



*New Patrol Service and Vehicle For Old Braeswood!
Neighborhood Support Needed For This Vital Service*



As you may know, our neighborhood began contracting with SEAL Security Systems in January to provide patrol service and vacation watch service to residents. In our last edition we introduced Jim Wyatt who has served our neighborhood well during his short tenure as our SEAL security officer. Now, he is serving our country well in Afghanistan, where he was recalled. We wish him well and welcome *Officer Beau Loosemoore*.

Beau has already met many residents. He is no newcomer to SEAL, and has taken up the tasks associated with our neighborhood very quickly. In his first month on the job, he has secured homes where alarms have gone off, redirected groups of solicitors, checked on suspicious people and automobiles, redirected a homeless person, notified HPD of a dangerous traffic situation on Greenbrier caused by utility equipment, rescued a dog, conducted vacation watches, informed neighbors where doors, garages and gates were left open, monitored activity at the park, and monitored all service personnel working in Old Braeswood. For those residents who have experienced repeated thefts of their newspapers, be assured that Officer Loosemoore has been informed of the situation and that he is on the lookout for the culprits. (In the meantime, you might ask your carrier to deliver the newspaper higher into your yard as a deterrent.)

If you haven't met Officer Loosemoore, please take the time to introduce yourself. He is your officer and is providing security for your home and neighborhood. Please welcome him. And if you haven't done so already, please help us continue this vital service by sending in your security fees. [If you have not yet subscribed, you will find a sub-

In this issue	
Your House has a History	2
Neighborhood News & Invitations	3
Welcome New Neighbors & Yard of the Season	4
Real Estate Report & University Place News	4
Ideas to distinguish neighborhoods	5
General Reminders	6-7
Trash & Recycling info	7
Park News	8

Beatrice (Beadie) Friedman Lewis is another early Old Braeswood resident being acknowledged in this column. She and her husband, Nathan Lewis, built their house at 2511 Maroneal Street in 1953. Like many in Old Braeswood, their parents had come from other countries.

Nathan's parents, Ben and Lily, were married in their native Poland and immigrated to Houston via Galveston. The name "Lewis" was chosen for their new life, because their Polish name was "something I don't remember and couldn't pronounce if I did," says Beadie. Why "Lewis"? It was the name of Ben's sister-in-law's uncle and sounded good. Trained as a watchmaker, Ben opened a jewelry store on Congress Street.

Beadie's parents both immigrated from Russia to New York City, met and married, then moved to Chicago, where Beadie was born. The family arrived in Houston when she was seven. Eventually, she graduated from UT Austin in sociology, and started dating Nathan that summer. They had met at a friend's wedding. A year later, in 1938, they had their own wedding. Their first home, a duplex at 2341 Sunset Boulevard, was outgrown with the birth of their second child. That's when they bought a lot in Old Braeswood and started construction. The result was a fine example of the mid-century architecture stretching unbroken along either side of that block of Maroneal: parquet floors, wood paneling, stone fireplace, built-ins, and wide doorways.

Their architect, Eugene Werlin, was not new to Old Braeswood. In 1950, he completed the house at 2333 Underwood Street for Ben D. Battelstein. Twenty years before that, he designed houses for Harry Battlestein (2328 Underwood St.) and Donald A. Lee (2329 Underwood St.). However, Eugene Werlin is best known for his design of the Miller Outdoor Theater in Hermann Park (1968). He is known also for his design, with Goleman & Rolfe, of the Warwick Towers, 1111 Hermann Drive (1983). Werlin was a natural choice for the Lewis family. His brother was married to Beadie's cousin.

The Lewis house was completed at a time when Old Braeswood was still uncrowded, and it was possible to see great distances. Beadie's brother and sister-in-law, Bob and Edna (Eddy) Friedman, lived on Dorrington Street with an unobstructed view of Beadie's house. They joked that it would be easy to set up a rope and pulley between the two houses in case either family needed to borrow a cup of sugar. Bob Friedman, an attorney by training, owned Fried Garment Company at Caroline Street and McKinney Street, which made cotton dresses.

By the time Nathan and Beadie married, Nathan had followed his father into the jewelry business. Nathan's shop then was Nathan's Jewelry Co. at 405 Travis Street. The store sold fine jewelry, and sometimes acted as a pawnshop for jewelry. When the City of Houston condemned the Congress Street jewelry store of Nathan's father to



2511 Maroneal was built in

build the Harris County Family Law Center (1115 Congress St.), Ben Lewis decided to open a new store together with sons Nathan and Harry. That led to the opening of Lewis Nathan's Jewelry (Main St. and Prairie St.). Nathan worked there until his retirement in 1989. He died in 1999.

Beadie and Nathan raised two children on Maroneal, Lynn and Michael. Lynn remained a Houstonian, but Michael, an orthopedic surgeon, now lives in Chicago. They, and many others of the family, recently came to Old Braeswood to celebrate Beadie's 96th birthday.

Beadie looks back fondly on her years with Nathan, but smiles that she was the wife of a jeweler. "I probably have less jewelry than anybody. It never was a big item for me."

[This is the 26th article in a continuing series on houses and people in Old Braeswood. Suggestions for future columns are welcome.]

Stephen Fox dines in Old Braeswood



*First row: Susan Teich, Stephen Fox, Dee Murray.
Second row: John Eldridge, Marilyn Archer, Matthew Kelley, Joe Manca*

Stephen Fox, architectural historian at Rice University, dined with the Old Braeswood Preservation Committee on March 6th at the home of Susan and Leonard Teich. Stephen Fox is known to most Old Braeswood residents as the author of the book *Braeswood: An Architectural History*. Although Fox has written about other neighborhoods in Houston, he says that Old Braeswood remains the neighborhood that he studied most closely. He credits Old Braeswood resident Kathy Lord as the person who urged him to write the book, and the project began in April of 1983. The dinner in Old Braeswood 30 years later was an accidental anniversary celebration of his work.

The dinner invitation to Stephen Fox was part of the Preservation Committee's ongoing efforts to make use of those in Houston who are resources for preservation. Fox's advice is best summarized by the ending sentences of his book: "Braeswood has continued to be a place where architecturally important houses are built in Houston. As long as this tradition is maintained, the historic standing and distinction of Braeswood will be assured."

Deed Restriction Reminder: No renting homes to unrelated people & No renting quarters

For those of you who are new to the neighborhood, please be aware that :

- 1) Also, the restrictions prohibit occupancy of homes by more than a single family related by blood or marriage. It is not permissible to rent homes in the neighborhood to groups of unrelated people such as a group of students or young professionals.
- 2) Renting garage quarters is a violation of the deed restrictions. Only domestic servants that are engaged to work on the premises may reside in quarters or outbuildings.

The full deed restrictions are posted on our website. Please report any violations to 713-807-1787 or info@oldbraewood.com

OLD BRAESWOOD ANNUAL PARK PARTY

4-6 p.m. Sunday
May 5, 2013

@ Old Braeswood Park
(Maroneal @ Morningside)

Everyone is invited to come and meet neighbors and enjoy refreshments & thin crust pizza from Candelari's.

There will also be a balloon artist and ice cream for the kids!

To volunteer to help with this fun event, please contact Molly Khalil at mollymoorekhalil@gmail.com.

Houston 311 smart phone app makes reporting city problems a snap!

In late January the city of Houston launched an app for smartphone and i-phones that makes reporting problems to the City of Houston a breeze. The app is called "Houston 311". The app allows you to quickly report potholes, graffiti, water line breaks and other issues with your cell phone. The app helps to eliminate confusion between citizens and city staff by pinpointing a user's location via GPS. Users can also submit photos of the problem they are reporting. This method of reporting problems is faster and more accurate than any other option.

Another city improvement to the 311 system is a redesigned website, www.Houston311.org, which enables Houstonians to easily submit a request for service online. The website also features a new interactive mapping tool that allows Houstonians to track the progress of their request and view other requests in the area.

University Place Association & Super Neighborhood Report

WHAT IS UNIVERSITY PLACE ASSOCIATION (UPA)? It is an aggregation of neighborhoods bounded by Kirby Drive, US59, Main Street, and North Braeswood. The UPA Board of Directors is comprised of representatives from civic clubs, institutions and businesses in the area. Active participants include Southampton, Boulevard Oaks, MAMA, Morningside Place, Old Braeswood, Boulevard Oaks, Southampton Extension, Southgate, Christ the King Lutheran Church, Rice University, Rice Village, and the South Main Alliance. This area is also a designated city of Houston Super Neighborhood.

WHAT ISSUES DOES UPA DEAL WITH? Issues of concern include security, city ordinances, noise, construction, traffic, parking, tree preservation, street reconstruction or resurfacing, and drainage.

WHO ARE THE CONTACTS AT UPA? Kathie Easterly is UPA's paid part-time Executive Director. Erik Eriksson of Southampton is currently President of UPA. They can be reached at: UNIVERSITY PLACE ASSOCIATION, P.O. Box 540331 • Houston, Texas 77254 • 713.807.1777 • E-MAIL: uplace@airmail.net • www.universityplaceassociation.com

HOW DOES UPA GATHER AND DESSEMINATE INFORMATION? UPA hosts a Quarterly Security Breakfast that includes all of the agencies that police in or near University Place. Kathie Easterly represents UPA at Crime Prevention Town Hall meetings, monthly HPD's Positive Interaction Program (PIP), Super Neighborhood Alliance (SNA) Advisory Council, and Main Street Coalition. In doing so she deals with a range of problems: 1) enforcement of city laws such as the Sexually Oriented Business Ordinance and the Offstreet Parking Ordinance, 2) proposed amendments to Houston's Chapter 42 Building Code, 3) proposed amendments to Houston's Offstreet Parking Ordinance, 4) the 2011 initiative to help maintain and upgrade drainage and street infrastructure through a pay-as-you-go fund (ReBuild Houston), 5) efforts to obtain funding for a Hermann Park/Brays Bayou Trail Connectors project, and 6) improvement of access to the Texas Medical Center (TMC) via a SH288 direct connector to TMC.

Real Estate Report *By Dawn Gervais, Old Braeswood resident and Realtor with Keller Williams Realty*

In January, single-family home sales were up 28.3 percent while inventory fell to its lowest level since December 1999. Homes in many areas of Houston are selling quickly and often at their full asking prices or above. Some sellers are seeing multiple offers and real estate agents are knee-deep in showings and contracts. This is the busiest market we have seen in some time and experts don't expect it to slow down any time soon. January marked the 20th straight month of positive sales and inventory has been dropping for months. Overall, buyers signed contracts for 3,899 single-family homes in January. Inventory fell to 3.6 months, meaning it would take that long to sell all the homes on the market based on sales activity over the previous 12 months. Sales of homes priced at \$500,000 and up rose 56.2 %, according to the Houston Association of Realtors.

The number of single-family properties for sale at the end of January fell 25% from January 2012. The concern is that the significant decline from current inventory levels could potentially have an adverse effect on sales and drive prices disproportionately higher. Greater housing demand is expected as large corporations plan to relocate here.

Because of the great demand for homes in our area, I'm seeing many sellers expecting offers without financing contingencies. So if you are planning on purchasing a home soon, you may want to offer Cash to put your offer ahead of other offers.

Also, getting the loan process started before you start home shopping allows you to be prepared to move quickly and close sooner. An offer with no financing contingencies is appealing to a seller and gives your offer an advantage over others in a multiple offer situation.

Old Braeswood Real Estate Statistics: March 2013

Total Number of Homes for Sale	6
Minimum List Price	\$529,000.00
Maximum List Price	\$1,975,000.00
Homes currently under contract	4
Total Number of Lots for Sale	3
Minimum List Price	\$890,000.00
Maximum List Price	\$1,549,000.00
Lots currently under contract	1
Total number of Homes sold in 2012	18
Minimum Sales Price	\$350,000.00
Maximum List Price	\$1,918,000.00
Average sales price per sq.ft	\$229.78
Average Days on Market	82

How Neighboring Neighborhoods Distinguish Themselves



They light up with vintage street lights!

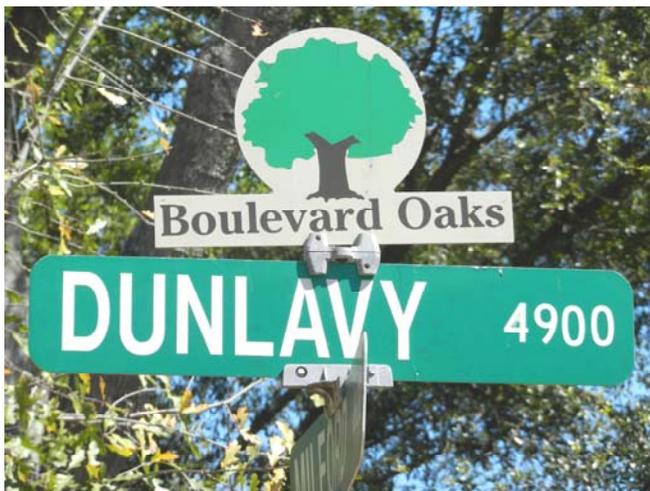


They celebrate their history!



They decorate the curb!

They celebrate deed restrictions!



They announce their names!

New
WELCOME
Neighbors

**Kimberly & Mudo
de la Fuente**
2529 Bellefontaine

Lawrence Nieves
2314 Dorrington

**Melissa Butler &
Matthew Tuckerman**
2305 Glen Haven

Shaunna & Chad Mason
2405 Glen Haven

**Sign up for
Old Braeswood
eBlasts & Crime Alerts**

Would you like to receive up to the minute news and crime alerts electronically? To subscribe, call the Old Braeswood office at 713-807-1787, or send your email address 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/>.

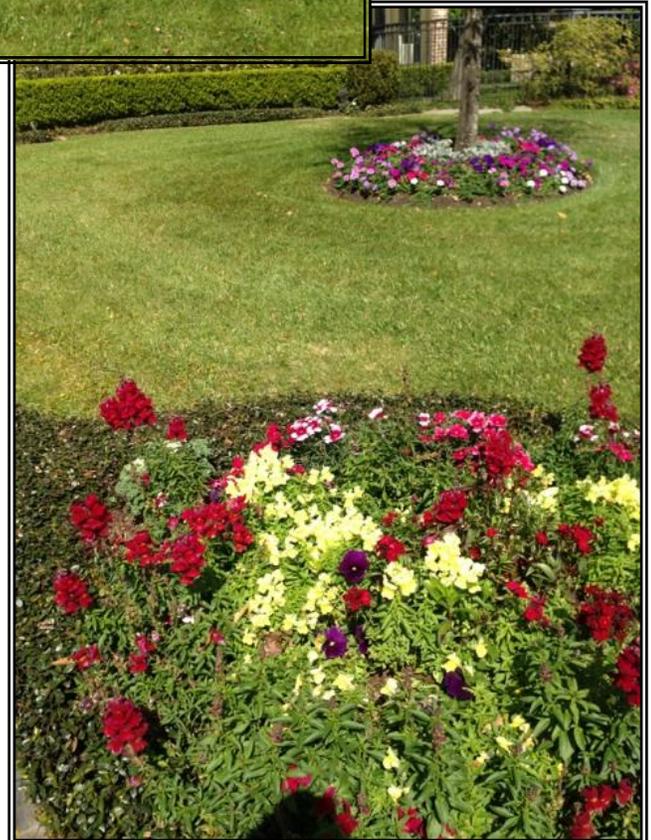
Yard of the Season



Congratulations to neighbors Jordan & Dylan Seff whose beautiful home at 2340 Blue Bonnet Blvd. has been selected as our Winter 2013 Yard of the Season!

We are pleased to recognize new neighbors Jordan & Dylan Seff on Bluebonnet Blvd. for their beautiful yard. During the dull winter when everything is brown and there are no leaves on the trees we could count on the yard at 2340 Bluebonnet to perk us up with its colorful flower beds, and beautifully manicured lawn and plantings.

Thanks for giving us a shining example of what we can do in winter to beautify our yards, and congrats on being 2013's Winter Yard of the Season!



Recycling & Trash Schedule

Recycling Dates Every other Tuesday
 March 12 & 26 Apr. 9 & 23
 May 7 & 21 June 4 & 18

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

Tree Limbs & Debris 3rd Monday (Odd months)
Junk Waste 3rd Monday (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' in length, no more than 18" in diameter).

Heavy Trash/Junk Waste is the 3rd Friday

Please remember that the city now collects heavy trash (junk & tree waste) on the third Friday of each month. Trees debris only is collected in odd numbered months, and junk waste is collected in even months. You may leave large limbs out every month. If you have trouble remembering which months is tree waste only, think of the first month that you can leave Christmas tree out for collection. Or, if all else fails, call 311.

Be sure to place your heavy trash times at the curb by 7 a.m. on the collection day. And call 311 immediately in case of missed pick up.

2013 OBPOA

Officers & Chairpersons

President	John Eldridge
1 st Vice Pres.	Susan Teich
2 nd Vice Pres.	Buddy Steves
3 rd Vice Pres.	Ryan Maierson
At-Large	Molly Khalil
At-Large	G.G. Hsieh
Treasurer	David Leathers
Secretary	Dawn Gervais
Past President	Dee Murray
Architectural Review	Marilyn Archer Matthew Kelley Prince Ambooken
Block Captains	Sally Miller
Historic	Susan Teich
Newsletter	<u>Volunteer Needed</u>
Park	Annette Eldridge
Enforcement	Sam Bernstein John Eldridge Bill Marchbank
Patrol Rep	Ryan Maierson
Rice U Liaison	Bob Birenbaum
Social	<u>Volunteer Needed</u>
Trees	Carroll Shaddock & Molly Khalil
University Place	Kathy Lord
Welcome	Dawn Gervais
Manager	Evalyn Krudy

Volunteers Needed

The events committee is looking for new leadership to help with future events in any capacity. Volunteering is an excellent way to get to know your neighbors while having a great time. Please contact G.G. Hsieh at gghsieh@gmail.com or call 713-660-9520 for more information.

The Newsletter and Welcome committees also need assistance. For information about what is entailed, please contact 713-807-1787 or info@oldbraeswood.com.

THE HOME OF FLAT-FEE LISTINGS & REBATED COMMISSIONS

\$4,500 flat-fee listing includes:

MLS • Photography • Marketing Materials • Sign • Lockbox
 Appt Scheduling • Negotiation • & More

1 - 1.5% Rebate When Purchasing a Home

Exclusions Apply



LH
 Leslie Lerner
 PROPERTIES

LESLIE LERNER
 LeslieLernerProperties.com
 713.489.9900



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

Park News & Toy Reduction by Annette Eldridge



We are happy to announce that Old Braeswood Park and Katy's Corner are now being cared for by Graham Landscape Irrigation, Inc., operated by Rick Graham. Rick maintains several other nearby city parks that are within neighborhoods and is knowledgeable about the irrigation system as well, which he recently repaired. He is also familiar with the types of fertilizers and treatments for landscaping that are approved by the City for neighborhood parks and playgrounds like ours. Two new oak trees have just been planted beside the park on Morningside to replace trees that had died due to the drought.

On April 13-14, we will be sorting through the large number of toys that are left at the playground, so please remember to take home your toys as some of those left behind may end up being donated or discarded.

Your generous donations pay to maintain and improve our park spaces. Thank you for supporting the Old Braeswood Park Corporation and please watch for an donation form inside the next newsletter. Donations are fully tax deductible and should be mailed to PO Box 541346, Houston, TX 77254.