

*A Deed Restricted  
Community*



**NEXT MEETING:**

Thursday,  
February 7, 2002  
7:30pm  
River Café

**KEEPERS**

City Services  
**3-1-1**

City emergency:  
**713.834.0600**

[www.ci.houston.tx.us](http://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

FEBRUARY 2002

## *Letter from the President*

Happy New year to all. Hope everyone had happy and restful holidays. Our APA Holiday social proved to be the success we had anticipated. There certainly was no lack of food, deserts or beverages. Thanks to all who attended and provided the great treats — and just as important — the social atmosphere. Thanks to our Hosts Brad and Linda Harmes, for opening their beautiful home for our gathering. Any volunteers for hosting our Holiday social in 2002?

Well, I'll get down to business: the lack of attendance at our APA meetings in the latter part of the year (that I can only attribute to our demanding jobs and busy schedules), prevented us from submitting names for a new slate of officers. That being the case, I believe the officers of 2001 will continue in their respective roles.

2001 brought about some changes to our communities and neighborhoods, and APA actually had two meetings with impressive attendance. I can only hope that we do not become a reactionary group, meaning that the only time we will see different faces at our meetings, would be due to a specific issue. Unfortunately, those situations when they happen can sometimes be too late for us to address or do something about them.

At our holiday social a suggestion was presented, (I apologize not being able to give credit where credit

is due) that maybe we could have APA meetings every two months instead of monthly. This idea has it's merits, and given our attendance track record, we will bring up the subject for discussion at February's APA meeting.

There are still some very important issues affecting APA and we start our year with high expectations, but unfortunately, there is only so much a handful of individuals can accomplish.

### *Some of these issues:*

- increasing our APA membership enrollment
- restarting our Historic District Designation efforts

*continued on next page*

### **E-Mail contacts:**

**If anyone wishes to be included on our currently working email address list, you can send me you e mail address and we will add your name. This is beneficial when events of interest are taking place in between newsletters. For example, two Neartown Association meetings took place the weeks of Jan 14 and Jan 21. The January 22 NTA meeting was the "Meet your Elected Officials Event," at St Stephen's Episcopal Church. Expected attendees were Debra Danburg, Garnet Coleman and several local city officials. With an up to date email list, we can make all who might be interested aware of such events. Forward you email to [tony@pbgd.com](mailto:tony@pbgd.com).**

## Historic Preservation

As I am sure everyone has seen, there has been aggressive redevelopment in many surrounding neighborhoods. Unfortunately, this usually occurs at the expense of older homes in these neighborhoods.

The result has been the loss of history and architecture. If you wish to learn more about Houston's efforts (or at times, lack of efforts) in the preservation of its history, the Historic

Neighborhood Council and Greater Houston Preservation Alliance are two resources. The phone number is (713) 216- 5000 or visit [www.ghpa.org](http://www.ghpa.org)

At the time of this newsletter we are hoping to have a guest speaker from the Historic Neighborhood Council at our Feb 7th meeting.

### Chapter 42

The "Prevailing Lot Size Amendment" is

under review by the City Legal Department, this, along with the prevailing setback amendment, are two very important tools that we can work toward obtaining by soliciting signatures from APA residents. Let's hope that upon its final draft the true substance of this amendment will not be diluted or lost.

**APA Membership dues.**

**What a perfect time, now that you have read through this newsletter, to take the time to fill in the form located on the back, write your check, and mail it ...**

**See how easy that was!**

**Thank you for joining. Hope to see you at our next meeting.**

## Getting ready for February

- If Vegetable and Herb gardening is your hobby, here is a partial list of what you can plant next month: Broccoli, carrots, english peas, onion plants, lettuce, spinach, dill, chives, mint, garlic, oregano and rosemary.
- Don't be impatient, put that lawn fertilizer away for a little bit longer.
- Great time to plant trees (we could always use more trees!)
- If you feel the urge to do something outside: Well, you could get the pruning shears ready for roses, around Valentines day. Word of caution, don't over do it on antique (old garden) roses. You could tackle those daylillies if you want to divide them or give some away.

## Meeting Schedule for 2002

**Our meetings are held the first Thursday of month, and if decided at our February meeting, we will meet every other month. Barring unforeseen circumstances, this will be our meeting schedule for 2002.**

**This schedule should give those interested in getting involved in some our our issues/committees a little respite and some flexibility with time constraints.**

*Clip this and stick it on the fridge — now you have no excuse for missing a meeting!*

### Audubon Place Association Meeting Schedule 2002

February 7

April 4

June 6

August 1

October 3

December

(Holiday Social)

date to be announced

continued from first page

getting a volunteer list together for projects such as working on the esplanade

brainstorming ideas for raising funds for community improvements

contacting APA residents and obtaining signatures under the Chapter 42 rules for preserving existing setback/lot size patterns

signatures for adding properties to our growing deed restriction list.

Audubon Place Association was created and exists for the benefit of our community and protection of our investments...our Homes. We have one of the most unique and beautiful neighborhoods in Houston and we should be extremely proud of this. There were home owners before us that saw this beauty and worked hard to bring this community back to life, and surely there will be others that will follow us in years to come, infusing APA with their resources, ideas and improvements.

Lets make an effort this year to commit a little of our time for the betterment of our investments and the community as a whole.

Wishing everyone a happy and prosperous year.

### **March Garage Sale - Date and Location TBA**

**The APA fall garage sale also fell victim last year to lack of response. We hope that this newsletter will provide an ample amount of time to encourage us to start collecting items (NO Clothing Please ) to donate for our annual fundraiser. Our annual APA membership dues and the APA garage sale(s) are our only means of financial resources. So let's see what we can gather and provide for this garage sale project.**

**I can and will start accepting your donated items for storage immediately. I may be reached at 713-523-7748 (Tony Herrada).**

**The location of the garage sale will be discussed at our February meeting.**

### **HPD Crime Stats:**

*The following statistics reflect activity in Audubon Place and the surrounding neighborhoods for November of 2001. Please report any suspicious activity to HPD at 713.222.3131.*

DATE	TIME	OFFENSE	BLOCK, STREET
11/26	0430	Robbery	200 Westheimer
11/28	0830	Robbery	3200 Montrose
11/21	2345	Burglary	700 Alabama
11/02	2205	Burglary/Vehicle	3200 Montrose
11/22	2200	Burglary/Vehicle	3600 Montrose
11/04	1630	Auto Theft	800 Westheimer
11/04	1645	Auto Theft	3600 Garrott
11/14	1800	Narcotic Drug Laws	3300 Montrose
11/17	2324	Narcotic Drug Laws	3300 Montrose
11/20	0145	Narcotic Drug Laws	3300 Montrose
11/24	1730	Narcotic Drug Laws	3700 Stanford
11/23	0000	DWI	3200 Montrose

### **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

PRSR STD  
U.S. POSTAGE  
**PAID**  
HOUSTON TX  
PERMIT NO. 79

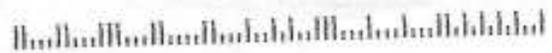
*Audubon Place Association (APA) is a non-profit corporation organized to preserve the integrity of one of Houston's unique inner city neighborhoods.*

Neighbor  
615 Marshall  
Houston, TX 77006

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

**NEXT MEETING:**  
*Thursday, February 7,  
7:30pm, at River Café*

7700644407 25



# Join APA!

MEMBERSHIP FORM

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

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

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

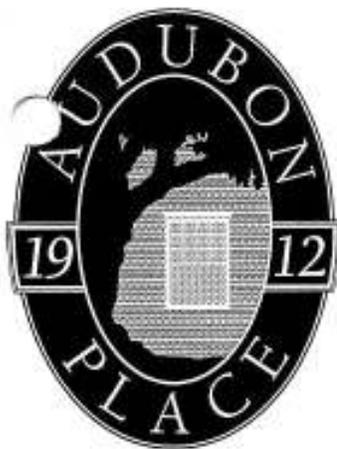
Email: \_\_\_\_\_

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!



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Heavy Trash  
Second Wednesday  
of the Month

# AUDUBON PLACE ASSOCIATION NEWS

MARCH 2002

## President's Message

*February meeting in brief:* As I mentioned in last month's newsletter, one of the items on the agenda was to discuss the benefits (if any) of holding our meetings every other month. The consensus was that it could prove to be a futile attempt in our bid to increase attendance. Reason being — it would be difficult to keep track of which month we would be meeting (I know I have enough trouble keeping track of when we recycle). So the end result is we will continue to have our monthly, hopefully well-attended, meetings. (See revised APA meeting Schedule 2002 to clip and save.)

One other topic of discussion was related Chapter 42, dealing with prevailing lot size and setbacks. There were also questions about deed restrictions, and attempts by APA at moving forward with trying to obtain Historic designation. (See Guest speaker article.)

Another topic was that the Crime Stats article should be continued, in hopes of promoting a little more awareness of our neighborhood and surroundings. We will continue the article and we will add other related items or information sources that will contribute to the well being of our community.

TONY HERRADA

## What is Chapter 42?

(Should you wait for the movie?)

## What's a Prevailing Setback

(Is it painful?)

## What's Historic Designation?

(Is it old-fashioned?)

Learn the answers to these questions and more at the March meeting

**W**e are pleased to announce that our March meeting will combine a social hour with an informative presentation. We will have as our guest speaker Courtney Key Tardy, the Director of the Historic Neighborhoods Council (HNC). HNC is a project of the Greater Houston Preservation Alliance, which promotes the preservation and appreciation of Houston's architectural and cultural historic resources. Visit their web site at [ghpa.org](http://ghpa.org) to learn

more about their programs and endangered sites in Houston.

This will be an excellent opportunity to ask or address any fears, concerns or misconceptions you may have related to Deed Restrictions, obtaining a Historic Designation, Chapter 42 and any of its amendments. APA will be providing complimentary appetizers during the meeting. Unfortunately, APA's pockets are not so deep, so the beverages are on your own. Let's make an effort to have a strong showing. Mark your calendars, hire a sitter for the kids, and have your questions ready. I am confident you will find this meeting very interesting, informative, and perhaps inspiring. The speaker will begin promptly at 7:30pm. We will dedicate our meeting time to our guest speaker, and to all your questions.

**MARCH 7th MEETING:**

**Guest Speaker:**

**Courtney Key Tardy**  
of the Greater Houston  
Preservation Alliance

**March 7, 7:30pm**  
**River Cafe**

## Revised Meeting Schedule for 2002

Our meetings are held the  
first Thursday of the month

✂

### Audubon Place Association Meeting Schedule 2002

March 7

April 4

May 2

June 6

No meeting in July

August is usually held  
in conjunction with Neighborhood  
Night Out

September 5

October 3

November 7

December 5  
(Holiday Social)

Location to be announced

## April Garage Sale

At our last meeting it was decided to hold the much-anticipated spring APA garage sale on April 6th, 2002.

The location will be on the adjacent driveways of 3405 & 3407 Audubon Place.

Your donations in kind will be greatly appreciated and accepted at 3407 Audubon Place. As a reminder please, no clothing, and in an effort to help the volunteers, please price your items. If your donation is in need of transportation (truck) you can contact me and/or leave me a message (713-523-7748), and we will try and make arrangements for the pick up.

I am sure if we look hard enough we all could find things to contribute. Besides our annual membership dues, this is our only other source of raising funds. I can assure you we are very frugal (ok, we're cheap) with APA monies.

## Good Brick Award

Congratulations to Jack Butcher and John Hathcote. The Greater Houston Preservation Alliance has recognized their restoration efforts with a 2001 Good Brick Award. Congratulations on behalf of APA.

## 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.

## HPD Crime Stats:

The following statistics reflect activity in Audubon Place and the surrounding neighborhoods for December of 2001. Please report any suspicious activity to HPD at 713.222.3131.

DATE	TIME	OFFENSE	BLOCK, STREET
12/07	2150	ROBBERY	300 ALABAMA
12/08	0500	ROBBERY	400 WESTHEIMER
12/08	0030	ROBBERY	600 WESTHEIMER
12/19	1315	ROBBERY	600 HAWTHORNE
12/03	0100	ROBBERY	700 ALABAMA
12/05	2320	ROBBERY	3400 ROSELAND
12/27	1700	ROBBERY	400 MARSHALL
12/19	2245	ROBBERY	500 WESTHEIMER
12/04	1830	ROBBERY	3300 MONTROSE
12/28	1700	BURGLARY	200 MARSHALL
12/02	0500	BURGLARY	700 ALABAMA
12/23	1115	BURGLARY	700 HAWTHORNE
12/21	2215	BURGLARY	3600 AUDUBON PL
12/19	0645	BURGLARY/VEHICLE	3300 MONTROSE
12/03	0000	AUTO THEFT	400 HAWTHORNE
12/10	2130	AUTO THEFT	400 HAWTHORNE
12/17	1000	AUTO THEFT	500 ALABAMA
12/28	1800	AUTO THEFT	500 HAWTHORNE
12/01	0400	AUTO THEFT	3400 MONTROSE

## News from Neartown Association

BY ED GONZALES

### Community Liaison

Our new Council Member, Ada Edwards, is determined to establish better and new communication links with her office. Neartown-Montrose now has its own Community Liaison, Bridget Jensen. A part-time position with full time responsibilities, Bridget is our new go-to liaison on all matters concerning our community of neighborhoods. Past president of the North Montrose Civic Association and past NTA board member, Bridget's established background in community service and activism definitely makes her a communications asset with council and the city departments.

Bridget has been invited to attend NTA super-neighborhood and Cherryhurst Park Board meetings. For now, you can reach her 713-247-2001 in Ada's office.

The creation of a Community Liaison position highlights Ada's commitment to communicating with Montrose. More like this will happen. Right now, I'm asking all community leaders to call Bridget and invite her to your neighborhood.

### Capitol Improvement Plans (CIP)

The COH (City of Houston) will conduct CIP meetings throughout the city on different dates. For District D, it's March 12th or 14th.

Capitol Improvement Plans include streets, curbs, gutters, sidewalks, ditches, sewers and just about anything the COH has the ability to fix or improve.

The COH CIP meetings provide the public the opportunity for input before the COH plans project and the budget for 2003.

We can be better prepared for March by coming to the NTA's Feb 26th meeting at Cherryhurst Park Community Center, 1700 Missouri, at 7pm. At the meeting, let's hear what your street, your block, your neighborhood would want fixed or improved. We will try to categorize all requests for a better presentation in March to address the problems.

*Ed Gonzales is the 2001/2002 Neartown Association president and Neartown-Montrose Super-Neighborhood Council president*

Every request, complaint, wish or druthers will be heard and noted by NTA and super-neighborhood leadership and our new Community Liaison from Ada Edwards' office, Bridget Jensen. Be there to tell it on the 4th Tuesday of the month.

## SNAP: Super Neighborhood Action Plan

The Neartown-Montrose Super-Neighborhood Council has submitted the following five projects to the City Council as the first SNAPs (Super Neighborhood Action Plan) of our area's new super-neighborhood organization.

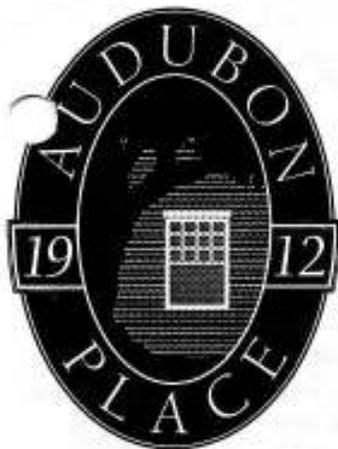
**WESTHEIMER, from Elgin to South Shepherd.** This major thoroughfare requires the reconstruction of street, with curbs, gutters and sidewalks. As part of a planned neighborhood effort to create a walking ambiance and enhance the business environment, coordinate with community organizations to select specific trees and special streetlights for signature identity feature.

**WEST ALABAMA, from Spur 527 to South Shepherd.** Reconstruction of street, with curbs, gutters and sidewalks.

**FAIRVIEW, from Tuam to South Shepherd.** Reconstruction of street, curbs and sidewalks.

**DUNLAVY BASEBALL FIELD, Dunlavy Park.** Complete architectural and engineering services to upgrade field, including construction of batting cage with lights and enclose the field with fence.

**FIRST MONTROSE COMMONS PARK, current site of HSPVA.** School building will be demolished to restore site to park after HSPVA moves to a new location. This project has the site's prior history (senior residents remember fish pond in center of the park) and the recognized need for an area neighborhood park as called for in the Parks Master Plan approved by city council last year.



A Deed Restricted  
Community

————— ● —————  
NEXT MEETING:

Thursday,  
May 2, 2002  
7:30pm  
3707 Audubon Pl.

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Heavy Trash  
Second Wednesday  
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# AUDUBON PLACE ASSOCIATION NEWS

MAY 2002

## President's Message

April meeting in brief: First, of on behalf of APA, I would like to extend a sincere and warm welcome to new neighbors and APA members Wayne Brooks, Rodney Waters, Katrina Hodge, and Kevin Kelly. We are confident you will find AP to be a friendly, and beautiful place to live. Looking forward to seeing you again at our monthly meetings.

At the meeting, we discussed the interest level in revisiting our efforts in getting the necessary signatures towards APA obtaining Historical designation.

Having Courtney Tardy of the Historic Neighborhood Council (see her article on the following page) as a guest speaker at the March meeting was a sort of spring board for this

interest, as she elaborated on the truths, benefits and the misconceptions regarding prevailing setbacks, deed restrictions, and Historic designation. If anyone is interested in becoming a part of this committee, please call me at 713-523-7748 or email me at [tony@pbgd.com](mailto:tony@pbgd.com). I will send your name to the committee, so that all the brainstorming can begin.

There has already been a tremendous amount of time put into documenting and collecting the information necessary for this project. So if we can come up with a group of 10 to 12 volunteers, this project could come to fruition in a very short period.

The recognition that Historic designation can bring to our neighbor is certainly a move in a progressive and positive direction.

### May APA Meeting

**Brad and Linda Harnes, 3707 Audubon, have graciously offered their beautiful home as the meeting site for May, and if this isn't enough to encourage your attendance, how about a little "wine tasting" to go with it? Come and check it out.**

**Date: May 2nd, 7:30pm  
3707 Audubon Place**

## APA Spring Garage Sale

A great big thank you to everyone who contributed items for our very successful garage sale held on Saturday April 6th. A "Very Special Thanks" to Richard Holley for all his contributions. To Patty Thompson, Terry Baird, John O'Donnell, Linda and Brad Harnes, John Hathcote, Jack Butcher (extra thanks for providing nourishment), Maika and Peter Van Bommel, Peter Boyle, Katrina Hodge & Kevin Kelly, a very huge Thank You for your assistance. Special thanks also to Clay Sterling for your generosity, Glenda Speegel for your contribution, and Janet Smith (for the sweets). Our Net total at closing was around \$1,300.00

## COH Matching Grant Program

**May 15, 2002 is the last day for submitting matching grant applications. APA will try to submit a proposal for continuing our APA esplanade beautification project. The way the program works is, there is a minimum of \$1000.00 and a maximum of \$5000.00, what this means is the COH will pay up to half of the amount of our project. The dateline application is just merely for the COH to accept our application, the presentation of project costs, contractor, permits, etc, is submitted later. I think this is definitely a project worth our efforts.**

**John O'Donnell will be submitting our application, for consideration, and he will provide us with COH's response as soon as it is available. (Thanks John)**

## Gardening Tips

Yes, if you haven't started by now, then here's a list of some plants worth considering:

### Plants for Sunny Areas :

*Amaryllis* - Red Flowers  
*Antique Roses*  
*Butterfly Bush* - Purple/pink flower spikes (\*NGD)  
*Butterfly Weed* - flowers continuously- orange/red (\*NGD)  
*Cat Whiskers* - Flowers - (\*NGD)  
*ConeFlowers* - This is a native , and a perennial (\*NGD)  
*Salvias* - many varieties to choose from- Great for attracting butterflies and hummingbirds. (\*NGD)

### For Shaded Areas:

*Coreopsis* - a native with yellow daisy-like flowers  
*All Ginger* varieties - from tall to ground covers- lasting flowers  
*Hosta* - (a little tricky)-Houston may be a little too hot for some.  
*Plumbago* - usually grows to about 3 feet, hardy with blue flowers.  
*Turk's Cap* - another native...get's a little tall, make sure you have room for this one. Bright red flowers- also attracts hummingbirds.

Well, this should keep you busy in the garden, but it will be well worth it. Good luck.

(\*NGD) = *Need good drainage, otherwise you'll have problems, best to plant high.*

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1/21/02	1205	Robbery	600 Alabama
1/26/02	2200	Burglary	200 Alabama
1/03/02	0735	Burglary	400 Hawthorne
1/1/02	0150	Burglary	3400 Garrott
1/14/02	2230	Burglary	200 Westmoreland
1/21/02	1900	Burglary/Vehicle	200 Marshall
1/20/02	0230	Burglary/Vehicle	300 Alabama
1/02/02	0800	Burglary/Vehicle	500 Alabama
1/07/02	1945	Burglary/Vehicle	600 Marshall
1/13/02	1730	Burglary/Vehicle	3400 Roseland
1/14/02	1315	Burglary/Vehicle	3400 Montrose
1/23/02	2230	Burglary/Vehicle	3400 Roseland
1/31/02	0800	Burglary/Vehicle	3400 Montrose
1/12/02	1900	Auto Theft	200 Marshall
12/27/01	2345	Auto Theft	400 Alabama
1/11/02	2000	Auto Theft	400 Alabama
1/02/02	2000	Auto Theft	500 Alabama

Along with the stats listed at left, the following web site can be another source for information regarding criminal activity in the area:

<http://records.txdps.state.tx.us>. The following statistics reflect activity in Audubon Place and the surrounding neighborhoods through February '02

During last month's Neartown Meeting, several other Civic Association members in attendance mentioned that by filling out and submitting the P.I.P. forms, in our case to Neartown Storefront on Westheimer, those reports will increase Police visibility in the neighborhood. This could certainly help in reducing criminal activity.

Where can I get a PIP form you ask? The Neartown Storefront, has them, and they are also available at our monthly meetings. It is a single sheet form and easy to fill in.

## News from The Greater Houston Preservation Alliance Historic Neighborhoods Council

The following is reprinted from the HNC newsletter:

Last week I spoke to the Audubon Place Civic Association, a new member of Historic Neighborhoods Council. I talked to this active neighborhood about historic preservation and ways to protect their neighborhood using new Chapter 42 amendments and historic district designation. Audubon Place is clearly eligible for local historic designation, and I hope that they will pursue this designation. Before the meeting I had a chance to visit the home of John Hathcote and Jack Butcher, winners of a 2001 Good Brick Award for their restoration and sensitive addition to 609 Harold, in Audubon Place. Their work on this beautiful home is inspiring, and their neighbors' homes are just as lovely. Audubon Place is full of committed neighbors working together, and that is a joy for me, in my position as Director of Historic Neighborhoods Council, to see.

This month, as we celebrate the 2001 Good Brick Awards, I realize that there is plenty of inspiration to be found here in Houston. Yes we have our problems here, but we also have neighborhoods, individuals and groups making invaluable contributions

to the historical, architectural and cultural fabric of this city.

This month's HNC meeting will focus on National Preservation Week, coming in up in May. The national theme is "Preserving a Sense of Place," and it celebrates the local historical resources that make our city unique. Watch the GHPA web site for more information on National Preservation Week to see how you can get involved.

Courtney Key Tardy  
Director, Historic Neighborhood Council

### GHPA - Spring Walking Tour

Another article in the HNC newsletter spoke about the Spring walking tours schedule:

April 28 - an updated tour of **Westmoreland**, one of Houston's local historic districts, at 2pm.

If anyone is interested in becoming an individual or family member of The Greater Houston Preservation Alliance, membership forms will be available at our monthly meetings. I'll have the current HNC Newsletter available at our monthly, if interested.

While we're on the Subject:

I know I have mentioned this before, but is there any interest in putting together a sort of "Garden Tour" of APA homes as a fund raiser? I bet we have plenty of beautiful gardens in Audubon Place that we could put on this tour. How about it? (No, people will not be permitted in homes, this will be merely a garden tour.) Let's talk about it at our next meeting?

### Audubon Place Association Meeting Schedule 2002

May 2

See first page for location

June 6

No meeting in July

August is usually held in  
conjunction with  
Neighborhood Night Out

September 5

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November 7

December 5  
(Holiday Social)

Location to be announced



**AUDUBON PLACE ASSOCIATION**

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*A wine tasting! Thursday, May 2, 7:30pm, at Brad and Linda Harmé's, 3707 Audubon Place.*

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## MEMBERSHIP FORM

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

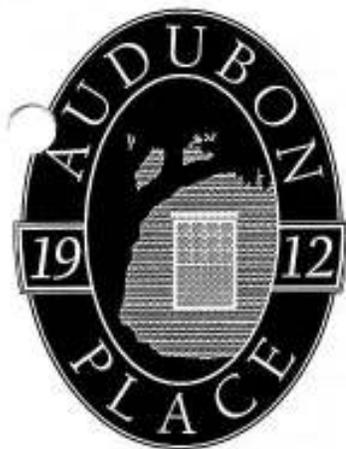
Email: \_\_\_\_\_

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

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

Your 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:**

Tuesday,  
August 6, 2002  
7:00pm  
In the esplanade on  
Audubon at Kipling

**KEEPERS**

City Services  
**3-1-1**

City emergency:  
**713.834.0600**

[www.ci.houston.tx.us](http://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

JULY 2002

## *Audubon Place Historic District Designation*

### AN UPDATE

In early 2001 we headlined our proposal in this Newsletter to make Audubon Place into Houston's next Historic District. Unfortunately we have been beaten to the punch by Norhill, who have been designated recently by the HAHC (Houston Archaeological and Historic Commission). They have put much work into it, not in the least in getting the petition drive done.

The Texas Historical Commission has walked through our neighborhood with Gary Coover, Randy Pace of the Historic Preservation Planning & Development Department of the City of Houston and Greg Smith of the Texas Historic Commission. The result was that in the opinion of Greg our neighborhood would certainly qualify for National Historic Designation. Courtney Key Tardy (Historic Neighborhoods Council) at our March meeting reiterated the opinion that we would qualify for being a City of Houston Historic Neighborhood.

Gary Coover, Andrea di Bagno, Laura Devinney, Karen Bernstein, Maaiké van Bommel and others have all worked hard on obtaining photographs, signatures and the required inventory. We now have close to 40 percent of the required signatures for the petition, and will heat up the effort with a sign-up party, mailings and house calls. Laura and Gary have left us for greener pastures, but we have formed a new committee consisting of John O'Donnell, Andrea di Bagno and myself. Gary has

agreed to be our historian-in-exile and will help with the application. We would welcome any help with further chores, which are not insignificant.

Here are some reasons for wanting to do this, apart from getting a Texas Star on the street signs (see also Gary's article in the April 2001 issue):

- Preserving the historic character of the neighborhood
- Greatly enhancing the appeal of the neighborhood, which would translate to maintaining our property values
- 90 day waiting period for in-appropriate external modifications - this should discourage developers, but does not prevent an owner from remodeling his property
- No approval needed from HAHC to demolish non-historic structures
- Monetary incentives to restore a historic structure in the form of tax exemptions
- Our Deed Restrictions override the Historic Preservation Ordinance

Ordinance #95-228, which currently governs designated historic neighborhoods, is being reviewed at this moment. A number of enhancements are being considered, mostly based on input from various neighborhoods. We plan to be part of this process by attending the review meetings. This is a

*continued on page 2*

continued from first page

very slow process, and it is not known when or even whether a modified ordinance will go into effect. If you have any ideas on this please let me know.

For more information you can go to the internet at [www.ci.houston.tx.us/pd](http://www.ci.houston.tx.us/pd) and [www.houstonplanning.org](http://www.houstonplanning.org). You can find your property description at HCAD on the internet, and the history by looking at the City Directories and the Sanborn Fire Insurance plats, at the Houston Library downtown, in the historic Julia Ideson building, which also has the Houston Daily Post building permit listings for the initial construction of our homes. A cautionary word on the building permits. They are very difficult to find and the librarian can not give you much assistance. Much of this work has been done by Gary Coover and will be made available to you.

To support the petition you must own property in the Historic Neighborhood which is bounded by the East back property line of Montrose blvd, the North back property line of Hawthorne, the East back property line of Audubon Place blvd and the front property line of the North side of W. Alabama. Your property does not have to be historic for you to qualify. To sign up call me at 713 521 1091 day or evening, or e-mail me at [pvanbommel@houston.rr.com](mailto:pvanbommel@houston.rr.com). Someone will gladly drop by with the Petition Form all ready for your signature, or feel free to attend one of our monthly association meetings held at the River Cafe on the first Thursday of each month, or at the upcoming National Nigh Out on the Audubon esplanade.

Peter van Bommel

Chair, Audubon Place Historic Committee

### HPD Crime Stats:

The following statistics reflect activity in Audubon Place and the surrounding neighborhoods for March and April 2002.

Please report any suspicious activity to HPD at 713.222.3131.

Along with these stats, the following web site can be another source for information regarding criminal activity in the area: <http://records.txdps.state.tx.us>.

DATE	TIME	OFFENSE	BLOCK, STREET
3/05/02	2145	Robbery	300 Alabama St
3/16/02	0650	Robbery	300 Alabama St
3/30/02	0650	Robbery	300 Westheimer
3/3/02	0045	Robbery	400 Westheimer
3/17/02	1030	Burglary	600 Harold
3/12/02	2230	Burglary	3400 Audubon P
3/10/02	1130	Burglary	3600 Audubon Place
3/28/02	1230	Burglary	3600 Garrett
3/16/02	2100	Burglary of a Mtr Vehicle	800 Marshall
3/17/02	1900	Burglary of a Mtr Vehicle	800 Hawthorne
3/29/02	1930	Burglary of a Mtr Vehicle	3500 Montrose Blvd.
3/22/02	2230	Auto Theft	400 Hawthorne
3/23/02	0500	Auto Theft	600 Hawthorne
3/21/02	1200	Auto Theft	3400 Montrose Blvd.
3/25/02	0030	Auto Theft	3500 Garrett
3/29/02	1924	Narcotic Drug Laws	300 Alabama
3/29/02	1450	Narcotic Drug Laws	500 Alabama
4/13/02	2030	Robbery	300 Alabama
4/28/02	0750	Robbery	300 Alabama
4/06/02	0100	Robbery	700 Harold
4/02/02	0330	Robbery	3400 Montrose Blvd.
4/18/02	1730	Aggravated Assault	300 Alabama
4/14/02	2030	Aggravated Assault	800 Westheimer
4/29/02	0807	Burglary	300 Hawthorne
4/14/02	1315	Burglary	600 Marshall
4/18/02	0630	Burglary	600 Harold
4/03/02	0415	Burglary	3400 Montrose
3/22/02	0530	Burglary	3700 Audubon Place
4/23/02	1930	Burglary of a Mtr Vehicle	400 Westheimer
4/21/02	0245	Burglary of a Mtr Vehicle	700 Kipling
4/07/02	0930	Auto Theft	200 Marshall
4/07/02	0100	Auto Theft	400 Westheimer
4/23/02	2200	Auto Theft	800 Harold

### Audubon Place Association Meeting Schedule 2002

Our meetings are held the first Thursday of the month

No meeting in July  
(Happy 4th!)

August 6 (Tuesday)  
held in conjunction with  
Neighborhood Night Out

September 5

October 3

November 7

December 5  
(Holiday Social)

Location to be announced

## From the President

In keeping with the spirit of the Historic committee article provided by Peter van Bommel, I felt it would appropriate to share with you the following parts of a letter from the President of the National Trust for historic preservation. The National Trust was founded in 1949 to lead a movement in historic preservation. Each year the Trust announces its "11 Most Endangered Historic Places List." This has proven to be a most effective tool in preserving America's irreplaceable architectural, cultural and national heritage. On this year's list is *Teardowns in Historic Neighborhoods/Nationwide*. "From 19th-century Victorian to 1920s bungalows, the architecture of America's historic neighborhoods reflects the character of our communities," said Richard Moe, president of the National Trust. "Teardowns radically change the fabric of a community. Without proper safeguards, historic neighborhoods will lose the identities that drew residents to put down roots in the first place."

With property values skyrocketing, neighborhoods (like ours), with tree lined streets, beautiful and unique architectural homes, are systematically wiped out. How does that happen? Normally as a result of not having protection through local historic designation or effective land use provisions.

There are ways for historic communities to accommodate new inner city growth and development, provided this new growth is well planned and sensitive to the character of the neighborhood, but not at the cost of losing these historic neighborhoods.

As you can see, this is not just about APA and our need for self preservation. Our effort to obtain historic designation is our contribution to the prevention of the destruction of our nation's little treasures.

— Tony Herrada

*(The announcement from the Trust's web site is reprinted below)*

## National Trust for Historic Preservation Announces its "11 Most Endangered Historic Places" for 2002

### HISTORIC NEIGHBORHOODS NATIONWIDE INCLUDED

Across the nation a teardown epidemic is wiping out historic neighborhoods one house at a time. As older homes are demolished and replaced with dramatically larger, out-of-scale new structures, the historic character of the existing neighborhood is lost. Neighborhood livability is diminished as trees are removed, backyards are eliminated, and sunlight is blocked by towering new structures built up to the property lines. Community economic and social diversity is reduced as new mansions replace affordable homes. House by house, neighborhoods are losing a part of their historic fabric and much of their character.

The teardown trend is spreading like wildfire through historic urban and close-in suburban neighborhoods across the nation. Attractive, convenient and stable historic neighborhoods are in great demand, but the availability of large homes in these areas is sometimes limited. As a result, many homebuyers are purchasing smaller houses and replacing them with much larger structures that are not compatible with the historic character of the neighborhood. The challenge is to manage new investment so that it respects the character and distinctiveness that made these neighborhoods so desirable in the first place.

The National Trust has documented more than 100 communities in 20 states that are experiencing significant numbers of teardowns, and that number is climbing fast. From 1995 to 2000, the number of demolitions increased 45 percent in Bergen County, NJ. Just outside of downtown Dallas, TX, more than 1,000 historic

early 20th century houses have been purchased, bulldozed and sent to the dump. In Denver, CO, some 200 houses were demolished last year. In Ocean City, NJ, entire neighborhood blocks have been lost as the result of more than 300 recent demolitions. In the Chicago suburb of Winnetka, a rare pre-Civil War house was leveled. In Rancho Mirage, California, a museum-quality, 5,000 square-foot home designed in 1962 by famed architect Richard Neutra was demolished without warning. Even the work of Frank Lloyd Wright is at risk. In the close-in Chicago suburb of Bannockburn, a spacious house designed by Wright in 1956 was purchased last year by an owner who planned to demolish it, but due to public outcry sold it to a preservation-minded buyer.

Neighborhood groups are clamoring for protection as homes are demolished in record numbers. First and most importantly, residents must develop a vision for the future — including where and how to accommodate growth and change — and then put in place mechanisms to ensure that their vision is not compromised. Communities can use a variety of planning and preservation tools to implement their vision and tame teardowns. Several of these tools aim to protect existing structures, in part by requiring the review of proposed demolitions and by limiting the scale of new construction. Other tools are designed to guide sensitive additions to existing homes and to ensure that new construction fits in with a neighborhood's historic character, rather than damaging it.

In neighborhoods where teardowns have already reached a crisis point, it may be necessary to provide a "cooling-off" period, through a temporary moratorium on demolition, which can prevent the loss of significant structures and allow time to develop alternatives. Communities can also manage teardowns through designating historic districts, establishing conservation districts, and zoning overlays, in addition to negotiating voluntary easements to ensure that the architectural character is permanently protected. Education and historic real estate programs can be a way to inform realtors and new residents about the history of older neighborhoods and provide guidance in rehabilitating historic houses and building compatible additions. Financial incentives and technical assistance, such as tax abatements and low-interest loans and referrals to qualified contractors, help residents acquire and rehabilitate historic houses.

For more information on The National Trust for Historic Preservation and its Most Endangered list, visit [www.nationaltrust.org](http://www.nationaltrust.org). The Trust has just issued a report about the problem of and responses to teardowns, the Executive Summary or the Full Report can be downloaded. Also, The History Channel will feature the list on Saturday, July 6, 2002, at 10 p.m. EDT/PDT in a one-hour documentary special entitled, "America's Most Endangered." The show, hosted by Josh Binswanger, also host of "This Week in History," is part of the The Save Our History campaign, The History Channel's award-winning national initiative dedicated to historic preservation and history education.



AUDUBON PLACE ASSOCIATION

2615 Waugh Drive, No. 108  
Houston Texas 77006

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U.S. POSTAGE  
**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.*

**NEXT MEETING:**  
*No Meeting in July. Our next meeting will be in conjunction with National Night Out, Tuesday, August 6, in the esplanade on Audubon at Kipling.*

Neighbor  
615 Marshall  
Houston, TX 77006

# Join APA!

MEMBERSHIP FORM

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

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

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

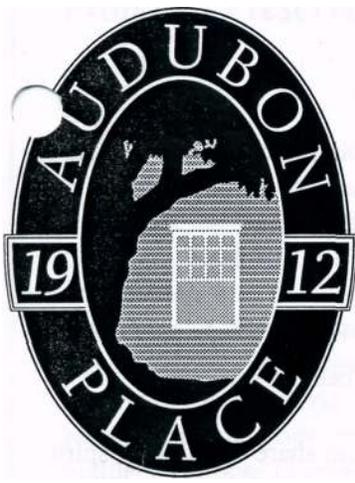
Email: \_\_\_\_\_

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!



# AUDUBON PLACE ASSOCIATION NEWS

DECEMBER 2002

## *Letter from the President*

Unfortunately, I am sad to say, due to term limits I have served my maximum of 2 years as President of APA. It is time to hand the baton to a successor. Being a president of APA it has been both interesting and challenging. I will say that APA has a solid core of members who are actively working to maintain a quality of life for our community, that sometimes is taken for granted. To those who've invested time, such as overseeing deed restriction enforcement, attending monthly meetings, voicing concerns, contributing to or participating in our APA yard sales, thank you. Your efforts provide a foundation for maintaining an active civic association. The existence of an active association safeguards our property values and protect the unique character of our neighborhood. I am happy to present the slate of APA officers for 2003:

Brad Harnes  
*President*

Patty Thompson  
*Vice President*  
Anita Bryant  
*Secretary*

Maaike van Bommel  
*Treasurer*

Peter van Bommel  
*Chair, Audubon Place Historic Committee*  
(A special thank you to Peter for volunteering to chair this tremendous responsibility)

Tony Herrada  
*APA Represent to Neartown Association*

## **APA Newsletter**

**We are currently looking into other options for producing and keeping an active APA Newsletter. The production costs (printing, folding, labeling and postage) associated with our newsletter have been underwritten by Mr John Linger, for many years, and we owe him an enormous dept of gratitude. We are interested in hearing from APA residents on your ideas or suggestions for continuing this newsletter and how to best control costs.**

**The distribution cost can be controlled through the volunteer work of block captains, willing to assume the responsibility of distributing the newsletter instead of sending them via the postal service. We are looking into electronic distribution as another option, so if you have any comments or suggestions, please feel free to let us know.**

*A Deed Restricted  
Community*

## NEXT MEETING

Thursday,  
December 5, 2002  
6:30pm  
608 Harold

## **KEEPERS**

City Services  
3-1-1

City emergency:  
**713.834.0600**

[www.ci.houston.tx.us](http://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

December 5th...our last meeting for 2002.

## *Holiday Social- APA Members*

Our annual Holiday Social for APA Members will replace our normal monthly meeting. If you have not joined APA, we will have forms available at the social, just bring your check or cash (\$10.00 per person-annual dues),

So come and join us and mingle with your friends and neighbors (or meet them for the first time!)

*Hosted by* The Di Bagno's

*Address* 608 Harold St.

*Time* 6:30pm to 9:00pm

As has been an APA custom for our annual social, guests are asked to bring any of the following:

Covered Dish

Dessert(s)

Beverage(s)

such as wine, spirits, beer or soft drinks

and of course come and share the holiday spirit with your neighbors.

NOTE: We will have for your convenience, as I mentioned, membership forms and you will also have the opportunity, if interested, to sign the Historic or Deed restriction forms/petitions, or both.

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.

### **HPD Crime Stats:**

*The following statistics reflect activity in Audubon Place and the surrounding neighborhoods for August 2002. Please report any suspicious activity to HPD at 713.222.3131.*

Along with these stats, the following web site can be another source for information regarding criminal activity in the area:

**<http://records.txdps.state.tx.us>**

DATE	TIME	OFFENSE	BLOCK, STREET
8/26/02	2215	Robbery	700 Hawthorne
8/03/02	1600	Robbery	3200 Stanford
8/10/02	0320	Robbery	3400 Montrose
8/31/02	2145	Aggravated Assault	500 Hawthorne
8/02/02	0100	Burglary	400 Westmorland
8/05/02	0200	Burglary	400 Westheimer
8/20/02	2300	Burglary	500 Hawthorne
8/03/02	0800	Burglary	700 Marshall
8/16/02	1245	Burglary	800 Marshall
8/12/02	2056	Burglary	3500 Montrose
8/23/02	1030	Burglary of a Motor Vehicle	600 Alabama
8/20/02	0800	Burglary of a Motor Vehicle	3400 Montrose
8/20/02	1930	Burglary of a Motor Vehicle	3400 Montrose
8/11/02	1400	Burglary of a Motor Vehicle	3400 Montrose
8/26/02	1100	Burglary of a Motor Vehicle	3700 Audubon Pi.
8/5/02	2330	Auto Theft	Courtland Pl.
8/28/02	0200	Auto Theft	600 Hawthorne
8/2/02	0800	Auto Theft	3600 Garrott
8/20/02	2015	Narcotic Drug Laws	800 Lovett

## Proposed Preservation Ordinance Amendments

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Dear Neighbors,

It is sad, but true, that the best intentions can lead to disaster. The Old Sixth Ward Historic District, in conjunction with the Houston Homeowners Association and Historic Houston, in answer to the erosion of their Historic Neighborhood by new town home builders, propose to severely strengthen the city's Preservation Ordinance. This gave councilman Mark Ellis the opportunity to write a tendentious editorial in the last week's *Houston Chronicle*, that would favor new development over preservation. Only the next day did the *Chronicle* print a rebuke by Marcia Perry, president of the First Ward Civic Council.

There are at least four different proposals for amending the Preservation Ordinance:

- Greater Houston Preservation Alliance,
- Old Sixth Ward Historic District/Houston Homeowners Association/Historic Houston,
- Houston Heights Association by way of council member Gabriel Vasquez,
- Houston Archaeological and Historical Commission,
- Mark Ellis.

Mark Ellis was the first and only one to present his proposal with a matrix of the others to the Neighborhood Planning and Quality of Life Council, chaired by council woman-at-large Anise Parker. The council voted to carry this proposal without hearing the other parties.

This essentially killed a two and a half year effort by GHPA to modify and strengthen the Preservation Ordinance in a way that would be acceptable to the majority of the inhabitants of the historic districts. The current Preservation Ordinance is hanging in the balance, pending a decision by the Mayor to allow the full city council to vote on the Mark Ellis proposal. The most salient amendment in that proposal is the ability to opt out of the Preservation Ordinance, much in the manner of our deed restrictions. This would considerably weaken the existing rules and would make it easier for developers to come in and build. Lets hope that we can go back to the work done so far by the GHPA, and that the Ellis amendments will not be passed by the city council.

Peter van Bommel  
*Chair, Audubon Place Historic Committee.*

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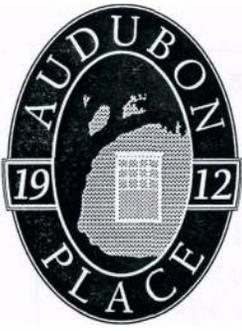
### Welcome New APA Members

*Doreen Stoller &> Dan Piette -Harold St. (not exactly new, but we just found their application - sorry guys!)*

Just a friendly reminder: If you haven't joined or have forgotten to send in your annual dues (\$10.00 per person), we encourage every-

one to become a part of APA and be involved, or at least bring your ideas or concerns to our monthly meetings. Let's not wait for a crisis to bring neighbors together. It's one hour a month of your time, a small contribution towards improving and maintaining the quality of life in a community that includes families, merchants, universities and art

institutions, making our neighborhood a unique and beautiful place to live. Renewal memberships are due In January, or at the "Holiday Social" (see article).



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NEXT MEETING:  
*Thursday, December 5  
6:30pm  
Holiday Social!  
See inside for details*

Join APA!

MEMBERSHIP FORM

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

Address: \_\_\_\_\_ Zip code: \_\_\_\_\_

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

Email: \_\_\_\_\_

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

Annual dues: \$15 per person/ \$25 per couple. Number of persons: \_\_\_\_\_ Total dues paid: \_\_\_\_\_

Donation (thanks, from Audubon Place) \$ \_\_\_\_\_