



AUDUBON PLACE ASSOCIATION

L E T T E R

Vol. 9 No. 1
February 1999

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 FEBRUARY MEETING OF
APA WILL BE HELD ON
THURSDAY, FEBRUARY 4, 1999,
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

Greetings and Happy New Year to all! Our next meeting will be Thursday, February 4, 7:30 p.m. at the River Café. It would be great to see all your smiling faces at our monthly gatherings, as it is a great way to meet your neighbors and find out what your civic association can offer you (and vice versa). If you are not an "official" member yet, come anyway! The meetings are free! Of course, we'd appreciate it if you become a member - annual dues are voluntary and only \$10. And they go toward our efforts to maintain and enhance our great neighborhood.

Where have the newsletters been lately? Maybe because you haven't written an article yet! Our wonderful editor is just that - but he needs articles to work with, and that only happens when articles are submitted to 816 Kipling by the 20th of every month (preferably on diskette in WordPerfect for Windows 6x format). Surely you'd rather be reading more than just my epic historical articles! I'm going to run out of material pretty soon, so the rest of you better get writing. How about an editorial comment, restoration story, gardening tip, decorating advice, a recipe, even a poem? Or how about a short series on the birds of Audubon Place (seems

fitting, given our name). Lots of good topics out there.

Regarding the monthly meetings, we have discussed having a program or speaker. What do you think? Any particular program ideas or suggestions for speakers? Let's talk about it at the next meeting.

We have several projects in mind or underway, including beautifying the esplanade along Audubon Place Boulevard, becoming a City of Houston historic district, and perhaps adding some more historical-looking streetlights. There is also talk of perhaps doing a garden tour.

Elsewhere in this newsletter we talk about the currently proposed revisions to the City's subdivision ordinance, known as "Chapter 42". Please read it carefully. The Neartown Association has worked very hard to promote some neighborhood-friendly amendments to this developer document. Have you seen the Neartown video yet, questioning what is reasonable and responsible? It was professionally filmed by the good folks at TV Montrose, scripted by Chronicle writer Molly Glentzer, narrated by radio personality Lanny Griffith, with some pretty vivid images and commentary by concerned residents and homeowners in our immediate area. The redevelopers are desperate for lots, regardless of any existing

structures, and certainly regardless of any established neighborhood character.

And speaking of neighborhood character, a special note for a select few: Those big new black City trashcans are not supposed to stay out all week! Put them out on the street no earlier than Thursday evening, and put them away after pickup on Friday. If left out on the street or sidewalk all the time, expect dire prognostications, or more likely, a hefty fine from the City. Don't trash Audubon Place, ok?

Do you have any particular neighborhood concerns or ideas? Just bring them to the next meeting on Thursday, February 4. Hope to see many of you there!

The Continuing Saga of the Subdivision Ordinance - Chapter 42

The Neighborhood Planning and Protection Committee of City Council is very busy these days, reviewing the subdivision ordinance (known as "Chapter 42") and also the alley ordinance. Both of these will have a big impact on life here in Audubon Place.

As you know, the Neartown Association created a special Chapter 42 Task Force to review the very developer-friendly revisions to the subdivision ordinance. Concerned about the maximum redevelopment density, loss of street parking due to new driveways, the prevailing setback line process, and the continuing loss of trees and open space, this task force recommended some very important "amendments" to this ordinance. I am very pleased that Audubon Place was the first civic association in the city to endorse these amendments - unanimously!

The ordinance is now out of council committee and headed for the full council sometime in February. A small victory for neighborhoods is that the maximum density was revised down to Neartown's recommendation of 24 units to the acre. Although this is far greater than the original Montrose density of less than 5 units to the acre, it is far less than what Perry Homes wanted. No one on the council committee was willing to take up the issue of driveways and loss of street parking, so get ready for much more density and much less public street parking. Also, the prevailing setback process as presently written would prevent neighborhoods such as ours with "checkerboard" deed restrictions to try to preserve some semblance of neighborhood character by establishing building setback lines based on existing or "prevailing" conditions.

Chapter 42 now goes to full council, who will be holding a very important public hearing on **Wednesday, February 17 at 1:30 p.m.** in the City Hall Annex. We need as many people as possible to attend this hearing - rest assured the developers will be there in force! And don't make the mistake of assuming the Planning and Development Department is looking after neighborhood interests over developer interests! If you care at all about street parking, development density, neighborhood character, trees and green space, then please attend this hearing to make your voice heard.

Chapter 42 is the blueprint that will be used to redevelop our neighborhood, so it is very important to pay attention and get involved. Contact our Council member, Jew Don Boney, and ask him to support the Neartown Amendments (he has not committed yet). It really does make a difference if just a few people call (713-247-2001), fax (713-

247-2196) or write (P.O. Box 1562, 77251-1562). Also contact our illustrious Mayor, Lee P. Brown (713-247-2200). Are neighborhoods "the heart of Houston", and does "neighborhood-oriented government" really exist? For more information about Chapter 42 or the Neartown Amendments, call Gary Coover at 713-526-8856.

Architects and Builders in Montrose/Audubon Place - Part 6

Gary R. Coover

Louie L. Limbaugh

Formerly the secretary and manager of the Jeff Bland Lumber Company and the Montrose Lumber Company (located where the Blue Bird Circle Shop is today on W. Alabama), Louie Limbaugh first appears in the 1910-11 City Directory. He briefly became a homebuilder after the Montrose Lumber Company was sold in 1915, but by 1918 he was the cashier and later vice-president of Farrar Lumber Company. It is very likely that he built the following houses in Audubon Place:

610 Kipling (1915-16)
804 Kipling (1915-16)
708 Kipling (1915-16) maybe
708 Marshall (1915)

All except 708 Kipling share very similar floorplans with only minor variations in exterior features, and are also very similar to houses at 1210 Hawthorne and 2612 Hopkins (a mirror image). Perhaps these were from the same basic set of houseplans, or from an as-yet-undiscovered homeplan book?

Louie and his wife Ray lived for awhile at 1306 Marshall, and lived at a variety

of addresses throughout the 1920's and 1930's.

O.A. Coons Building Co.

Originally from Knoxville, Iowa, Oscar & Lucile Coons first came to Houston in 1911, where he was listed in the City Directory as a contractor and builder living on 10th avenue in Houston Heights. By 1912 they had moved to the Hyde Park area, but by 1913 were living on Bayland avenue in the Woodland Heights. Originally calling his firm the Houston Home Investment Company, he renamed it the O.A. Coons Building Company in 1913, and specialized in the construction of "California" bungalows - "the greatest homes ever designed, combining comfort and convenience with a truly artistic appearance".

Many homes in the Hyde Park area were built by the O.A. Coons Building Company, including 13 homes on Jackson Boulevard. Architect C.F. Ward, a Yale University and Art School graduate, was in charge of the designing department and often published sketches and floorplans of his designs in the newspaper.

The O.A. Coons Building Company built at least nine homes in Montrose between 1913 and 1916, most of which were on Graustark or Mt. Vernon streets. Only one was in Audubon Place: 908 W. Alabama (1913)

(This house was the home of well-known dentist Ralph Cooley, and was the boyhood home of heart surgeon Dr. Denton Cooley).

For unknown reasons, the O.A. Coons family and firm disappeared from the City Directories after 1915.

Tom Tellepsen

In 1904, a 16-year old Norwegian sailor, who could not speak a word of English, landed in New York with only \$12 in his pocket. Two years later he went to the Panama Canal Zone as a laborer and carpenter, eventually landing in Houston with enough money to start a small contracting business. After getting married in Norway in 1913, he returned to Houston. Originally named Thomas Tellefson (his grandfather was Tellef Halvorsen), the naturalization clerk misspelled the last name as Tellepsen.

In 1912, he designed and built his first house for the Houston Land Corporation, and in 1913 he built a house on Audubon Place speculatively just for himself. He and his wife and infant son would ride out on the streetcar on Sundays to sit out front and wait for prospective buyers:

3601 Audubon (1913-14)

We know of only three houses built in Montrose by Tom Tellepsen. The first house he ever built is still standing at 4102 Mt. Vernon. Tellepsen Construction Company went on to become one of the largest construction firms in the South, and certainly the largest in Houston. The Shamrock Hotel was one of their major projects.

Theo. C. Bering

Part of that large German family of hardware fame, Theo. C. Bering built only one house in Montrose, for his daughter upon her marriage to credit man Albert M. Armand.

3602 Audubon (1912)

Next month we will look at some of the more unusual original homes in Audubon Place.

MEETING SCHEDULE FOR 1999

First Thursday of each month. Please mark your calendar.

February 4, 1999

March 4, 1999

April 1, 1999

May 6, 1999

June 3, 1999

July 1, 1999

August 5, 1999

September 2, 1999

October 7, 1999

November 4, 1999

December 2, 1999 (Christmas Party)

Meetings are usually held at The River Cafe, 3615 Montrose Boulevard at 7:30 p.m. However, from time-to-time the location may change. We will attempt to keep you advised in the Newsletter.

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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!



AUDUBON PLACE ASSOCIATION

LETTER

Vol 9 No. 2
May 1999

A Deed Restricted Community

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Audubon Place Association

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THE MAY MEETING OF APA WILL BE HELD ON THURSDAY, MAY 6, 1999, 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

Well, it seems all my begging and pleading for some newsletter articles from someone other than me was for naught. Hey folks, this is supposed to be a NEIGHBORHOOD newsletter, not just my presidential or historical ramblings! All of you have interesting stories to write of one sort or another, and we'd sure appreciate it if you would just jot down a few articles to share with your neighbors. As I mentioned a couple of newsletters ago, how about an editorial comment, restoration story, gardening tip, decorating advice, a recipe, or perhaps even a poem? There are a lot of good topics out there, and you don't have to be an English major to write a few paragraphs to share with the rest of us. I'd hate to think there is no interest in even having a newsletter. Please, please, please drop off your article in the 816 Kipling mailbox by the 20th of every month or before, preferably on diskette in WordPerfect for Windows 7x format.

Newsletter or not, we still meet on the first Thursday of every month at the River Café (May 6), and we'd love to see you there! We have a good group of people here that are genuinely interested in making our neighborhood safe as well as beautiful, and we are always interested in input from everyone. And we'd love to have you

officially join the Audubon Place Association for the incredibly reasonable annual dues of only \$10 per person...

Our meetings our fun, fairly short, and a good chance to meet your other neighbors throughout Audubon Place. We will try to put out signs in the medians and street corners before each meeting, so you will have NO EXCUSE for not knowing about them!

Preservation Week Symposium to be Presented by Historic Houston
Saturday, May 8, University of St. Thomas

Are you Interested in Houston history and historic preservation? Then make plans to attend Historic Houston's first annual Preservation Week Symposium, to be held on Saturday, May 8, at the University of St. Thomas from 8:30 a.m. to 1 p.m.

Lectures and workshops will be presented on a variety of topics, such as: "The History and Architecture of Montrose", "How to Buy an Older House", "Archaeological Investigations at the New Baseball Stadium", "Historical Designation", "Neighborhood Action" and most intriguingly, "Was Houston the Site of an English Plantation in the 1600's?" There will also be a Brown Bag Lunch Discussion preceded by Historic Houston's annual Community Service Awards and Godzilla Awards.

Registration is only \$20 per person. For more information, call 713-526-3395, or contact Gary Coover at 713-526-8856.

Architects and Builders in Montrose/Audubon Place - Part 7 Gary R. Coover

Unusual Architecture in Audubon Place

The architectural firm of **Teich & Gideon** built one very distinctive bungalow in Audubon Place in 1913. The house at 804 Hawthorne is notable for the large flat urns flanking the front porch, the multitude of decorative roof brackets, and the grand multiple-windowed dormer on the east side. The living room has a high barrel-vaulted ceiling, a musician's gallery at the back, and is decorated inside with incredible painted canvas murals depicting a variety of scenes from Neo-Classical to Art Nouveau to Egyptian to Italian Pastoral. The first owner, Mr. Karl Hille, was a noted interior decorator, whose major works included several downtown theaters plus the Burt/Peden house at 530 Lovett Boulevard.

A "plasterer", **Frederick J. Crosswell**, also built a very unusual stucco house at 816 Kipling in 1913. Obviously influenced by the designs of Frank Lloyd Wright and the Prairie School, there is an almost Moorish quality to the design with its many nooks, porches and unusual porch columns and arches. (There is a frame house "twin" of 816 Kipling at 1118 California).

There are also several houses in Audubon Place that are very unique and obviously the work of a particular architect, but at this time his/her identity remains a mystery. Built

between 1918 and 1919, distinctive characteristics include curving barge boards, shingled gables, decorative scroll-like trim around gable windows and horizontal trim pieces along the underside of the enclosed soffits. The following houses in Audubon Place have these features:

617 Harold (1918-19)
903 Harold (1918-19)
633 Hawthorne (1918)
909 Marshall (1919)
636 W. Alabama (1919)

These houses just south of W. Alabama are also undoubtedly by the same architect:

520 Sul Ross (1919)
619 Sul Ross (1919)

This is a highly decorative, unique and individual style with an almost fairy tale-like quality, and is only found in this immediate area. These houses were all built by the Houston Land Corporation, who often advertised that they had an in-house architect. Was it Allister Shand, who we know designed at least one house for them on Avondale in 1918, or perhaps Henry C. Cooke, who was their architect by March 1919, or was it perhaps someone else? Hopefully someone will discover an old set of plans that will solve the mystery as to who designed these fancy houses!

Letters from the Neartown Association:

To All Montrose Residents:

Thank you for your support during the recent discussions on Chapter 42. Your letters of endorsement, individual phone calls, faxes and e-mails to council members were very helpful. Although we did not win the density

AUDUBON PLACE ASSOCIATION

issue, we did win a number of points in favor of the neighborhoods. City Council, at our request, is going to look at several other issues and will re-look at Chapter 42 in one year, so its not over yet folks!

This experience with Chapter 42 is an example of how things operate at City Hall. Neartown is not always successful, but because it has represented the majority of the Montrose homeowners, Neartown continues to have City Hall's attention and respect. It is also why Neartown works with the Houston Homeowners Association and why the Neighborhood Civic Groups need Neartown to get things accomplished downtown.

Sincerely,

Sam Lusk,
President, Neartown Association.

Following are two letters Neartown recently sent to the Mayor and our five GOOD FRIENDS on City Council. These five Council Members were the ones that fought for the neighborhoods of Houston and made many changes to Chapter 42 in our favor. We owe each of them our gratitude and support.

April 2, 1999

The Honorable Lee P. Brown, Mayor

Dear Mayor Brown:

Needless to say, we of the Neartown and Houston Heights communities were very disappointed in the decision on density voted last week by City Council. This was especially so because the 27 unit density was well known to be no real compromise at all but rather a number Mr. Litke threw out in the face of organized community opposition to 30. The real issue of too

many units on a lot remains, at 27, a clear defeat to citywide neighborhood opposition and increasing all negative aspects of neighborhood concerns with loss of parking and green-space and—most important—the impact on existing intact neighborhoods. The development community won again.

The ordinance failed neighborhoods in many respects. The only residential parking measure offered in the ordinance is nullified at the 27 density, so more people will continue to compete for even less parking. It also continues the pressure on existing affordable and currently occupied housing within the inner-city without providing protection for our rapidly vanishing urban forest and green space. The wholesale destruction of Houston's urban forest means loss of pollution and flood control as well as shade and beauty. In fact, this ordinance, conceived in committee with no representation from either Neartown or the Heights (the two neighborhoods most impacted by current townhouse development) and approved by a Planning Commission with an historically high majority of developer-oriented members, is sadly lacking in either creativity or neighborhood-friendly measures.

Despite our keen disappointment in the vote on 24 and in your position on that vote, we are encouraged at your interest and professed intention of empowering neighborhoods and are hopeful that upcoming issues of inner-city park space acquisition and tree protection will enjoy your full support.

We also ask that you will, at the first opportunity, appoint individuals qualified in planning aspects and more representative of community interests to the Planning Commission. To that

end, we respectfully recommend the following individuals:

Peter H. Brown, AIA and AICP - Recognized urban planner and architect; familiar with Chapter 42 provisions and knowledgeable in solutions used by other cities; has shown himself both eager and capable to help our city reach creative and helpful solutions.

Gary Coover, Civil Engineer; member, Neartown Chapter 42 Task Force; resident, Audubon Place subdivision, Neartown; active in historic preservation.

Virginia Kelsey, AIA - Recipient of Architect of the Year, local AIA chapter; actively involved in planning and in neighborhood issues.

So often the question is asked why Houston loses out to other cities like Dallas because of its poor image nationwide. Perhaps it is because of decisions like this, so often made in favor of business to the detriment of quality of life issues and neighborhoods. Without zoning, neighborhoods are dependent upon the will of government to provide protection and predictability.

Will the development community, so long the benefactor of our lack of zoning and few restrictions, ever show itself willing to share the cost and responsibility of making our city a livable place? Will Houston City government ever require it to do so?

Respectfully,

Sam Lusk, President Neartown Assoc.	Suzanne Killian, President Houston Heights
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April 5, 1999

Honorable Council Members
Annise Parker - At Large Position 1
Carroll Robinson - At Large Position 5
Martha Wong - District C
Ray Driscoll - District F
Felix Fraga - District H

SUBJECT: Chapter 42

Dear Council Members:

In behalf of the Neartown Association and the Neartown Chapter 42 Task Force and the many Houston neighborhoods that endorsed our proposals, we would like to take this means to express appreciation for your efforts.

Despite our discouragement at the outcome on this critical ordinance, we derived inspiration from your unflagging support in individually and collectively speaking up for and voting support for neighborhoods on the density issue.

We earnestly thank you and hope that your example will inspire others to stand up for neighborhoods on critical issues like inner-city park space acquisition and tree preservation. We are still hopeful that someday Houston's priorities will be more committed to preserving what has made this a beautiful, livable and diverse city.

Most sincerely,

Sam Lusk,
President,
Neartown
Association

Gayle Ramsey,
Chairperson
Neartown
Chapter 42
Task Force

■ 4 May 1999

AUDUBON PLACE ASSOCIATION

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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. 6

August 1999

A Deed Restricted Community

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THE AUGUST MEETING OF APA WILL BE HELD ON TUESDAY, AUGUST 3, 1999, ESPKANADE AT AUDUBON PLACE @ KIPLING

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.

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President's Message Gary Coover

Well, I guess the old radio preacher trick of briefly disappearing in order to generate heightened concern (and more donations) doesn't quite work with the Audubon Place Newsletter! Various crises, real and imagined, have prevented yours truly from writing his assigned monthly message lately, but I vow that from here on there will at least be a President's Message in every monthly newsletter. It sure would be nice for some of you to write a brief something as well to keep it company! As we have said before, we don't require Pulitzer-level prose here, just articles about our neighborhood and its fine residents, maybe a restaurant review, maybe a business profile, maybe a gardening tip - you get the idea.

And ideas are important to promote and provide a forum for, especially in our unique Neartown neighborhood. There are a lot of development issues that could potentially affect our well-kept little piece of turf, and some of us are doing our level best to keep up with the various proposals and schemes emanating out of City Hall. Historically and architecturally speaking, we live in one of the most unique neighborhoods in Houston, and hopefully soon we can officially recognize and proclaim this fact

through designation as a City of Houston Historic District.

Although we usually meet the first Thursday of every month at the River Café, this month we will gather and swelter together on Tuesday, August 3rd, in conjunction with the National Night Out program. Recognizing the importance of meeting and knowing your neighbors, this program encourages residents to meet each other outside in the street, for at least this one night of the year! We are inviting everyone who lives in our neighborhood to meet near the corner of Audubon Place and Kipling, from 7 p.m. until dark. There will be food and drinks, bring some to share with others (call 526-8856 to help coordinate this effort). It's always miserably hot, but always a worthwhile good time. Neighborhoods are special places that we often take for granted, but it is the good folks who live here that make Audubon Place perhaps the best neighborhood in all of Houston. I'm sure glad I live here, how about you? Come join us on Tuesday, August 3rd!

One item we might want to discuss during the Night Out, is whether or not to start having the neighborhood association meeting at people's houses. I hear that this is working well at Westmoreland, do we have enough potential hosts and hostesses?

For the next newsletter, please drop any articles off in the 816 Kipling mailbox by the 20th of the month or before, preferably on diskette in WordPerfect for Windows 5x format. Thanks! Please help us have something interesting to read every month!

What in the World is a "Special Building Line Requirement Area"?

After all the dust has finally settled from the fight over the Chapter 42 development ordinance, there remains one fairly important process that can be utilized to further preserve and protect existing neighborhoods. Also known as the "Prevailing Setback" provision, this section of Chapter 42 allows neighborhoods to preserve the existing building setback from the street on a block by block basis. Although this process is fairly cumbersome and labor intensive (does the City make anything easy?), it does provide a way for existing property owners to have some say in preserving some of the existing streetscape look and feel.

For many, it is much more attractive and beautiful when most (if not all) of the houses on a block are set back the same distance from the street – even one lotline-to-lotline townhouse development can radically and irreparably change this look. To prevent this from occurring in the future, the property owners on a given blockface (the half of the block between two intersections) can go out and measure every property to see if there is a common, or prevailing, setback for a majority of the properties, and then if 51% of the owners show support for this setback by signing a standardized petition, City Council will designate the prevailing building line for a 20-year period.

Several neighborhoods in the Neartown area are busy preparing their applications. If you are interested in measuring, mapping and petitioning to help preserve your blockface, I'll be more than happy to give you additional details. We can do it block by block, or even submit the entire neighborhood at once. Perhaps

we can combine these efforts with the historic petition to accomplish two tasks at once.

Our neighborhood is relatively free from inappropriate development at the present moment, but all it takes are a few properties to sell to developers like Perry Homes, and then "there goes the neighborhood". Have you seen what's been happening elsewhere in the Neartown area? Two historic bungalows and every single tree and piece of vegetation were just plowed up on Yupon between Harold and Kipling. If there had been a blockface setback in place, this wholesale destruction might not have taken place. It really is up to us to decide what we want our neighborhood to look like, and to take steps to preserve the very qualities that attracted us to Audubon Place in the first place. Let's talk about all this at the National Night Out on August 3rd.

Check it out...a "new" restaurant...Sonoma!!

In case you haven't been there yet, there is a terrific restaurant, Sonoma, located at 1415 California. It opened in February and features New American cuisine with an assortment of awesome salads, fish, beef, and pasta entrées. There is a variety of musical entertainment on Thurs., Fri., and Sat. ranging from jazz to blues to soul. The restaurant is in an old school building. The main dining area is in what was the school's auditorium, with the entertainment performed on the old school's stage. Reservations are recommended, especially on the weekends. Call Julie at 713.522.7066 to find out who's playing and for additional information. There is cigar lounge as well as a great bar area that is perfect for having a drink and enjoying the music. Also patio seating is available with a wonderful view of downtown Houston. Prices are moderately expensive. Hours: Tues. – Thurs. 6:00 p.m. – 10:30 p.m.; Fri. – Sat. 6:00 p.m. – 11:00 p.m. (Bar opens at 4:00 p.m.); Sun. Brunch 11:00 a.m. – 3:00 p.m.; Closed Mon.

Audubon Place Resident Proclaimed Historic Houston Hero!

Congratulations to our very own Maxine Peterson, who was voted to receive a Community Service Award at the annual Preservation Week Symposium presented by Historic Houston. Ms. Peterson was recognized for her personal commitment to neighborhood and historical preservation by purchasing and restoring the dilapidated house at 3708 Audubon Place, at age 90! What a inspiration to preservationists of all ages! It turns out the house was built by her father, E.H. Lightfoot, in the early 1920's, and looks as good as new today. I think we should proclaim her an Audubon Place hero as well!

How About That Esplanade?

Although it has taken a tremendous amount of effort, the plantings in the esplanade along Audubon Place Boulevard are really looking good these days. Of the four grand boulevards developed in 1911 by the Houston Land Corporation, the developers of Montrose, we have the only presentable one left! Mucho thanks to the small band of dedicated volunteers who have braved heat, mosquitoes and fire ants to pull lots of weeds and keep the new plantings watered. There is talk of now hiring a lawn care service to keep it maintained, come to the meetings and volunteer your time, your \$\$\$, or your opinion. How about we get rid of those negative "Keep Off Median" signs and replace them with our nice Peter Boyle-designed Audubon signs?

Neartown Association Meeting, 4th Tuesday

In case you don't know already, the monthly meeting of the Neartown Association is the 4th Tuesday of every month, at Grace Lutheran Church on Waugh Drive, about 3 blocks north of Westheimer. Neartown is an umbrella organization of the 21 civic clubs in our immediate area, and, as you may recall, fought valiantly against the entrenched developer interests in the recent Chapter 42 debate. Neartown is also very active in monitoring new bar and liquor licenses, and was instrumental in getting the City's street festival ordinance revised to further protect us from some of the problems with the Westheimer Street Festival. Come out to the monthly meetings and see what is going on in adjoining neighborhoods, and meet some new friends who share similar interests. For more information, check out their website at www.neartown.org.

Crime Stats

The Houston Police Department publishes monthly crime statistics by area. The statistics are available on HPD's website at www.ci.houston.departme.police.index.html Audubon Place is in the Central Patrol area, subarea 1A20.

This year's statistics for the neighborhood and immediate surrounding area are as follows: [Disclaimer - The following is a summary and may not be complete]

HPD Crime Statistics (January 1, 1999 to June 30, 1999)

June

6/26	4:41 p.m.	Aggravated assault	800 block Lovett
6/1	11:00 a.m.	Burglary	500 block Hawthorne
6/21	8:10 a.m.	Burglary	500 block Hawthorne
6/21	7:15 a.m.	Burglary	700 block Hawthorne
6/16	11:41 p.m.	Burglary	900 block Harold

May

5/15	10:21 p.m.	Robbery	3300 block Stanford
5/28	4:45 p.m.	Robbery	500 block Hawthorne
5/11	6:00 p.m.	Burglary	800 block Hawthorne
5/28	6:02 a.m.	Burglary	900 block W. Alabama
5/13	6:20 a.m.	Burglary	3400 block Roseland
5/22	1:00 a.m.	Burglary of auto	900 block Marshall
5/22	10:00 p.m.	Burglary of auto	3400 block Roseland
5/27	3:30 p.m.	Auto theft	600 block Kipling

April

4/24	6:00 p.m.	Burglary	600 block W. Alabama
4/27	2:30 p.m.	Burglary	700 block W. Alabama
4/2	5:00 p.m.	Burglary of auto	700 block W. Alabama
4/13	9:30 p.m.	Burglary of auto	800 block Kipling

March

3/15	6:30 p.m.	Burglary	700 block Kipling
3/7	7:30 p.m.	Burglary	900 block Harold
3/17	10:30 p.m.	Burglary	3300 block Stanford
3/1	Midnight	Burglary of auto	900 block Marshall
3/18	1:40 a.m.	DUI	800 block Marshall

February

2/16	12:45 a.m.	Narcotics	900 block Harold
2/15	11:30 p.m.	Auto theft	600 block Hawthorne
2/6	11:00 p.m.	Burglary of auto	500 block Hawthorne

January

1/14	10:00 p.m.	Burglary of auto	700 block Kipling
1/22	6:00 p.m.	Auto theft	800 block W. Alabama
1/23	7:30 p.m.	Auto theft	3500 block Audubon
1/25	12:44 a.m.	Narcotics	3400 block Stanford

As is usually the case, our neighbors on the main thru streets (Hawthorne and W. Alabama) suffer the most crimes.

Be careful.

Neighbor
615 Marshall
Houston, TX 77006

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

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. 7
October 1999

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 AUGUST MEETING OF APA
WILL BE HELD ON THURSDAY,
OCTOBER 7, 1999, AT THE RIVER
CAFE**

*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 Gary Coover

The next meeting of the Audubon Place Association will be at 7:30 p.m. at the River Café on Thursday, October 7th (the first Thursday in October). All are invited!

In case you didn't know...we are a voluntary civic association comprised of residents and homeowners who are interested in preserving, protecting and improving our lovely neighborhood. Do you think those plantings on the esplanade happened by chance, or the lovely signs at the entrances to our neighborhood appeared out of nowhere? Your fellow neighbors have worked very hard to make this one of Houston's best places to live! Membership in the association is only \$10 per year, and we invite each and every one of you to attend a few meetings to see for yourself that such meetings can actually be quite productive and fun.

In addition to the usual business, this next meeting we need to nominate officers for next year. Elections will be held at the November meeting, and of course the December meeting is always the

well-attended Audubon Place Christmas Party. Do you think we should start having the neighborhood association meeting in people's houses? Let us know if you think this is a good idea, or would like to offer your home for one of our meetings next year.

We also need to decide if we want to have a garage sale this fall - proceeds could easily be earmarked for the esplanade beautification and maintenance fund.

With this beautiful fall weather approaching, we hope to complete our petition drive to make our neighborhood an official City of Houston Historic District. In addition to a wonderful collection of post-Victorian architecture, many notable Houstonians were among the first residents of Audubon Place. Did you know that our neighborhood has been featured prominently in the Rice University Continuing Studies class titled "A Sense of Place - Houston's Historic Neighborhoods"? See elsewhere in this newsletter for news of two recent historical discoveries...

And of course, we conclude with the monthly plea for newsletter articles. If you enjoy reading any of

this, how about writing a short blurb or two for the next issue? Participation is important, and no English teachers will be judging your work! Please drop off newsletter articles in the 816 Kipling mailbox by the 20th of the month or before, preferably on diskette in WordPerfect for Windows 7x format. Thanks!

Anyone Want to Create a Special Building Line Requirement Area?

As you know, development interests trounced neighborhood protection efforts in the recent debate over the development ordinance known as Chapter 42. However, there is one slight ray of hope for existing neighborhoods through a tedious and cumbersome process known as the "Prevailing Setback" provision. This section of Chapter 42 allows neighborhoods to preserve the existing building setback from the street on a block by block basis. It provides a way for existing property owners to have some say in preserving some of the existing look and feel of their particular blocks.

As we mentioned in the last newsletter, property owners on a given block face (the half of the block between two intersections) can go out and measure every property to see if there is a common, or prevailing, setback for a majority of the properties, and then if 51% of the owners show support for this setback by signing a standardized petition, City Council will designate the prevailing building line for a 20-

year period. Are you interested doing this for your block? If so, give me a call (713-526-8856) or come to the next meeting for more information.

Part of Los Angeles Found in Audubon Place!

In 1913, the Los Angeles Investment Company published three architectural plan books with photographs and floor plans of houses they had recently built southwest of downtown Los Angeles: "Inexpensive Bungalows", "Practical Bungalows", and "Modern Homes of California." A set of plans could be ordered for any of the houses in the three books for \$5.00, or you could even arrange to have all the building materials shipped anywhere in the US by rail.

And guess what? On page 56 of "Practical Bungalows" appears a photograph and floor plan of Plan Number 481, which is absolutely identical to 809 Harold! While the house in Los Angeles has a cobblestone porch, 809 Harold is even fancier since it's porch is made of thousands of chunks of milky quartz. Estimated cost of construction in 1913? \$2300-\$2650.

And on page 88 is a photograph and floor plan of an unusual house labeled Plan Number 552A, and described as "not strictly a bungalow...an example of solid and dignified architecture." Although built of concrete in Los Angeles, it has a frame twin at 1118 California

(appropriately enough!), and a virtually identical stucco and hollow tile example built in 1913 here in Audubon Place at 816 Kipling. You can see this house up close when you drop off your newsletter articles! The plan book estimated that this "artistic and commodious home" could be built for \$4450."

Do the original houses in Los Angeles still exist? Anyone want to go and find out? Although we do not have any street names or addresses, and are still trying to find the name of the subdivision, it is believed these houses are in what is now called the Crenshaw District in southwest Los Angeles (remember the recent riots)?

If you are interested in how plan books have influenced Texas architecture, then you need to find a copy of the recently-published "Texas Houses Built by the Book" by Margaret Culbertson from the University of Houston.

So far we are not aware of any other plan book houses in Audubon Place, although there is a prefabricated "kit" house at 608 Kipling, built in 1917 by E. L. Crain & Company. A recent remodeling uncovered the numbered lumber!

Found anything unusual when remodeling your house? Write something about it for the newsletter!

Crime Statistics for July and August

August

8/26	1:50 p.m.	Burglary	500 blk Hawthorne
8/8	Midnight	Burglary of Auto	600 blk Hawthorne
8/14	1:00 a.m.	Burglary of Auto	3700 blk Roseland

July

7/14	5:30 p.m.	Burglary	900 blk W. Alabama
6/30	Midnight	Burglary of Auto	3700 blk Audubon
7/11	4:00 p.m.	Auto Theft	600 blk Harold
7/3	10:30 a.m.	DWI	3500 blk Stanford

Speed Trap

The police officers that used to ticket on Allen Parkway between Waugh and Shepherd have moved east. They now sit on the median at Taft and on the feeders at Montrose and Waugh. Although it is slower than everyone drives, the speed limit on all of Allen Parkway is **35 mph**! If you are the first person coming down the hill towards Taft, you will get a ticket. These officers are not some of Houston's finest. One officer in particular holds the record for the HPD for writing the most tickets in a month.

Web Sites

Council Member Annise Parker's webpage has just been expanded to include a Neighborhood Network section that includes links to local and national neighborhood organizations, local deed restriction guidelines, speed hump rules, historic preservation groups, etc. The main page will continue to focus on local issues and ordinances. You may access this web page at <http://www.ci.houston.tx.us/city/govt/council/1/>. If you have any suggestions or comments for other links or comments e-mail Councilwoman Parker at aparker@cnl.ci.houston.tx.us.

News from Neartown

Westheimer Street Festival

The next street festival is scheduled for Saturday and Sunday, October 16-17. Festival promoters have not promised anything different from previous festivals, so we can expect the usual problems with traffic, parking, and trash and another free-for-all from festival attendees.

Similar to the last festival, the Houston Police Department has no overtime budgeted, but will have additional manpower available for crowd control, traffic, and parking complaints. So with this in mind, it will be up to residents to once again help police their neighborhoods and to contact police dispatch at 713-222-3131 with any complaints of parking violations, drunkenness, etc.

To help with parking problems in the neighborhood, you can contact the Traffic Management and Maintenance Group to request that the department to erect temporary No Parking signs on your street. This is the best method by which to reduce litter left curbside and to ensure clear streets for residential traffic and emergency vehicles. For more information, contact Ly Duong at 713-837-7280.

Editor's Note. The No Parking signs placed on Kipling in the Spring were ignored. HPD was called. A patrol car drove down the street, saw the cars illegally parked, and **did not write any tickets!**

Neighbor
615 Marshall
Houston, TX 77006

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Renewing Member

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New Member

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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!