 1998, recycling pick-up will be on Friday. I assume that it will remain bi-weekly.

### **Neartown News**

#### *Westheimer Street Festival.*

Neartown News reports that members of the staff of the Texas Alcoholic Beverage Commission were present to review the activities at the Westheimer Street Festival. According to recent news reports, TABC investigators discovered numerous violations of TABC rules, including the fact that several area businesses were cited for serving alcohol to minors.

### *Chapter 42 Update*

Houston City Council and its Committee on Neighborhood Protection have begun meetings to consider the proposed revision of Chapter 42 of the Houston Code of Ordinances. Chapter 42 is the ordinance that affects the development of residential and commercial property throughout the city. Neartown believes that the proposed revisions to Chapter 42 do not address the following concerns:

- Lack of adequate density limitations
- Potential loss/change of neighborhood character
- Decreasing availability and increased demand for on-street parking
- Increased traffic and strain on infrastructure
- Loss of open space and urban forest

In response to these concerns, the Neartown Association, through its Chapter 42 Task Force, has proposed several changes to the Chapter 42 amendments. These include, allowing no more than 24 dwelling units per acre as a maximum density. The current

proposal is to allow more than 30 dwelling units per acre, which allows 4 units on a standard corner lot. Neartown also recommends that lot coverage be limited to 60%, without exception. The proposed amendments currently under consideration permit up to 75% lot coverage.

Neartown also proposed that no more than one 10' driveway for every 30' of curb with a 2' driveway radius allowed be permitted under Chapter 42. This recommendation is made so that essential public street parking space not be diminished by increased density. Also incorporated into the Neartown recommendations are a streamlined and more-user friendly process for establishing a prevailing block line in a neighborhood. Also, Neartown has proposed additional changes to Chapter 42 in order to protect our vital existing urban trees and to mandate that the City set aside additional park and green space to offset the massive increase in density we are now experiencing.

The Neartown Association has been at the forefront of efforts to protect the neighborhood character of inner-city neighborhoods. This process has taken more than a year, and Neartown encourages each resident to ask his or

her elected officials and members of City Council where they stand on these issues. There are few issues that impact the quality of life in Neartown, Montrose, and in the inner-city as a whole more than the proposed revisions to Chapter 42. It is essential that you relay your opinion to your elected officials and consider this issue when determining for whom to vote in the upcoming election.

It continues to be crucial that existing neighborhoods be actively involved in the public discussions and decisions that are now being made that affect the quality of life in our inner city neighborhoods. The Neartown Association encourages anyone affected by the proposed revisions to Chapter 42 to contact their elected officials and make their opinions known.

### *Proposed Street Closure.*

The Annunciation Orthodox School has petitioned the City to buy the 1100 block of Marshall Street between Yoakum and Mt. Vernon. If you want to find out more about this issue, contact Nancy Para, president of the WAMM Civic Group, at 713-528-2678.

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