



A Letter from the President by Susan Teich,

At the November 2013 Old Braeswood annual meeting, I was honored to be elected as President of the Board of our Property Owners' Association.

Assuming the office of President is humbling, coming behind John Eldridge, who did a superb job of serving our neighborhood. Dee Murray, immediately before him, was another strong leader for Old Braeswood. Fortunately, both will be on the Board this year to add their wisdom.

I love this neighborhood. I love its history, its trees, its architecture, its proximity to the cultural institutions of the City, but most of all, its sense of community, its character as a neighborhood, and, of course, its people. If you walk a dog, as I do, you actually get to know many more of your neighbors.

The priorities of the last few years remain in place: deed restrictions, historic preservation, security, social events, park maintenance, newsletter publication, the addition and care of street trees. The best way of supporting these priorities is by paying POA dues, contributing to the cost of our security patrol, donating to the maintenance of our parks and giving the neighborhood a tree. All Old Braeswood residents receive periodic reminders of opportunities to do just that. In addition, your input is important, and I will be available by email at all times, and by telephone as needed. Email: steich1@comcast.net Telephone: 713-839-7234

You might be surprised at how many of your neighbors volunteer to serve on the Old Braeswood POA Board, enhancing this neighborhood with their efforts. There are probably at least a few of them that you have never met. From now on, the newsletter will provide a printed introduction of the Board, one member at a time, so that you can recognize them and meet them in person at a neighborhood event. As your new president, I should start with myself.

I live with my husband, Len, at 2240 Glen Haven Blvd., our home since 2004. We moved to Old Braeswood from Bunker Hill Village, in Memorial, where we had lived since coming to Houston in 1978. Len and I are both retired from Conoco, now Conoco Phillips. I worked there as an attorney in the legal department. We have three grown children, one of whom chose to return to Houston, and lives in Montrose with his wife. You are most likely to see me in the neighborhood walking my dog, Gus, and I hope you will stop to say 'hello.'



Susan Teich, President
OBPOA 2014

Save the Date!

New Neighbor Coffee
Saturday, March 29, 2014
from 9 a.m.—12 p.m. @ 2322 Maroneal

April Member's Meeting
Thursday, April 24, 2014 at 7 p.m.
@ 2337 Bluebonnet Blvd.

Annual Park Party
Sunday, May 4th, 4:00 —6:00 p.m.
@ Old Braeswood Park

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One of the early houses in Old Braeswood sits at 2223 Maroneal Blvd., the home of Annette Brown and her husband, Paul Duplechain.

The house first appeared in Houston's City Directory in 1935, but photographic evidence puts it there a little earlier. The first apparent owner was native Houstonian Hugh G. Henderson and his wife, Ida. Hugh had worked at The Prosperity Co. Inc., a laundry equipment company, as a salesman before moving to Old Braeswood. He moved up to manager and bought the Maroneal house. His daughter, Judy, was born a few years later. When he appeared in the



1935 Directory, the house had the address of 2215 Maroneal. Then, as more houses sprouted up on the block, there was a renumbering, and it became 2223 Maroneal in the 1937. Nothing changed until about 1945, when Hugh went out on his own, founding Hugh G. Henderson Co., manufacturing and selling laundry equipment. His new status dictated a new house, and he moved to 3663 Del Monte. Not bad for someone whose education, according to his census information, did not extend beyond the third year of high school.

The Hendersons were followed by Dr. Rene F. Schoepfer, a 1920 immigrant from Colmar, France, and his wife, Laura. A physician, Dr. Schoepfer was in private practice at 611 Second National Bank Building. Laura is listed in the house as a widow starting in 1951, and continued there until moving to an address in West University in about 1974.

The house was listed as vacant for a year, and then a Keith Newman occupied it through 1978. Keith managed various properties such as Dobbs Houses Co. and Villa Espanol Room. The house appears as vacant again in 1979, and continued so until 1982, when Mark E. Carlson and Jack H. Ragsdale Jr. took possession. Then, it was occupied by renters L.M. Mansfield and Mary Reinbolt for a

year before the current owners purchased in 1985 from Jack's father, Jack H. Ragsdale, Sr.

Annette Brown grew up in Los Angeles and was recruited by Shell Oil Company when she graduated from college with a degree in toxicology. She rented an apartment in Montrose and met native Houstonian Paul Duplechain, a lawyer neighbor. They married and bought a fourplex in Montrose, living in one of the units. Then, son Sammy was born. A crying baby did not mesh well with apartment life. They kept the fourplex, but moved to

Old Braeswood, attracted by the trees and its proximity to downtown. The Maroneal house was an easy choice. For Paul, it was reminiscent of his grandmother's house. Annette believed "that every house has a heart." When she first walked in, the house "felt sad" and she wanted to fill it with life. She did that with two month old Sammy, followed shortly by son Isaac.

When built, the house was intended for owners who were affluent. It has not one, but two, telephone alcoves. Having even one telephone was so significant in the early 1930s that the City Directory indicated its presence with a tiny telephone symbol next to the resident's listing. Annette repurposed the alcoves to display religious art. The passages from one room to the next are arched and trimmed in hardwood. Even the shower stall in the bath-



room is arched, trimmed in tile. Annette and Paul have preserved these and other lovely features from the 1930s, including the fine hardwood floors.

Annette brought with her to Houston, and to the Maroneal house, some family lore that her life here brought into focus. From childhood, she had been told that an ancestor, Santiago McKinn, was kidnapped by the Apache Geronimo. The incident would have occurred on the McKinn ranch in the New Mexico Territory.

Continued from Page 2

She didn't know if the story was fact or fiction until a visit to the Museum of Fine Arts Houston. She stepped into the gift shop and randomly paged through books. In one book, a photograph of Apache children in the New Mexico Territory included a little boy who obviously was not a Native American. The caption identified him as Santiago McKinn. Annette went online and found Santiago's death certificate, listing his mother's name. It linked Santiago to Annette's grandfather as a first cousin. After further research, Annette found a Rice professor producing a film about the Apaches and Santiago's 1885 abduction. (Santiago was returned 8 months later when the Army intervened.)

Many Old Braeswood houses have an extraordinary history. In this case, extraordinary history was brought to the house.

[This is the 29th article in a continuing series on houses and people in Old Braeswood. Suggestions for future columns are welcome.]

Real Estate Report by Dawn Gervais, REALTOR, Greenwood King

This past year has been busy for homebuyers and sellers alike, especially here in Old Braeswood. As we head into the new year our neighborhood, like surrounding neighborhoods, is experiencing a very low inventory of properties.

Old Braeswood's undeniable charm has led it to become increasingly more popular year after year, beckoning prospective buyers with its beautiful tree-lined streets, historic homes, spacious lot sizes, excellent school districts, and close proximity to the Texas Medical Center and Downtown.

In 2013 we saw a growing demand for mid-century, ranch-style homes. In fact, twelve of the seventeen homes sold in Old Braeswood last year were built between 1935 and 1958. With this trend in mind, it's important to take into consideration that a buyer wanting to remodel an existing home may be willing to spend more than someone else who is merely interested in purchasing a lot to build on. Using HAR's multiple listing service is the best way to gain maximum exposure to a broader market and often to multiple offers.

Speaking of remodeling and renovating, many homeowners who have remodeled and renovated for possible resale are now choosing to stay and enjoy their newly updated homes for a few years before making the decision to sell. It's great to see so many Old Braeswood neighbors fighting to preserve, as well as restore, their beloved historic homes. I think we can all agree on the importance of maintaining Old Braeswood's charm for future generations to enjoy.

There were 26 properties sold in 2013 -- the highest number since 2007 when there were 25 sold. In 2007, the most expensive property sold in Old Braeswood went for \$1,200,000; the highest priced home in 2013 was sold for \$1,700,000. It will be exciting to see what 2014 has in store for us.

I will end with same old song..."Some things never change! Even in this market, price and location are what is important to today's savvy homebuyers." Today's homebuyers keep up with neighborhood sale prices and will purchase a home in a less desirable location if the price is right.

Old Braeswood Real Estate Market Summary 2012 & 2013

RESALE	# SALES	AVG. PRICE	AVG. DOM
2012	16	\$805,794	81
2013	16	\$874,825	57
NEW CONSTRUCTION	# SALES	AVG. PRICE	
2012	1	\$1,918,000	
2013	1	\$1,457,000	
LOTS			
2012	1	\$575,000	
2013	4	\$620,475.00 (\$44.70 SqFt)	

Thank You Tree Program Donors

Thanks to the generosity of the neighbors listed below, Trees for Old Braeswood has raised \$3500 this planting season. Trees will be planted on interior streets Maroneal and Bellefontaine and on perimeter streets as well. Some of the funds will also be used to water trees as needed during the summer months.

It's not too late to make your tax-deductible contribution to our program. Just send a check payable to Trees for Houston (with OBPOA in the memo line) to PO Box 541346, Houston, TX 77254. For more information, about the tree program including donation forms, please visit us at www.oldbraeswood.com.

Regular: \$50 & up

Biman & Bhagvanti Das
Ernestina Melicoff & Robert Adachi
Lisa & Bobby Frederick
Dave Kaminsky
Beadie Lewis
Ann & Richard Melamed
Eric & Bonnie Nelson
Cathy Ginger & Carlos Ramos
Laura Pang & Bill Wheeler

Sustaining: \$100 & up

Patricia & Ian Butler
Mary Ann & Kent Crowl
Chad P. & Shaunna T. Mason
Maria Pannonne & Giulio Draetta
Annette & John Eldridge
Fran & Michael Feltovich
Emily, Josh & Jacob Schaffer
Dorry & Carroll Shaddock
Ann St. Germain & Tony Wood
Rowena Young & Buddy Steves

Tree Hugger: \$250 & up

Mary E. & Richard L. Beavers
Nancy & Ken Eisenmenger
The Gidleys
Mark Hausknecht & G.G. Hsieh
Mary & Patrick Lynch
Jay Plotkin
Paul & Janet Sanders
Barbie & Don Schaffer
Jordan Jones & Dylan Seff
Susan & Leonard Teich
Melissa & Oliver Tuckerman



New Development in the works for 7200 Main Street



The Northwest corner of Main Street and Greenbriar Drive is set to be redeveloped this year with ground level retail and other uses, yet to be determined.

On January 23, 2014 the Houston Planning Commission approved a replat of 8.4 acres along Main Street between Pressler and Greenbriar into a single parcel in preparation for redevelopment this year. The parcel now known as Main Place does not include the St. Nicholas School property, yet it is still perhaps the largest undeveloped site in the Texas Medical Center (TMC) area. This tract was originally part of Braeswood (Section 1a) and was graced by several architecturally significant homes dating from the 1920s and 30s. These homes were demolished one by one over several decades after the deed restrictions lapsed in the 1950s. One of the last of the great homes to fall was most recently used to house the old Red Lion Pub at 7315 Main Street. Sadly, the building was heavily damaged by a fire in the early 1990s and could not be saved. The last building to come down was The Stables Restaurant at the corner of Main and Greenbriar in 2007. Years ago, the northern end of the tract also housed the Shamrock Movie Theaters and the heli-pad for the old Shamrock Hilton Hotel.

The land is now owned by CDC Houston, the company that is also developing a large scale housing project next to the new Exxon campus in the Woodlands. CDC's Keith Simon says that the company is considering various combinations of uses for the site such as ground floor retail and a hotel, but there are no definite plans at this time. In an article in the Houston Business Journal in 2006, the former owner anticipated that the eventual sales price of the land would result in developers going vertical with residential or medical buildings.

Old Braeswood will provide updates on this development as information becomes available.



Plat map of CDC development, formerly known as Braeswood Section 1-A. St. Nicholas School was not part of the replat.

OBPOA Membership Drive & Patrol Subscription Drive in Progress

The 2014 annual POA membership drive is now in progress. Thanks to the dozens of you who have renewed your membership and patrol subscription. A membership form has been enclosed in newsletters mailed to neighbors who have not yet renewed. We encourage you to send in your payment promptly if you haven't already done so. Old Braeswood's fiscal year is from January through December, but the annual membership drive takes place between January and April.

Please also support our new Security Patrol by paying your annual subscription. Reports from neighbors about the new patrol service provided by SEAL Security have been quite positive and crime incidents in Old Braeswood are down more than 50% over the previous year. Having a highly visible and present patrolman is proving to be an effective crime deterrent. We encourage you to call on this service when you see any suspicious activity and to use them for vacation watch.

You may write one check to cover both membership and patrol. If you have questions about your account or if you need telephone stickers, please contact us at 713-807-1787 or info@oldbraeswood.com.

Congratulations to our Winter Yard of the Season Winner: 2333 Bellefontaine!



Congratulations to our Winter 2014 Yard of the Season winners Marian & Gary Beauchamp. The photo of this beautiful home does not do it justice. But take our word for it, the landscaping and plantings look wonderful and the beautiful oaks add to the southern feel and provide needed shade to pedestrians.

Yard & Contractor Signs Prohibited

The old Braeswood deed restrictions also prohibit all signs except a single maximum 6 sq.ft. for sale sign. Builder signs, contractor signs, financing signs are not allowed. If you see an illegal sign in the neighborhood, or any other deed restriction violation, please notify the office and a friendly reminder will be sent to the homeowner. The deed restrictions are posted at www.OldBraeswood.com.

The Old Braeswood deed restrictions require plan review for fences and all exterior alternations such as replacement windows and doors, and garage doors. It's easy to submit your plans and receive approval. Just contact the office at info@OldBraeswood.com or call 713-807-1787.

Plan Review Required for Fences, New Windows & Doors, and Exterior Alterations

The old Braeswood deed restrictions require plan review for fences and all exterior alternations such as replacement windows and doors, and garage doors. It's easy to submit your plans and receive approval. Just contact the office at info@oldbraeswood.com or call 713-807-1787.

Failure to submit plans in advance of construction may result in your project being delayed or fined.

WELCOME

New Neighbors

Janet & Wally Attisha
2538 Blue Bonnet Blvd.

Jean Alice & Moses Bedrossian
2326 Gramercy Blvd.

Helen & James Davenport
2512 Blue Bonnet Blvd.

Sabina Lee & Billy Huh
7310 S. Main Street

Miki & Yukimatsu Toh
2418 Dorrington, Unit D

Sign up for Old Braeswood eBlasts & Crime Alerts

Would you like to receive up to the minute news and crime alerts electronically? You can by subscribing to the Old Braeswood eBlast and Crime Alerts. Just send a request to info@OldBraeswood.com.

Join Old Braeswood's Yahoo Group

This is a real time group where you can send messages to other members without delay. The Yahoo group has been very helpful for tracking down lost pets and has even been used to help the Patrol track down thieves. Please note that the Yahoo group is not related to the eNews and crime alert service. Visit this link to get started:

<http://groups.yahoo.com/group/OldBraeswoodNeighbors/>.

Greenbriar Drive Report

Council Member Ellen Cohen's office has reported that reconstruction of Greenbriar Drive between Rice Blvd. and W. Holcombe Blvd. is still planned for 2017. However, the section of Greenbriar that runs through Old Braeswood is not planned for repaving or reconstruction at this point in time. If you have concerns about Greenbriar, please contact us at info@oldbraeswood.com.

District C Meeting Set for March 5th

Ellen Cohen will host her District-C CIP meeting on March 5 at 7 p.m. at the Metropolitan Multi-Service Center, 1475 W. Gray. This important meeting serves as the annual opportunity for residents and civic groups to address the council member and city of Houston department heads with their concerns about water, trash, traffic and mobility, infrastructure and other community issues. Everyone is invited to attend. If you are unable to attend and would like for us to relay concerns to Council Member Cohen or city department heads, please send a message to info@oldbraeswood.com.

February Meeting of Rice Area Stakeholders



RICE

Rice University hosted its quarterly community lunch on February 6th at Cohen House, with Susan Teich representing Old Braeswood. Residents are urged to keep the City of Houston apprised of needed pothole repairs by calling 311, or, even better, by using the 311 smartphone app to send in a photograph of the pothole and earmark its location. Suggestions for topics to be raised at future Rice community meetings may be transmitted to Susan Teich, steich1@comcast.net.

Book Club Forming!!!

Old Braeswood is about to get a Book Club and everyone is invited to join. Meetings will be on the first Tuesday of each month with the first meeting on Tuesday, March 4th, at the home of Krista Heidersbach and Michael Kelly, 2302 Blue Bonnet Blvd. It will start at 7:00 p.m. so as to include all those who, like the hosts, work outside the home during the day. The book discussed at the first meeting will be *The Engagements*, a novel about marriage by *New York Times* best selling author J. Courtney Sullivan.



The next three books will be selected at the meeting, so come even if you haven't read the first book. Krista and Michael's house was featured in the Old Braeswood newsletter of Jan/Feb 2012. In addition to discussing a fun read, the meeting provides a chance to see their extraordinary house. You can email Krista at krista@chevron.com.

Braeswood: An Architectural History

Few neighborhoods have a book written about them by an architectural historian. Old Braeswood is one of those few. If you do not have a copy of Stephen Fox's book, *Braeswood, An Architectural History*, you can buy one for \$35.00 by mailing a check in that amount to:

Old Braeswood POA
P.O. Box 541346
Houston, Texas 77254-1346

Be sure to include your address with your request for the book. Maybe your own house will be featured in its 70 pages of text and photos.



Pet Reminders

Thanks to all of you who consistently pick up after your pet! Your efforts are greatly appreciated by your neighbors. Please also remember that per city ordinance, pets must be leashed when at the park. It is difficult if not impossible to pick up after pets running free after dark. And it's unfair to children and parents who step in droppings the next morning. *[Special thanks to the Old Braeswood POA and the Old Braeswood Park Corporation and Old Braeswood POA for supplying pet waste bags at the park.]*

Trash & Recycling Schedule

Recycling	Every other Tuesday
Dates	Feb. 11 & 25 Mar. 11 & 25 Apr. 8 & 22 May 6 & 20



Household Trash	Tuesdays (in city provided bins)
Yard Waste	Tuesdays (in biodegradable bags)

Tree Limbs & Debris	3rd Monday (in Odd months)
Junk Waste	3rd Monday (in Even months)

Place your household garbage in the city provided automated bin or recycling containers on the curb no earlier than 6 p.m. the evening preceding pick up and no later than 7 a.m. the day of pick up, and remove it no later than 10 p.m. on collection day. Bins left on the street beyond these times are subject to city fines. Bins must be accessible to the automated collection truck (not blocked by vehicles, trees, etc).

Yard waste must be bagged in city approved biodegradable bags, weighing no more than 50 pounds, and placed at the curb at least 3' away from automated bins. Yard waste mixed with paper, plastic or any other type of waste will not be collected. Small branches may be put in bundles (no more than 4 ft x 18 inches in diameter).

2014 OBPOA

Officers & Chairpersons

President	Susan Teich
Vice Pres.	Molly Khalil
Vice Pres.	Joe Manca
Vice Pres.	Buddy Steves
At-Large	G.G. Hsieh
At-Large	Courtney Steves
Treasurer	David Leathers
Secretary	Dawn Gervais
Past President	John Eldridge
Block Captains	Sally Miller
Enforcement	John Eldridge
Flood Control	<i>Volunteer Needed</i>
Garden Club	Laurie Eckman & Dee Murray
Historian	Susan Teich
Newsletter	<i>Volunteer Needed</i>
Park	Annette Eldridge
Plan Review	Marilyn Archer
Preservation	Joe Manca
Patrol	Dee Murray
Rice U Liaison	Susan Teich
Social Events	<i>Volunteer Needed</i>
Trees	Carroll Shaddock & Molly Khalil
University Place	Susan Teich
Welcome	Dawn Gervais
Manager	Evalyn Krudy

Volunteers Needed

Chairpersons are needed for the following committees: Social Events, Flood Control, and Newsletter. Volunteers are also needed to help with the social events held throughout the year. Volunteering is an excellent way to get to know your neighbors while having a great time.

For information about what is entailed, please contact 713-807-1787 or info@oldbraeswood.com.

Garden Club Holiday Celebration



Pictured clockwise from top left:

(1) Michael Kelley, Krista Heidersbach and Dorry Shaddock; (2) Nancy Eisenmenger and Christine Enfante; (3) Carroll Shaddock and Len Teich; (4) Ann Garnett and Ruth Kosieracki; (5) Kathy Lord and Laurie Eckman; (6-7) Bill Murray, Rose Pu and Dee Murray; and (Center) the delicious holiday spread!

The Old Braeswood Garden Club held its holiday party at the Pioneer Memorial Log House on across from Hermann Park on North MacGregor St. on Dec. 15, 2013. It was the best attended Garden Club event ever. Join the Garden Club to be included in future events by emailing dee@artbydee.com.



PROPERTY OWNERS ASSOCIATION

P.O. Box 541346
Houston, TX 77254-1346
Phone: 713-807-1787
Email: info@oldbraeswood.com
www.oldbraeswood.com

RETURN SERVICE REQUESTED