

*Hello, Audubon civic association neighbor.
Happy New Year to you and your family.*

It is that time of year again to ask for your support with the Civic Association. Membership dues are in the amount of \$10.00 per adult, which gives you voting power on issues that affect your neighborhood. It also makes you, automatically, a voting member of the Neartown Association. Neartown deals with issues involving all 21 Neartown neighborhoods.

Audubon Place Association (APA) is your civic association. APA needs volunteers to work on different committees. For the past twenty years APA has relied on neighbors volunteering to get things done and make our neighborhood one of the nicest in Neartown.

APA is open to all residents. This means folks that own, lease, rent. All are welcome!

Here is a partial list of the things that have been accomplished in the past:

- 1) APA raised \$6000 in the early 1980's for the street lights that are on the Audubon esplanade, and at the same time another \$2000 to upgrade the type of bulbs that were in the existing street lights in the rest of APA boundaries.
- 2) In the mid-1980's many of us noticed an increase in strange foot traffic on our streets. It turned out that we had approximately 20 halfway residences within our boundaries. Through the work of some of our volunteers, we were able to determine which of those halfway residences were licensed by the state, and which were not. Most were not licensed and were on properties that had absentee owners. The owners were contacted and told of their liabilities with these halfway residences. The result was that a majority were closed completely or just moved out of APA boundaries.
- 3) The alleys are owned by the city, but the city will not keep them clean. Nor will the city sell them because of the utilities that run through these easements. Approximately ten years ago APA took on the cleaning of the alleys. Our next alley cleanup is slated for early Spring, 2001.
- 4) Our city councilman at the time, Vince Ryan, helped APA get the majority of our streets repaved long before there was a Neighborhoods to Standards Program under Mayor Bob Lanier
- 5) Several years later under Mayor Lanier's Neighborhoods to Standards program, APA worked with his office to push our neighborhood to be one of the few chosen to be brought up to standard. We got more street lights (and didn't have to pay for them this time), had some trees trimmed to open up the light provided by the street-lights and got streets paved we hadn't been able to get repaved before.
- 6) When we saw that we were having higher crime, we started a neighborhood watch program. From there we went to an off-duty HPD officer for several years and then to several years of Harris County constables. The cost of the constable program was shared with three surrounding civic associations and was quite an expensive undertaking. As time passed and crime mostly moved elsewhere, we stopped the patrols.
- 7) APA was one of the first civic associations (together with Westmoreland Civic Association) to apply for a test street to try road humps. This took over two years of follow-up with the city to accomplish. The test street was Hawthorne. After much debate, it was the members of APA that voted not to pursue more road humps throughout our boundaries. There are many neighborhoods that now have them everywhere and wish that they didn't.

- 8) APA qualified, along with Westmoreland, for a traffic study. The study showed that we had a high rate of cut-through traffic (people who don't live here) on all of our streets. The city Traffic Department formed a committee with several APA and Westmoreland members. Several years and many meetings later, and after a lot of vocal opinions expressed, we have the end result – the closure to one-way of Hawthorne at the East end, left turn signals installed at West Alabama/Montrose and at Westheimer/Montrose. Not the perfect solution, but it has reduced cut-through traffic greatly, so it was well worth it.
- 9) APA raised money and gave support for the HPD Storefront at Westheimer and Crocker. Police Storefronts are few and far between in this city and many neighborhoods were trying to take this one away from us. Even though a Storefront cannot dispatch officers, the presence of officers in the area is a benefit and a plus to our neighborhood.
- 10) APA worked with Neartown to move the Westheimer Street Festival from our back doors. Years ago, when this weekend event started, our Neartown neighborhoods were not as densely populated. There are now 30% more people and approximately 40% more cars that need our streets for parking all the time. This Festival with its parking, trash and noise problems had truly outgrown our neighborhood. Along with Avondale, we were the most affected area.
- 11) APA is not homeowners' association, but if we had not had this civic association in place, we would not have been able to form the committee that became our homeowners' association, The Historic Montrose Association. The Historic Montrose Association worked for four years to write, approve and file deed restrictions which have helped our neighborhood stay so much nicer than many surrounding neighborhoods with so many teardowns and new, towering construction.

We could go on and on reviewing what APA has done, but we will stop here. Those of you that have lived here for years but never supported your civic association – now is the time! Those of you that are relatively new now know how different the neighborhood might have been without the APA. In fact, it might have been so different that you would not have picked this area to live.

Enclosed is a stamped envelope. Please enclose your dues, \$10.00 per adult, and mail it, or bring it with you to the March 7 meeting of APA. Meetings are still the first Thursday of each month at 7:30pm at the River Café on Montrose.

One of our main goals for 2002 is to finish the Historic designation for our neighborhood, which was started three years ago. We also plan to complete fundraising for signs to be placed at each end of the Audubon esplanade.

Sincerely,

Tony Herrada
President

Clay Sterling
Vice President

MEMBERSHIP FORM

Name: _____ Date: _____

Address: _____ Zip Code: _____

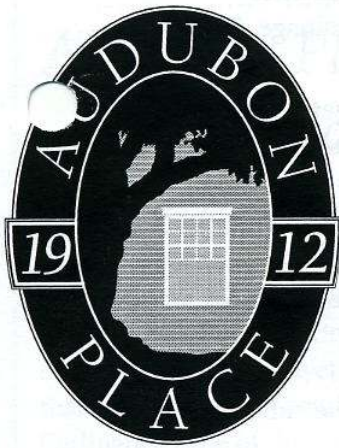
Home Telephone: _____ Business Telephone: _____

Renewing Member ☐ New Member ☐ Committee Interests: _____

Annual dues: \$10.00 per person Number of persons _____ Total dues paid \$ _____

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

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



*A Deed Restricted
Community*



NEXT MEETING:

March 1, 2001
7:30 pm

Meetings are normally held at
over Cafe, but this month
we will meet at
3407 Audubon Place

KEEPERS

City Services
3-1-1

(operational April 1,
2001, until then use the
City switchboard:
713.247.1000)

www.ci.houston.tx.us

Westheimer
Police Storefront
(no officers dispatched
from this location)
713.284-8604

Police Dispatcher
713.222.3131

Fire Department
713.222-7643
or 9-1-1

AUDUBON PLACE ASSOCIATION NEWS

MARCH 2001

February APA Meeting

Here it is February already, and yes our 2nd APA meeting for the new year was called to order and the enthusiastic attendants got down to business. Thanks to all who attended February 1.

At the meeting I committed to make a strong effort in putting together our APA Newsletter shortly after our monthly meeting in an effort to communicate some of the business conducted, and to provide current information for up and coming meetings or events.

OLD BUSINESS:

We revisited a project from last year related to neighborhood signs for the esplanade, at the Hawthorne and Alabama entrance to Audubon place. We believe this to be a positive step in making our neighborhood more visible and give us some long over due recognition.

These signs will enhance APA visibility and will help in community pride and promoting a unified effort, as we direct our energies this year to encourage more participation in APA membership, deed restriction enrollment and

also to work hard at obtaining Historical District Designation.

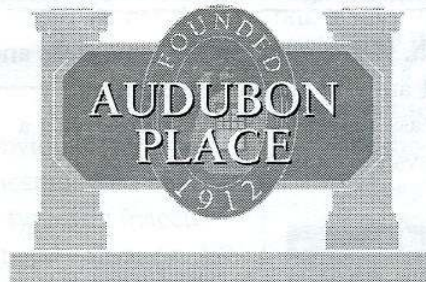
The initial signs will be on a temporary basis, as we work at collecting contributions (any amount is accepted) and finding ways to generate funds to pay for fabricated signs. We are providing drawings of the permanent signs for your viewing pleasure.

NEW BUSINESS:

Gang Activity We are asking all AP residents to help in identifying any graffiti in our neighborhood, so that we can notify the proper authorities or property owners and have the graffiti removed.

Allowing the graffiti to remain visible only encourages gang activities, and we should all be extremely concerned about this. Let us be proactive by monitoring this activity and handling it accordingly in an effort to curtailing or ultimately stopping this.

I have forms that were provided at the "meet your elected officials" gathering on Jan 23rd. These forms were provided by the HPD storefront. Call or email me if you would like a form. I will also have these available at our APA monthly meetings. — TONY HERRADA



Welcome New APA Members

To those of you who have just moved into the neighborhood and joined APA, we would like to welcome you, thank you and look forward to seeing you at our monthly meetings. Fill out the membership form on the back of this newsletter, and along with your \$10.00 (per member), you too, can join APA.

Public Meeting to Review City Budget, District D

March 5
Museum of Fine Arts
Auditorium
1001 Bissonnet
7:00 to 9:00pm

The city of Houston will be conducting public meetings on the City's FY2002

Operating Budget,

Capitol Improvement Plan (CIP) FY2002-2006, and 2002 Consolidated Annual Plan. This is an excellent opportunity for citizens to participate in the budget process by providing comments related to needed services and improvements.

Citizen Request Forms will be made available at each meeting for your comments. Following are some of the items identified on the request form:

Under Capitol improvements

Water, Fire, Storm Drainage, Parks, Library etc.

Under Operating Budget:

(Operation and Maintenance)

Abandoned Buildings

Storm Sewer Cleaning

Overgrown weeds (Hello), Etc.

Illegal Trash Dumping

Street Lights

Garbage Pick-up

These requests must be submitted by March 19, 2001.

I will have plenty of these forms available if you would like to call me to pick one up or have one dropped off. Only one request per form is recommended.

How Does Your Garden Grow?

At the request of some APA residents, this article first appeared in the February 2000 Newsletter. The article is reprinted from the Houston Chronicle and was written by Brenda Beust Smith. Her suggestion on some trees and shrubs that are low maintenance and fairly insect/ disease resistant. These plants, with a good root system, will handle our hot dry summers.

Shrubs:

Hamelia (hummingbird bush)

8 to 10 feet tall- takes full sun

Yellow Bells (esperanza, Tecoma Stans)

takes full sun

Baleria (Baleria striate)

Philippine Violet - part shade

Dwarf Crape Myrtle -

full sun

Barbados Cherry

(Malpighia glabra) to 4 feet (may need some pruning) bright shade /sun

Golden Dewdrop

(Duranta repens) full or partial sun: maintenance-free.

Unwelcome Visitors

Several AP residents have reported being disturbed during the evening by individuals selling publications.

Some of these individuals have been overly persistent and shown disregard for the time of day in which they wish to make their sales pitch.

I am sure there are many worthwhile and legitimate organizations that assist people in providing opportunities, but we don't believe this to be one.

If we avoid falling victims to this type of activity it should discourage them from coming into our neighborhoods on a frequent basis. I don't know about you, but I am quite sure that we have many other options available for purchasing publications.

Please be extra careful when opening your

door, especially late in the evenings. We would all like to believe that we have a perfectly safe neighborhood, but unfortunately as we all know, no neighborhood is immune to crime.

COMING UP

APA Garage sale This was discussed at our February meeting, with the possibility of coordinating the sale with either the Neartown yard sale, or another event taking place within our surrounding area to take advantage of the crowds. E mail me (tony@pbgd.com) with any suggestions you may have. Also, if you have any items (no clothing, please) to contribute, they will be much appreciated.

Audubon Place Targeted by Scare Campaign!

GARY COOVER

History Repeats itself next issue.

This timely article by Gary is a last minute replacement for one of his articles on the history of our neighborhoods which we will be featuring in upcoming issues.

Did you recently find a yellow flyer tucked in your mailbox asking if you are "Ready for \$500 a day fines"? Full of various frightening scenarios, the flyer implies that Houston's Preservation Ordinance (one of the weakest in the country) is tantamount to some

Gestapo tactic to deprive you of your lawful "property rights" by a "bullying" city government. OH PLEASE!!!

I guess we should feel honored to be pered by Barry Klein and Jim Saltzman, the two flag-wavers of

Houston's so-called property rights movement. That must mean they are scared we might not agree with their twisted take on property rights. However, it's too bad their tactics play straight into the hands of Houston's development community, who would gladly welcome even less regulation in their headlong race for profit at neighborhood expense.

What Barry and Jim fail to mention, is that historic districts can also be created by property owner petition, as we are doing here in Audubon Place. This is democracy at its very essence – the signers are ones choosing to evoke certain property protections. Isn't this also what "property rights" are about? It's not the City telling us what to do, but we, ourselves, polling the

homeowners to see if we would like what little additional neighborhood protections are offered by becoming a City of Houston historic district.

I suppose we should also feel insulted, as a neighborhood, since

Historic districts can also be created by property owner petition, as we are doing here in Audubon Place. This is democracy at its very essence – the signers are the ones choosing to evoke certain property protections.

Barry and Jim obviously think that we are so uneducated as to be swayed by their typically inaccurate and inflammatory rhetoric. It's a pity they often resort to so much misinformation to preach their gospel. Property rights are indeed important, as is the preservation of our individual neighborhood investments. If we choose, as a neighborhood, to preserve the architectural character and historical "look and feel", then we certainly do not need any questionable outsiders butting in and arrogantly and condescendingly telling us what is best for us.

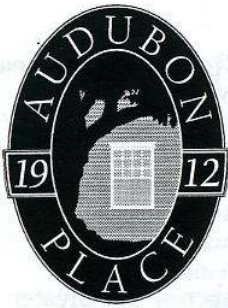
Did you know that Barry Klein does not even own any property in Houston or Harris County? Yet he's the self-appointed spokesperson for property rights. Once a found-

ing board member of the Greater Houston Preservation Alliance, he's now an anti-government "libertarian" gadfly.

Our neighborhood certainly qualifies for local and even national historic district status. As many of you know, I have researched this area in considerable depth, and teach an evening class at Rice on its history and architecture. However, the historic district decision is ours to make, based on real facts, and based on the will of those who live here and appreciate our unique and beautiful neighborhood. I just feel bad that Barry and Jim are killing so many trees and wearing out so many xerox machines in their quest to make Houston a developer free-for-all at the expense of some really great neighborhoods like ours.

2001 Meet-Your-Elected- Officials Event Held at the Lovett Inn

APA was very well represented at this event. Several council members were present, listened attentively and encouraged us to attend the up and coming Public meetings.(see the article above on the City Budget). Thanks to the Lovett Inn for being a generous host, and KATZ's (never closes!) for the delicious hors d'oeuvres.



AUDUBON PLACE ASSOCIATION

2615 Waugh Drive, No. 108
Houston Texas 77006

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 the month at 7:30pm, normally at River Café, 3615 Montrose.

NOTE THIS CHANGE:
The March meeting will be held at 3407 Audubon Place on March 1.

Join APA!

MEMBERSHIP FORM

Name: _____ Date: _____

Address: _____ Zip Code: _____

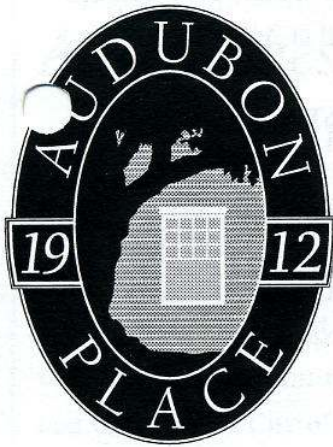
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NEXT MEETING:

April 5, 2001
7:30 pm
River Cafe
3615 Montrose

KEEPERS

City Services

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(operational April 1,
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or 9-1-1

AUDUBON PLACE ASSOCIATION NEWS

APRIL 2001

March APA Meeting

The March meeting was held at 3407 Audubon Place, instead of our regular meeting place (River Cafe).

Thanks to those who braved the downpour to attend.

I would like to encourage APA residents to keep our meeting date — FIRST THURSDAY OF EVERY MONTH — visible as a reminder in hopes of increasing attendance.

We discussed the possibility of holding our monthly meetings at various APA member's homes, and this discussion produced two very willing and gracious volunteers (dates and locations to be announced).

OLD BUSINESS:

April will bring about the introduction of our temporary APA signs as we mentioned in the February newsletter.

We received very encouraging feedback from the attendees regarding the look of the permanent signs.

Re-Green Montrose Donna Roth, a member of Neartown Association, is spearheading a tree committee whose goal is to identify and tag trees in our neighborhoods so that they can be recorded, the goal being to prevent their destruction due to careless development.

The urban forest in Houston has experienced a significant decline from 1972 to 1999. This lost tree canopy would have removed millions of pounds of pollutants from our air annually, and also would have helped in slowing stormwater runoff.

How can I help you ask? Well, after the initial recording takes place in our own neighborhood, we will be provided a record of our trees that would be recorded as protected, and we will be asked to submit requests for areas that are in need of re greening. The best part of this program is TREES ARE FREE for the asking.

I will provide more information of this project in the next newsletter.

Welcome New APA Members

Jake and Winifred Booth

Karen and Harry Deakin

Richard E. Fluhr

Renita and Mark LeCrone

IF you are not a member of APA yet, please consider joining.....as always there is a membership form on the back page of this newsletter.

P.S. It is a Tax deductible donation.

Graffiti activity part II As I mentioned on our February newsletter, I still have plenty of forms on which you can submit a report related to graffiti in and around our neighborhood. This is something we should all be extremely concerned with. You can call and leave me a message, and I will be glad to make forms available or drop them off. (713) 523-7748 - Tony Herrada

Home Depot has a product called GRAFFITI REMOVER THAT WORKS WELL PLEASE READ INSTRUCTIONS CAREFULLY.

NEW BUSINESS:

At the request of some APA residents this newsletter will provide a report on the crime activity in our neighborhood beginning with the May issue. This is in an effort to encourage us all to be more aware of our surroundings and the well being of our neighbors and friends.

Those of us who's properties have alley access should be extra careful, and prevent criminal activity by adding lighting in those areas and securing any access outlets to and from.

Garage Sale Date The proposed date for the APA garage sale was April 28, unfortunately it will have to be re-scheduled for a date in May. Your donations of items for the garage sale are still in demand. You can contact me (see *Graffiti Activity article*) to drop off your contributions or, if possible (I'll ask our neighbor, always-willing-to-help-Patty) we can make arrangements to get them picked up. Remember, these donations are for a very worthy cause... our neighborhood and it's appearance. The location of the sale will be between

3405 and 3407 Audubon Place. Your donated items can be dropped off at 3407 Audubon Place.

Thank you very much.

Change of Venue Our May APA meeting will be held at the lovingly restored 808 Hawthorne home of Mark and Renita LeCrone. Mark and Renita have graciously offered us an opportunity to see one of the most unique homes in Houston.

(*Sneak preview*) This home has some beautiful circa 1913 murals representing a variety of styles, and are a must-see to appreciate. Gary Coover will be presenting one of his popular presentations on the neighborhood, so don't miss this opportunity to learn more about Audubon Place while viewing one of its more unique structures up close.

SPECIAL THANKS

On behalf of APA we would like to Thank River Cafe for allowing us to hold our APA meetings there. We encourage Audubon Place residents to patronize the Cafe when ever possible in appreciation of their hospitality. Thanks River Cafe.....

Also, Special Thanks to Mr. John Unger for underwriting the newsletter and assuring that all APA residents receive a copy. Thanks John.

Green Corner How about those Lora Petalums? The esplanade project is finally showing the fruits of the labors of love and dedication. (Thanks Patty). The esplanade will get an injection of new plantings to fill in the areas where we lost some plants. If we can just

keep the sprinkler systems from getting run over (and with some effort from everyone in turning the sprinklers on), the esplanade should continue to improve.

The APA esplanade fund is paying for a bi-monthly up keep, weeding, mowing, and edging. The esplanade maintenance, along with our APA signs (hopefully going into production), are being funded by proceeds from our garage sale.

Advantages of Becoming a City of Houston Historic District

GARY COOVER

Although our neighborhood is certainly eligible for becoming a National Register Historic District, it is perhaps more important to become a City of Houston Historic District. What are the advantages of 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 any exterior alterations, new construction, relocations and demolitions that require a building permit. The Commission and the ordinance are concerned with exterior and neighborhood appearances only, and do not regulate land use or any interior changes, or have anything to do with exterior paint col-

ors or landscaping. The ordinance does not override deed restrictions.

All exterior changes to a property within a historic district that require a building permit must

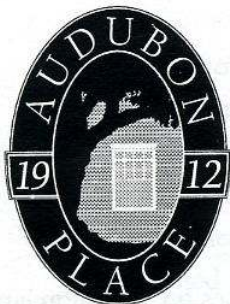
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first receive a "Certificate of Appropriateness" from the HAHC before the permit can be issued. As it is currently set up, there is a ninety-day waiting period for applications which have been denied, at which time the owner can do whatever they want 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, creation of 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 redevelopment.



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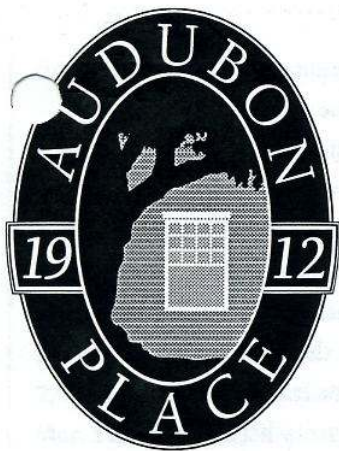
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Community



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May 3, 2001
7:30 pm
804 Hawthorne

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3-1-1

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www.ci.houston.tx.us

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Westheimer
Police Storefront
(no officers dispatched
from this location)
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Police Dispatcher
713.222.3131

Fire Department
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or 9-1-1

Heavy Trash
Second Wednesday
of the Month

AUDUBON PLACE ASSOCIATION NEWS

MAY 2001

April APA Meeting

Our April Meeting was held at River Cafe, 3615 Montrose and again thank you to those in attendance.

Correction:

First things first. The May APA meeting will definitely be held at 804 Hawthorne (not 808 as previously stated) thanks to Renita and Mark Le Crone who have offered to host our meeting. As I mentioned in our April newsletter, this is a unique experience to view this lovely home. Bonus: In addition to the wonderful accommodations, Mr Gary Coover has volunteered to do a presentation related to our neighborhood and it's history. *You definitely do not want to miss this Meeting...*

Garden Tours anyone?

There are several home and garden tours taking place in our surrounding neighborhoods, sponsored by the respective civic associations. Do we have any volunteers or suggestions? We at APA could easily put something like this together. We live in one of the few neighborhoods that has retained a high percentage of it's original housing stock. This would be an excellent means of not only creating some revenue, but also to encourage new friendships, and exchange ideas. If anyone is interested, please contact me at (713) 523-7748 or e mail: tony@pbgd.com, and we can start putting together a committee.

Garage Sale Date Change

The date for our APA Garage sale has been re scheduled for May 12th...donations will be stored at 3407 Audubon place. Please call to make arrangements for dropping off or possible assistance for pick up (see Tours article) Again, any and (almost) all donations will be greatly appreciated. The location for the Garage Sale will still be between 3405 and 3407 Audubon Place.

No Clothing Please... Thanks.

HISTORY LESSON

The First Houses in Audubon Place

GARY R. COOVER

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

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

The following is an attempt at a chronological list of the first houses built in Audubon Place between 1912 and 1913. Unfortunately, eleven have since been demolished. The dates listed for each house are from the Houston Daily Post building permits listings which include the names of the builders or owners who applied for the permit, a description of the house and the estimated cost of construction. However, the permits do not give specific addresses – these must be deduced from a variety of sources including real estate transaction records, City Directories, and miscellaneous articles from daily newspapers.

The prize for the oldest house still standing in our neighborhood would probably go to 809 Harold. If you have any original information or paperwork dating your particular house, please call 713-526-8856 and help with the detective work!

HPD Crime Stats:

As Requested, this is the latest report on the criminal activity in our neighborhood:

We condensed the report to reflect our immediate community. These statistics are from January and February 2001. As the report is updated, we will provide the information accordingly.

Offense Date	Offense Time	Offense	Block	Street Name
1/10/01	0030	Rape	3500	Audubon
1/08/01	1745	Robbery	3300	Montrose
1/17/01	2240	Aggravated Assault	200	Marshall
1/12/01	2130	Burglary	500	Alabama
1/19/01	0330	Burglary	800	Marshall
1/16/01	1930	Burglary of Motor Vehicle	400	Hawthorne
1/04/01	1930	Burglary of a Mtr Vehicle	3400	Roseland
1/17/01	1400	AutoTheft	3200	Montrose

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

Storm Sewer:

If the recent rains have created drainage problems, due to clogged drains or ditches, here is a phone to call.....City of Houston Department of Public Works & Engineering CRC (713) 837-0600

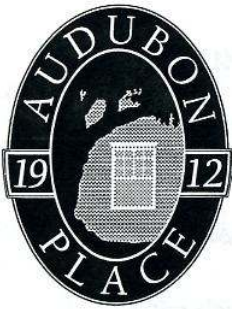
Graffiti:

We are asking again for everyone's assistance in keeping an eye out for any graffiti activity. It won't go away on its own...

Committee Volunteers...

Interested in helping either of these committees: Historical District or the Deed restriction? Come to our may meeting and see how you can help protect our neighborhood through these means.

There must have been something about this neighborhood that attracted your attention, and your desire to move here...make sure it stays the place you chose.



AUDUBON PLACE ASSOCIATION

2615 Waugh Drive, No. 108
Houston Texas 77006

PRSR STD
U.S. POSTAGE
PAID
HOUSTON TX
PERMIT NO. 1

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

Neighbor
615 Marshall
Houston, TX 77006

Meetings are held the first
Thursday of the month at
7:30pm, normally at River
Café, 3615 Montrose.

NOTE THIS CHANGE:
The May meeting will be held
at 804 Hawthorne on May 3.

Join APA!

MEMBERSHIP FORM

Name: _____ Date: _____

Address: _____ Zip Code: _____

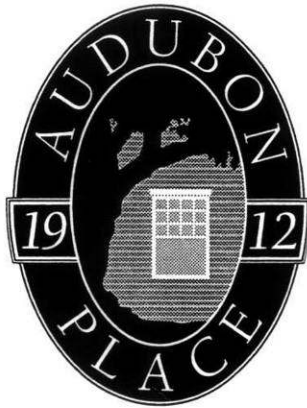
Home Telephone: _____ Business Telephone: _____

Renewing Member ☐ New Member ☐ Committee Interests: _____

Annual dues: \$10.00 per person Number of persons _____ Total dues paid \$ _____

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

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



*A Deed Restricted
Community*



NEXT MEETING:

National Night Out
Tuesday, August 7, 2001
6:00 -9:00pm
Esplanade at Audubon
and Kipling

KEEPERS

City Services
3-1-1

City switchboard:
713.247.1000

www.ci.houston.tx.us

Public Works
713.837.0600

Westheimer
Police Storefront
*(no officers dispatched
from this location)*
713.284-8604

Police Dispatcher
713.222.3131

Fire Department
713.222-7643
or 9-1-1

Heavy Trash
*Second Wednesday
of the Month*

AUDUBON PLACE ASSOCIATION NEWS

AUGUST 2001

June APA Meeting

The APA June meeting was held at River Café. This was the most heavily attended APA meeting in a very long time. Thanks to all who attended. The subject matter that brought us together certainly made for a very interesting meeting. There was plenty of dialog and a lot of information provided by many of the attendees. I believe we all learned a lot that evening.

The subject of great interest was two adjacent properties in the 600 block of Harold that were possibly for sale. Neighbors were concerned about the identity of the buyer(s) and their plans for the properties (the rumor was that a high density permit had been applied for). There was talk of setting up a committee to start the process of instituting "prevailing set backs" as provided for in Chapter 42 of the City Code of Ordinances. The rumors turned out to be unfounded, which is fortunate. Unfortunately, a lot of momentum was lost once this imminent threat was removed. We need to realize that while we have been lucky so far, the best way to head off this type of threat is to have some sort of protection already in place. It will come as no surprise to hear that the City of Houston Planning & Development Department is pro-developer, but the prevailing set back ordinance is an excellent opportunity for neighborhoods such as ours to protect them-

selves, but it requires that we do some work (setbacks are established on a block by block basis; they include all properties within at least one block face; property owner support must be demonstrated; at least 50% of lots must be existing single family residential dwellings; and City Council action is required).

As things develop or change, we will provide that information through e-mail updates. To be included, please send your email address to tony@pbgd.com. Thanks to Jake and Winifred Booth for keeping everyone up to date via email.

Garage Sale

Well friends and neighbors, our garage sale, though not a huge success, was none the less successful. We had very few items left.

Thank you to those who donated items for sale. I wish I had taken your names down to print them here, but you know who you are. Many Many Thanks. Also, thanks to those who paid above our asking price for some items....

Our total take was \$627.03. We have no idea where the 3 cents came from, but they will be deposited also.

An idea was tossed around by some APA residents regarding the possibility of putting together another garage sale, maybe this fall. If there is interest, we are hopeful that this will give everyone plenty of time to gather some things between now and sometime in October. Time and place to be announced.

HISTORY LESSON

John Wiley Link, Developer of Montrose

GARY R. COOVER

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

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

A business trip to Orange, Texas, convinced John Link to move the law offices there in 1896. He began to buy real estate and timber lands, and eventually purchased a lumber mill from longtime family friend John Henry Kirby. His Miller-Link Lumber Company became one of the largest lumber companies in the State. An active and progressive businessman, he was elected mayor of Orange in 1900. He resigned in 1903 over the issue of prohibition, which he felt would deprive the city of much needed tax revenues.

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

Believing that there was no city in the South or West with a brighter future than Houston, he sold his interest in the paper mill in 1910 and created the Houston Land Corporation with several leading businessmen, including John Kirby, H.B. Jackson, R.E. Brooks, W.T. Carter, B.F. Bonner, Niels Esperson, Frank Andrews, Abe Levy, C.L.

Neuhaus and Senator Thomas Ball. They quietly began buying 260 acres from over twenty different owners and developed them into "Montrose" - Houston's first well-improved, restricted subdivision, and the largest subdivision project ever undertaken by private capital in the South.

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

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

The first house started in Montrose was for John Link, and was designed by Sanguinet, Staats & Barnes. It is sited on an entire block, at the southwest corner of Montrose and West Alabama, and is now the Administrative Building for the University of St. Thomas. Built of Missouri limestone, cream-colored brick and enameled terra cotta, the five bedroom house also has a ballroom on the third floor. After all the children were married, the Links sold the house in 1916 to oilman T.P. Lee for \$90,000 - the highest price ever paid for a house in Houston up to that time. The Links briefly lived in the Rice Hotel while they built a somewhat smaller house across the street, a two-story red brick house with green tile roof (since demolished).

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

to Beaumont to organize the Beaumont Ship Building and Dry Dock Company, bringing it into world-wide prominence.

By 1920 the Links were back in Houston, living at the Rice Hotel while they built a new home at 819 Lovett Boulevard. During this time he founded the Link Oil Company and was a partner in the Pierce Junction Oil Company. Link also became vice-president and general manager of Kirby Lumber Company, and was president of the Lamella Trussless Roof Company (which built the main hall for the 1928 Democratic National Convention in Houston).

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

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

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

Bibliography: JOHN WILEY LINK,
Winifred Arndt Duffy
Houston Daily Post, March 19, 1933

National Night Out Tuesday August 7, 2001

*APA will meet on the Esplanade at
the corner of Audubon Place and Kipling.*

For those of you new to our gathering, it is very informal, and potluck is the theme. Bring any type of finger food, party trays, munchies, libations, deserts, etc. The objective is to give us all an opportunity to meet our neighbors and see friends. There is always plenty of food and conversation. This is a perfect time for new residents to see what our neighborhood is all about.

HPD Crime Stats:

The following statistics reflect activity in Audubon Place and the surrounding neighborhoods for May and June. Please report any suspicious activity to HPD at 713.222.3131.

DATE	TIME	OFFENSE	BLOCK, STREET
6/14/01	245	Robbery	200 Westheimer
6/03/01	1030	Robbery	300 Alabama
6/14/01	2200	Robbery	3400 Stanford
6/24/01	0900	Robbery	3400 Montrose
6/29/01	2145	Robbery	3800 Jack
6/13/01	0220	Aggravated Assault	3200 Montrose
6/14/01	1500	Burglary	200 Hawthorne
6/09/01	2330	Burglary	3400 Roseland
6/09/01	1000	Burglary	3400 Roseland
6/16/01	1530	Burglary of Motor Vehicle	500 Alabama
6/17/01	0500	Burglary of Motor Vehicle	500 Alabama
6/17/01	1430	Burglary of Motor Vehicle	500 Alabama
5/31/01	2230	Burglary of Motor Vehicle	600 Marshall
6/02/01	2200	Burglary of Motor Vehicle	600 Kipling
6/22/01	1900	Burglary of Motor Vehicle	600 Hawthorne
6/28/01	0650	Burglary of Motor Vehicle	3400 Garrett
6/01/01	2030	Auto theft	200 Marshall
6/15/01	0145	Auto Theft	300 Hawthorne
6/02/01	1700	Auto Theft	600 Marshall
6/26/01	0700	Auto Theft	600 Harold
6/01/01	1430	Auto Theft	3400 Audubon
5/19/01	1630	Robbery	600 Hawthorne
5/21/01	1630	Robbery	600 Hawthorne
5/21/01	0020	Aggravated Assault	3400 Roseland
5/10/01	2200	Burglary of Motor Vehicle	600 Hawthorne
5/26/01	1600	Burglary of motor Vehicle	3600 Audubon
5/07/01	1900	Auto Theft	600 Kipling
5/26/01	0000	Auto Theft	600 Hawthorne

The Great Flood

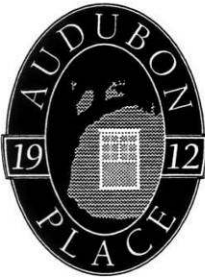
The storm we will not soon forget, brought damage and loss to many of us, hopefully we have returned to some normalcy by now (if you're missing any landscape timbers, give us a call!). Most, if not all, of the trash has been removed from our sidewalks and curbs. If such is not the case please contact the city and advise them of the location. If this is heavy trash placed after the normal heavy trash scheduled date, then it will unfortunately sit out there for another month.

Lets try to be good citizens and be aware of regular trash pick up days (Tuesdays, recycle every other Tuesday) and heavy trash pick ups (second Wednesday of the month).

APA signs

Seen our sign on Taft between Lovett and Hawthorne?
Or the sign on Harold near Montrose?

This is pretty disturbing, aggravating and it costs us money. We are asking if anyone sees any of this destructive activity taking place, jot dot license plate numbers or description of individuals, if we don't report these incidents, we won't get an increase in HPD patrolling. The higher visibility of HPD in our neighborhood, the less criminal activity we will see. Let's be concerned and vigilant. Thanks.



AUDUBON PLACE ASSOCIATION

2615 Waugh Drive, No. 108
Houston Texas 77006

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PAID
HOUSTON TX
PERMIT NO. 7200

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 the month at
7:30pm, normally at River
Café, 3615 Montrose.

NOTE THIS CHANGE:
The August meeting will be
held in conjunction with
National Night Out, Tuesday,
August 7, on the esplanade at
Audubon and Kipling.

Neighbor
804 Kipling
Houston, TX 77006



Join APA!

MEMBERSHIP FORM

Name: _____ Date: _____

Address: _____ Zip Code: _____

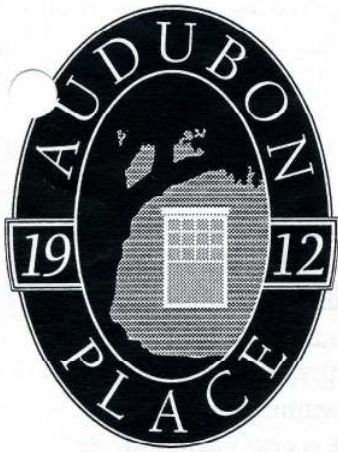
Home Telephone: _____ Business Telephone: _____

Renewing Member ☐ New Member ☐ Committee Interests: _____

Annual dues: \$10.00 per person Number of persons _____ Total dues paid \$ _____

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

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



A Deed Restricted
Community



NEXT MEETING:

Thursday,
September 6, 2001
7:30pm
River Café

KEEPERS

City Services
3-1-1

City emergency:
713.834.0600

www.ci.houston.tx.us

Public Works
713.837.0600

Westheimer
Police Storefront
(no officers dispatched
from this location)
713.284.8604

Police Dispatcher
713.222.3131

Fire Department
713.222.7643
or 9-1-1

Heavy Trash
Second Wednesday
of the Month

AUDUBON PLACE ASSOCIATION NEWS

SEPTEMBER 2001

August APA Meeting

The APA August meeting was held in conjunction with National Night Out Tuesday, August 7, 2001. We held our meeting, as in previous years, on the esplanade at the corner of Audubon Place and Kipling. Based on the turnout, we must say it was a success. Aside from occasionally dodging speeding traffic, a few pesky flies — and ok — maybe some mosquitoes, everyone enjoyed a nice evening outdoors conversing with new neighbors and seeing friends. Some of us met neighbors for the first time who lived across the street from us. We had plenty of food, drinks and conversation — thanks to all who came and contributed to the success of this neighborhood event. Let's see if we can top the attendance next year.

September Meeting

The next meeting will be held at our regular meeting place, River Café, 3615 Montrose at 7:30PM

There seems to be a strong interest again in looking at all our options in maintaining the integrity of our neighborhood. Without

getting ahead of myself, or the agenda of our next meeting, something as simple as working within the guidelines of Chapter 42: Houston's Land Development Ordinance is an option worth discussing.

We will have members of the Historic Montrose Association present to answer any questions you may have. This should be a subject of vital interest to many of us — after all, wasn't the beauty and uniqueness of the neighborhood a factor in your deciding to live here?

What is Chapter 42: Houston Land Development Ordinance?

Chapter 42 of the City Code of Ordinances sets out rules for the subdivision of land in the City Of Houston and in its extra territorial jurisdiction (the ETJ). It is "Not Zoning" — it does not control land use. It does, however affect development through requirements for street rights-of-way, lot sizes and setbacks. It is the tool that creates the "look" and feel of your neighborhood.

Chapter 42 was first adopted by City Council in 1982. It received only minor changes until 1998 when it was extensively revised. The revisions were the result of a comprehensive review by a citizen committee and the Planning Commission. The Purpose of the review was to update the ordinance's requirements to better facilitate inner city revitalization by achieving two primary goals:

1. making the Ordinance user-friendly in terms of its organization and use of simple English, supported where necessary with illustrations, and
2. establishing standards that will support urban revitalization.

CONTINUED ON PAGE 3

"Montrose Place"

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

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

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

The town was chartered in the 12th century, and was the birthplace of the great Marquis James Graham

Montrose, one of the most celebrated military commanders of his age, his most important operations being in the stirring times of 1638 to 1650, embracing the closing reign of Charles I, Protectorate of Cromwell, and the beginning of the reign of Charles II.

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

It was from Montrose that Sir James Douglas, in 1330, embarked for the Holy Land, and carried with him the heart of Robert

the Bruce, which, in a critical moment - when his ranks were hard pressed by Saracens, he threw into their midst, and with a cry, "Go, heart of Bruce, I will follow", rallied his knights to deeds of desperate valor and turned the tide of battle, thus winning the victory.

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

We are endeavoring to lay out and beautify this subdivision in a manner befitting the name it bears, that those who build homes

there will feel proud to state that they reside in Montrose Place.

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

Houston Land Corporation
Second Floor,
Scanlan Building
Preston 1823

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

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

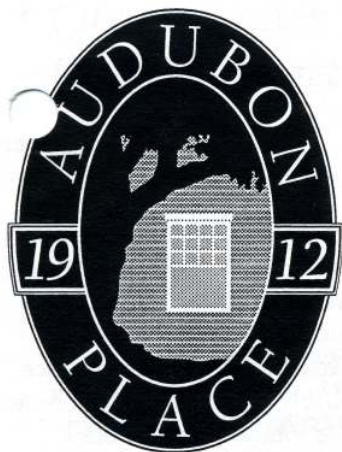
Thanks to Gary Coover for providing these glimpses into the early marketing efforts of Montrose's developers.

"Reasons Why You Should Buy A Montrose Home"

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

1. Because it is free from sordid surroundings, the dust and grime of commercial activities, the shriek of the locomotive, the din of the factory site.
2. Because it is a well-drained area, equipped with an adequate system of storm and sanitary sewerage, thus insuring its residents against malarial conditions and disease.
3. Because it lies within easy access of the heart of the city, the schools, the churches, the parks and all advantages of modern city life.
4. Because its broad, tree-lined streets and boulevards are a delight to the eye, a stimulus to the homecoming man who spends his days in the busy marts of trade and a proper setting for the woman whose sphere is the home.
5. Because it insures you good neighbors, the people who are distinctly worth while. The effect of environment is not theory, but an established fact.
6. Because it is the result of the careful planning, the foresight, the experience and continued attention of real estate men of long standing.
7. Because it is not a gamble - it is a location with an established value - a live, growing community.
8. Because it offers you an opportunity to acquire a home at a reasonable cost, and upon terms not duplicated elsewhere in the city.

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



*A Deed Restricted
Community*



NEXT MEETING:

Thursday,
October 4, 2001
7:30pm
River Café

KEEPERS

City Services
3-1-1

City emergency:
713.834.0600

www.ci.houston.tx.us

Public Works
713.837.0600

Westheimer
Police Storefront
(no officers dispatched
from this location)
713.284.8604

Police Dispatcher
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Fire Department
713.222.7643
or 9-1-1

Heavy Trash
Second Wednesday
of the Month

AUDUBON PLACE ASSOCIATION NEWS

OCTOBER 2001

Letter from the President

As I sat down to put together this month's newsletter, I couldn't help but get a little excited about our September meeting. We had good attendance, and the community spirit and enthusiasm still seems to be present. We discussed at some length the options we have available under Chapter 42. Out of this discussion came the decision to initiate a one -street-at-a-time approach to obtaining signatures from homeowners within a specific block interested in preserving the existing setback pattern. This is a step forward in our efforts to maintain the view one sees from the street as you drive through our neighborhood.

Those of us that live on Audubon Place will be contacted by APA secretary Patty Thompson, who has volunteered to be street captain and gather signatures on Audubon Place. Chuck Noll volunteered to work on obtaining signatures from the 600 block of Marshall St. With these signatures we can submit an application to protect the prevailing setbacks, and further our goal of preserving the character of the areas under consideration.

I think this is an excellent opportunity for APA residents to show unity and pride in the preservation of the

uniqueness of our little community. All one has to do is look to the north and west of our neighborhood to see what can happen when procrastination and lack of community interest prevail. Communities lose green-space, trees — and most of all — their beauty.

The other topic of discussion was the Historic District Designation effort. Andrea Di Bagno and Scott Steip have volunteered to co-chair the re vitalization of that project. (See Historic District article.)

I am confident we will have strong support from APA residents in signing up for the Chapter 42 application and joining our petition efforts towards meeting our percentage requirements.

Dust off your Cook Books

We have two very gracious host for our annual APA Christmas Gathering and the volunteers are Brad and Linda Harmes, 3707 Audubon Place.

Date: December 6th, which would be our normal APA meeting date. So get your favorite recipes ready and let's get into the spirit .

Thanks to the Thompsons at 3701 Audubon Place for offering their beautiful home for last year's Christmas gathering.

The Montrose Streetcar Line

by Gary Coover

Now that METRO is finally laying rail, we thought we'd dust off this little gem from Mr. Coover.

Long before METRO buses and HOV lanes, there was an extensive network of streetcars throughout Houston to serve the inner city as well as the new outlying suburbs such as the Houston Heights, Woodland Heights, the South End, Harrisburg, etc. In 1911 when Montrose was platted, there were less than 2,000 automobiles registered in the entire city (this number would grow to over 14,000 in just six short years). Whether or not they owned cars, many people used the streetcars to commute to work downtown and to travel about the city. With Houston's muddy streets, it was certainly preferable to walking or riding horses.

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

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

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

On opening day, Sunday, August 18, 1912, hundreds of Houstonians gathered in bleachers at the corner of Roseland and West Main for the inaugural run which left downtown at 4pm. A brass band pro-

vided the entertainment while Snyder's Ice Cream Parlor provided free refreshments. Once service was officially established, the streetcar ran regularly at 9-minute intervals from downtown to Montrose, including service to Avondale and Courtlandt Place. The first cars were probably painted a bright chrome yellow, with the Stone & Webster red and black Triskelion symbol on the sides.

On July 5, 1916, Williford Doherty, who lived in Westmoreland, was out driving with his younger brother and 15-year old John Carlisle. He attempted to cross in front of the streetcar at the intersection of Roseland and West Alabama. The auto was hit in the rear and thrown to one side of the track. Williford and his brother were uninjured, but young Carlisle was thrown from the car and landed on his head, causing a brain concussion and head bruises. He presumably recovered; the automobile was a total wreck.

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

Guest Speaker(s) at our October meeting

During our September meeting C. Meiling Moran asked if APA would be interested in having Gerald Womack, candidate for our District D, attend and say a few words and take some, and the vote was unanimous. So we will have one, possibly two, District D candidates make a brief presentation at our October meeting. The second speaker maybe another candidate for our district, Darryl Carter.

It would be an excellent opportunity for APA residents to make a great show of support for our community by attending this meeting. We plan on addressing our APA agenda items, within our normal meeting time frame. So let's be prompt and have a good show of support. Bring your questions and concerns, let's be informed voters.

City of Houston Historic District

Definition:

According to Houston's Historic Preservation Ordinance (95-228), a historic district is "a geographical area designated by the city council that possesses a significant concentration, linkage or community of buildings, structures, objects or sites united by historical, cultural, architectural or archaeological significance to the city, state, nation or region." Audubon Place has two such neighbors, Westmoreland and Courtlandt Place.

The area must include at least 51% historic houses, buildings structures, & objects over 50 years old, and must have the written approval from at least 67% of the landowners who own at least 51% of the land.

There are 8 Steps to creating a City of Houston Historic District:

1. Determine the District Boundaries
2. Historical Research
3. Architectural Styles
4. Inventory of Buildings, Outbuildings, Structures, Objects
5. Slides/Photographs
6. Ownership and Legal Description of each Property
7. Petitions
8. Application.

Clearly, there is plenty of work to be done, but we are very fortunate to have an enormous amount of this work literally, at our disposal. Thanks to Gary Coover who has unselfishly spent a great deal of his personal time researching and accumulating data and information on Audubon Place.

At our September meeting we had two volunteers step up to spearhead this project. Andrea Di Bagno and Scott Steip will assume the task of formulating a committee to work at meeting the criteria to apply for Historic District Designation.

There is certainly a need for volunteers, and if you're interested, please call me at 713-523-7748 or send me an e mail (tony @ pbgd.com) and I will pass on your name and information to the committee chairpersons. This shouldn't be an overwhelming project, as we recognize that most of us have full time jobs, families, and responsibilities, but can also be very rewarding.

Nomination of Officers for 2002 Don't let this scare you, we don't draft anyone into a responsibility that they are not comfortable with. Some of us will probably continue to serve or assist in some capacity next year or re cycle past officers into new positions if necessary. It would certainly be encouraging to have some new faces with new ideas on the board. Seriously, this is critical to APA maintaining an active and effective association.

Neartown Association Update: Sam Bernstein, APA resident and Neartown Association Secretary, had some encouraging information from the Neartown meeting. HPD plans on conducting a high police patrol visibility during the month of September in the Pacific Street area, West Gray, and yes — our neighborhood — lower Alabama. The lower Alabama Street area will have a street beat patrol. We as APA residents can help. How do you ask?... by simply reporting any suspicious activity, and most importantly, any crime in our neighborhood. As I have mentioned before, reporting *all* suspicious or criminal activity will result in greater HPD presence. HPD's primary focus during these patrols will be on prostitution and drug activity.

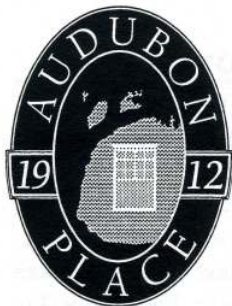
WOW 609 Harold Street... Looking Fabulous ... look forward to seeing you both in your new home soon, as I'm sure you both are.

October Garage Sale? If there is still interest in having an APA Fall Garage Sale, please let me know. We are working on getting confirmation on the use of a more central location for this sale. (See Historic article for my e mail and phone number.) This is a great opportunity to contribute to APA without much effort, and at little or no out of pocket expense.

SPECIAL THANKS

On behalf of APA we would like to Thank River Cafe for allowing us to hold our APA meetings there. We encourage Audubon Place residents to patronize the Cafe when ever possible in appreciation of their hospitality. Thanks River Cafe.....

Also, Special Thanks to Mr. John Unger for underwriting the newsletter and assuring that all APA residents receive a copy. Thanks John.



AUDUBON PLACE ASSOCIATION

2615 Waugh Drive, No. 108
Houston Texas 77006

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

Neighbor
611 Marshall
Houston, TX 77006

Meetings are held the first
Thursday of the month at
7:30pm, normally at River
Café, 3615 Montrose.

OCTOBER MEETING
The October meeting will be
Thursday, October 4 at the
River Café.

Join APA!

MEMBERSHIP FORM

Name: _____ Date: _____

Address: _____ Zip Code: _____

Home Telephone: _____ Business Telephone: _____

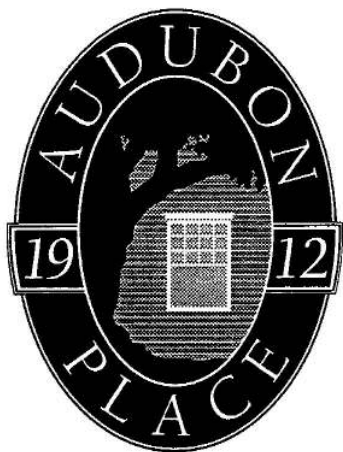
Email: _____

Renewing Member ____ New Member ____ Committee Interests: _____

Annual dues: \$10.00 per person Number of persons ____ Total dues paid \$ _____

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

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



*A Deed Restricted
Community*



NEXT MEETING:

Holiday Party!
Thursday,
December 6, 2001
7pm
3707 Audubon

KEEPERS

City Services
3-1-1

City emergency:
713.834.0600

www.ci.houston.tx.us

Public Works
713.837.0600

Westheimer
Police Storefront
*(no officers dispatched
from this location)*
713.284.8604

Police Dispatcher
713.222.3131

Fire Department
713.222.7643
or 9-1-1

Heavy Trash
Second Wednesday
of the Month

AUDUBON PLACE ASSOCIATION NEWS

DECEMBER 2001

Letter from the President

As some of you probably already know, we did not have our proposed APA Fall Garage Sale. I want to think that maybe the timing was not good, given everything that had been going on. Do not despair, we will have a Spring Garage Sale so save all those items you have been accumulating all this time. Spring will be here before we know it.

By the time this newsletter makes it to your mail boxes, we will more than likely be having a mayoral run off, and hopefully things will be settling down. Since September, 11 and then our elections it been quite hectic for most of us.



We had a small group in attendance at our November meeting, we weren't able to accomplish much, although we did come up with some excellent ideas and we certainly enjoyed our sort of social hour.

Some of the things we discussed were our upcoming Christmas Party (see accompanying article), finding a slate of officers for 2002, ways to promote the purchase and installation of our Audubon Place signs.

(Look for the rendering located in this newsletter), and suggestions on raising funds for the esplanade maintenance.

APA Holiday Party

Our regular meeting will be replaced by our annual APA Holiday Social.

**December 6, 7pm
The home of
Brad and Linda Harmes
3707 Audubon Place**

All APA members and those wishing to join APA (an excellent opportunity to join and become involved in your neighborhood) are cordially invited. If our tradition continues — and there is no reason it shouldn't — this is one of most popular meetings of the year. We will have information on Historical Designation, prevailing set backs, and the opportunity to sign up if you wish.

IMPORTANT NOTE: We recommend that everyone attending this social bring a covered dish or spirits (beer or wine). So Cook up your favorite recipe and come share it with your friends and neighbors.

Wanted: Notary Public

Since we will have forms available for residents wishing to sign up for deed restrictions or Historical Designation, etc., at our Holiday Social, we could certainly use your services.

Growing Poinsettias for Next Christmas

by D. Leeth

If throwing away scraggly plants bothers you as much as it does us, you might want to give this a try (although it sounds like an awful lot of trouble...)

The real gardener derives his satisfaction from his ability to nurse plants along every step of their growth to their ultimate flowering glory. However, the greatest thrill is enjoyed by those who have succeeded in coaxing bloom from one of the plants considered difficult for the average gardener. Such a plant is the poinsettia (*Euphorbia pulcherrima*). Actually it really isn't hard to grow, even though it can be tempera mental.

There is one feature about this traditional Christmas flower that sets it apart from many other holiday flowers. Barring neglect or accident, it will always be in full bloom for Christmas in the latitude of New York City without the gardener's having to resort to any special treatment, provided the plant does not receive any light in addition to natural daylight.

The two most important factors in the successful flowering of poinsettias, and those, which make it temperamental, are temperature and humidity. The temperature must be as uniform as possible and must never drop below 60°F. The humidity should be kept high-60 to 70 per cent. This is higher than it is possible to maintain in the average home so extra provisions may have to be made such as setting the pot on a tray filled with moist coke. Of course, if you have a greenhouse, which you run at 60°-65°F, the problem is much simpler.

Poinsettias are grown from cuttings. These are taken from stock plants, which are carried bone, dry over the winter. These can be plants you get from your friends at Christmas. Place them in a dark, cool cellar where they will dry out and become dormant. Watch out for mildew while the plants are dormant; if it shows up as a white or brown powder, dust with sulfur. In April cut the plants

back to a point just above one of the dormant buds on the stem.

Repot in new soil, water thoroughly, and place in full sunlight. I use the same soil for all stages of poinsettia growth, made up of equal parts of compost and sandy topsoil sifted together with several handfuls of superphosphate added to each bushel of mixture. I add a shovelful each of sand and peat-moss to each six shovelfuls of the first mixture.

A better practice is to wait until late July or early August to take cuttings, and then, after the rooted cuttings are 6 to 8 inches tall, they can be potted up (three to an 8-inch bulb pan) and grown without any pinching.

There is no trick to preparing cuttings. Cut the tip 4 to 6 inches with a sharp knife. A white, sticky juice will exude from the cut ends, but if the cuttings are immediately dipped in a root hormone powder and placed firmly in moist rooting medium, they will suffer little setback. Many rooting media are recommended for propagating poinsettia cuttings, but I have had the best success with washed mason's or builder's sand.

Before long new growth will appear and cuttings may be taken any time after the shoots are 6 inches

long. The earlier the cuttings are rooted the taller will be the blooming plants. Cuttings taken any time up to the middle of June should receive a soft pinch-removal of the top half inch of terminal growth when the plants are about 1 foot high. In no case should plants be pinched after the first of September or the resultant new growth will be too short to make a well-shaped flowering plant. Each of the two or more shoots developing from the soft pinch will produce a flower, but obviously the more flowers per plant the smaller each will be. The taller plants produced from early cuttings also have a bad habit of losing their lower leaves.

The first two weeks are the most critical in the life of the poinsettia.

November Gardening To Do List

- * Lightly cover perennial, vegetable, bulb, and strawberry beds for winter
- * Plant winter- and spring-blooming bulbs
- * Cut back on feeding houseplants (do not feed dormant houseplants)
- * Plant or repair lawns
- * Plant ornamental grasses
- * Plant winter-blooming perennials
- * Plant bare-root roses, trees, shrubs, and vines
- * Prune fall- and winter-blooming shrubs and vines after bloom
- * Plant cool-season or winter vegetable seedlings
- * Sow seeds for cool-season or winter vegetables
- * Plant bare-root fruit trees
- * Plant citrus
- * Rake lawns to remove debris
- * Sow frost-tolerant perennials indoors
- * Prune deciduous trees

It is here that the high humidity is needed to prevent leaf wilt. Some growers invert large glass jars over the cuttings, but I prefer to keep the cuttings uncovered in a propagating bench in the greenhouse, automatically watered from below.

The cuttings should be removed when a good root system has developed and then the plants should be firmly potted in 3-inch pots. While the plants are getting established I like to bury the pots up to the rim in sand kept moist by the same system used in the propagating bench. Another method I have used to obtain the same moist conditions is to place the pot containing the plant in the next-sized pot and filling the space between the pots with sphagnum moss. If the moss is kept damp the plants will never dry out, nor will they be water soaked. You can also bury the pots outdoors in a protected and partially shaded spot in the garden, but check ever so often to see that the roots do not grow through the drainage hole.

As soon as more roots have developed, shift to a 4-inch pot, or use three plants to an 8-inch bulb pan. I believe poinsettias, like many other vigorous growing shrubs, bloom better when pot-bound; so I make this final shift by the middle of October and keep the amount of new soil added down to a minimum. Extra food can be supplied by using your favorite liquid or dry plant food at biweekly intervals after the plants are established in their final pots.

Tall plants will require staking and tying to keep the stems straight, but even the smaller plants will be shaped better if, small bamboo or metal stakes are placed alongside each stem. Either pieces of pipe cleaner or paper-covered wire plant ties can be used to tie the stems to the stake.

If you have grown your plants outdoors all summer, bring them in the house early, before the temperature drops below 60° F, and while the air in the house is still quite humid. Use a watertight, coke-filled tray with the pots resting on a platform above the coke to increase the humidity about the plants. Better still, if you have a special room for houseplants with a good sun exposure, purchase a fan-type humidifier and you will find the air more healthful for both the plants and your family.

By the first of December the top leaves will begin to turn red. Incidentally, the red leaves are not the flowers, but are merely colored leaf bracts, which surround the tiny flowers. Also, while red is the traditional poinsettia color, they may be had in white or pink. After Christmas, withhold water gradually and start the cycle again.

Article reprinted from www.backyardgardener.com

HPD Crime Stats:

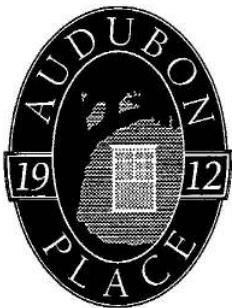
The following statistics reflect activity in Audubon Place and the surrounding neighborhoods for July. Please report any suspicious activity to HPD at 713.222.3131.

DATE	TIME	OFFENSE	BLOCK, STREET
9/17/01	1630	Auto Theft	400 Hawthorne
9/25/01	1840	Auto Theft	900 Westheimer
9/12/01	1800	Burglary of Motor Vehicle	200 Marshall
9/02/01	0945	Burglary of Motor Vehicle	600 Hawthorne
9/13/01	0800	Burglary of Motor Vehicle	600 Stanford
9/11/01	0100	Robbery	800 Harold
9/14/01	2000	Robbery	800 Harold
9/21/01	1330	Aggravated Assault	200 Marshall
9/14/01	2350	Aggravated Assault	400 Westheimer
9/1/01	1300	Burglary	600 Hawthorne
9/19/01	0000	Burglary	700 Alabama
9/15/01	2330	Narcotic Drug Laws	400 Westheimer
9/28/01	0133	Narcotic Drug Laws	900 Westheimer
9/08/01	0230	Driving while Intoxicated	200 Westheimer
9/07/01	2240	D.W.I.	400 Garrott
9/18/01	2236	D.W.I.	400 Hawthorne
9/02/01	0950	D.W.I.	800 Lovett

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NOTE THIS CHANGE:
*The December meeting will be
Thursday, December 6, 7pm,
at 3707 Audubon Place*

Join APA!

MEMBERSHIP FORM

Name: _____ Date: _____

Address: _____ Zip Code: _____

Home Telephone: _____ Business Telephone: _____

Email: _____

Renewing Member ☐ New Member ☐ Committee Interests: _____

Annual dues: \$10.00 per person Number of persons _____ Total dues paid \$ _____

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

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