

## ***Braeswood Addition Restrictions Amended to Prevent Townhouse Development Along Morningside and Kelving***

Neighbors in the Braeswood Addition section of Old Braeswood pulled off nothing short of a miracle by passing an amendment to the deed restrictions for that section in only 12 days from the time the ballots were distributed until they were filed of record.

The deed restrictions for Old Braeswood Addition, as recorded, were open to an interpretation allowing 10 specific lots to be subdivided without any limits. At least that was the contention of a developer applying to the City of Houston for permission to build four townhouses on the property at 2405 Dorrington. This was not the original intent of the deed restrictions, which requires every lot to have at least 60 feet of frontage. The rogue interpretation hinged on what was probably a mistake in punctuation when the typist at the County Clerk’s Office retyped the original restrictions into the County’s records.

To protect Old Braeswood from being dotted with townhouses on the at-risk lots along Morningside and Kelving, residents of Braeswood Addition responded in force! Approval of owners of 75% of the land area in the subdivision was required by law to amend the deed restrictions. Happily, owners of over 86% approved the amendment!

We owe a big thank you to those who worked on this initiative. A special thanks to Christine Manca, Chair of Block Captains, for mobilizing her team and to the Block Captains and volunteers who went door to door and called and emailed neighbors in an effort to obtain the required threshold of signatures in advance of the deadline. Very special thanks to the following for their hard work: Joe Fischer, Margo Elgohary, G.G Hsieh, Pat Inselmann, Linda Joekel, Samia Khalil, Howard Merrill, Andrea Laspsley, Maribel Reuter, Paul Sanders, Therese Wagner, and Lorie Westrick. Evalyn Krudy, our neighborhood manager, did an extraordinary job in coordinating the effort and managing the details. Time was of the essence and Evalyn made it happen. The corrected wording is now on file in the County Records, and is also on our website under the Deed Restrictions tab.

It should be noted that this was one of those rare occasions when it was necessary to use Old Braeswood’s outside legal counsel, with expertise in laws relating to POAs. The wording of the ballot to change the deed restrictions had to meet legal requirements. The ability to bring in counsel when needed, as here, is made possible only because of your voluntary payment of POA dues. Thank you for supporting your neighborhood!

### ***Old Braeswood’s Bears All Decked Out for Summer!***

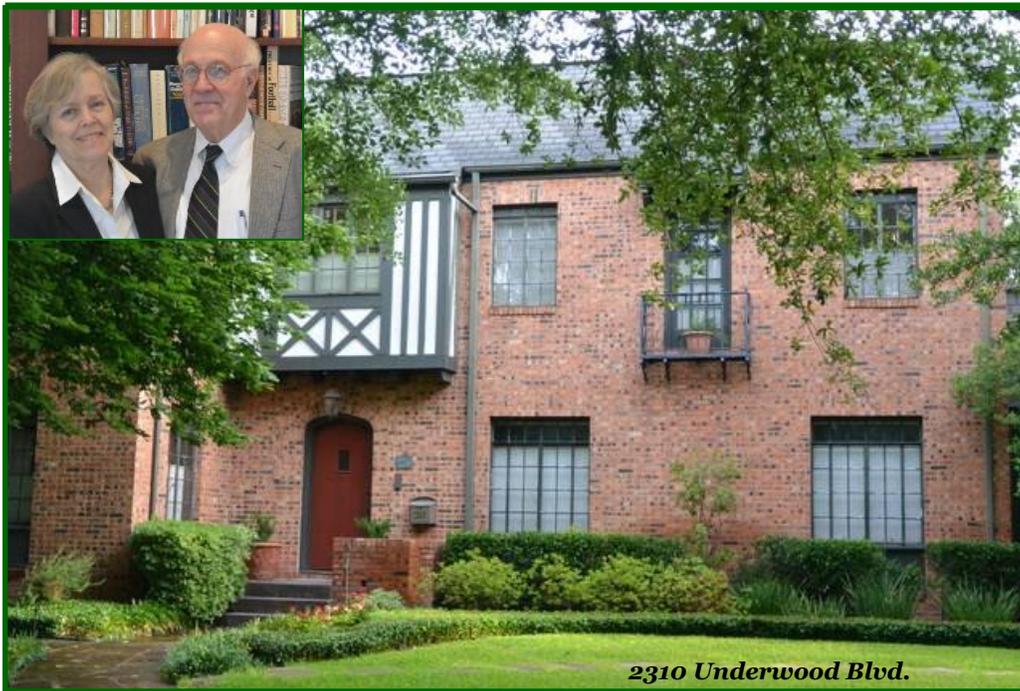
The Bears at 7321 Greenbriar have had a recent costume change. Thank you to the Bowdens for another fun tableau!



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**2310 Underwood Blvd.**

If you like TV game shows, you can thank Lee E. Segall. He and his wife Mildred were the first owners of 2310 Underwood, appearing in the City Directory starting in 1937-1938. Their cook Ivy Victorian and her husband Leroy lived in the rear (both later replaced by Oscar Rowland).

Lee was a manager and ad man for Metzger Dairies. The company was based in Dallas and operated in cities throughout Texas. Metzger Dairies sponsored the radio show, *Vox Pop*, which featured interviews on the street. It asked Lee to come up with a new show that would be indoors and feature cash prizes. On April 10, 1939, Lee launched the radio show *Dr. IQ*, broadcast on KPRC AM from the Metropolitan Theater in Houston. The most anyone could win at any time on *Dr. IQ* was \$20 (the “jackpot”) because Lee wanted to have lots of small winners instead of one big one, and Lee used simple fact and trivia questions instead of *Vox’s* interview and opinion format. Lee provided 100-200 questions per week to the show for many years.

*Dr. IQ* was radio’s first major quiz show and was the prototype for later TV quiz shows like *Jeopardy*. It traveled from city to city with local contestants answering questions to win \$5 in silver dollars. “I have a lady in the balcony, Doctor” was a line from the show that became a catch phrase. The show was also known for the sound of silver dollars falling into the hands of winners (remember, this was radio).

Lee controlled the rights to *Dr. IQ* for the rest of his life. It later ran as a television show from about 1953-1959 on ABC. Besides creating *Dr. Q*, Lee put KIXL-AM/FM on the air in Dallas, started Segall Weedin Advertising, and created at least two other radio shows (*What’s Your Idea* and *Sing for Dough*).

The Segalls left Houston for Dallas, and in 1946 ownership of the house changed to James M. Baumohl and his wife, Marion. The Baumohl’s maid Erice Price lived in back. James was a sales manager for the Tarrant Wholesale Drug Company.

Named after its owner, Leslie O. Tarrant, the company was located at 3202 McKinney. Although it was a “drug company,” its small ad in the Directory lists its offerings only as “wholesale liquors.”

In 1957, the Directory listed “no return” at 2310 Underwood, a sign that the house was now vacant. But the next year it welcomed owners Cecil Howard McSpadden and his wife Imogene. Cecil owned Cecil H. McSpadden & Associates, oil operators, located in the Bank of the Southwest Building.

The McSpaddens remained through 1985. They were followed by Dennis K. Powell, a criminal defense attorney, and his wife Penny Nicholson, an appellate lawyer with Vinson & Elkins. They stayed through 2005 and sold the house to the Shaddocks on Valentines day 2006.

After a thoughtful renovation, Carroll and Dorry Shaddock arrived in spring 2007, bringing with them a reputation for many years of service to the City of Houston. Before retirement Carroll was a partner in the Liddell Sapp law firm (now Locke Lord), but still found energy for a multitude of charitable endeavors. He cofounded Trees for Houston. He cofounded Scenic Houston. He cofounded (with Dorry) the Houston Bach Society. He founded the Society for Early Music of the Church (renamed Music at First), based at First Evangelical Lutheran, an historic Midtown church. That church’s revival after years of dwindling membership was led by Carroll.

Dorry is a musician and currently serves as organist for First Evangelical Lutheran. Previously she was organist at Christ the King Lutheran. (Carroll was Music Director and Choir Director at both churches.)

Carroll and Dorry have deep roots in Texas. Dorry, a 6th generation Texan, traces her ancestry to German immigrants arriving at New Braunfels with Prince Carl von Solms-Braunfels in 1845. Carroll is a 5<sup>th</sup> generation Texan, whose ancestors arrived in about 1808.

When Carroll moved to Old Braeswood from South Boulevard, he did for Old Braeswood what he had done for that neighborhood (and for his neighborhoods before that). He walked every block and made an inventory of trees. Then he initiated a program to fill in new trees where needed in the right of way. So far, Carroll has supervised the planting of nearly a thousand trees in Old Braeswood.

Old Braeswood was planned and envisioned to be a “garden community,” a popular theme in the 1920s. Carroll’s trees are a tangible contribution to that tradition.

[This is the 52nd article in a continuing series on houses and people in Old Braeswood. Suggestions for future columns are welcome.]

## *New Neighbors Warmly Welcomed at Coffee Held on April 7th*

GG Hsieh, Krista Heidersbach and Mike Kelley hosted a coffee on April 7<sup>th</sup> on behalf of the Old Braeswood POA Board for neighbors new to Old Braeswood. It was the best attended coffee in this annual tradition. A buffet of breakfast items and the chance to chat with neighbors made for a fun morning. Thank you to everyone who brought food.



Top row: *Beatie Lewis & Rose Pu; G.GHsieh; Sallie Miller, Julie Cohn, and Andrea Lapsley. Bottom: Susan Teich, Linda Joekel; Steve & Sandra Barnett; Krista Heidersbach; Mike Kelley, Len Teich, & Joe Fischer.*

## *Owners Give Input into the POA's Architectural Review Process*

The Ad Hoc Committee appointed by POA President Andrea Lapsley has been working to develop improvements to the architectural review process and to its Architectural Review Committee (ARC). The Ad Hoc Committee has met many times, conducted interviews and researched several options over the past six months. John Eldridge, chair of the Committee, hosted a public forum on May 2 to hear further from property owners. Joe Fischer, also on the Committee, shared benchmarking data and how Old Braeswood compares to other neighborhoods in resources, communications and processes.

The event was well attended with much energy and frank personal experiences and ideas that will be used to drive changes and improvements. Thanks to all who attended or emailed their comments. The Ad Hoc team has formulated specific recommendations based on the information it has gathered and those recommendations will be presented to the POA Board in June. The recommendations will address clarity and timing of communications, documentation improvement, enhanced compliance with plans and deed restrictions, and the resources needed to implement changes. The next newsletter will provide an update.

## *POA Membership Meeting Draws a Crowd on April 18th*

Thanks to Linda Joekel for hosting the Spring meeting of Old Braeswood Property Owners Assoc. on April 18<sup>th</sup>. President Andrea Lapsley reported that over 60 neighbors were in attendance for an informative and thought provoking presentation by Matt Probstfeld from Probstfeld Surveying on the impact of the new Ch. 19 Flood Ordinance amendments. There was also a presentation by Howard Merrill and John Eldridge on the ongoing battle against a townhome developer who has been trying to subdivide a lot on Dorrington into 4 lots for townhouses, which was the catalyst for the Braeswood deed restriction amendment effort. Most neighbors in attendance at the meeting volunteered to help defeat the developer (see page 1 for more info). Afterward, neighbors met and reconnected as they enjoyed the refreshments.



## The Old Braeswood Garden Club's Flower Show Was Held on April 22nd

The annual Garden Club Flower Show was hosted by Therese and Gary Wagner on April 22<sup>nd</sup>. Thank you to Therese and Gary for providing their home and hospitality for a memorable evening! And to Old Braeswood Garden Club president GG Hsieh and all others who brought food! We were well provided for.

The theme for flower entries to be judged by the men present was "Art imitates Nature; Nature imitates Art."

Congratulations to the winners:

1<sup>st</sup> place (tie): Laura Pang &  
Therese Wagner

2<sup>nd</sup> place: GG Hsieh

3<sup>rd</sup> place: Dee Murray

The Garden Club is open to all OBPOA Members. Contact GG for more information at 713.660-9520.

Above: Sabina Lee & Billy Huh. Right: Mark Hausknecht and Len Teich



Therese Wagner: 1st Place



Laura Pang: 1st Place



GG Hsieh: 2nd Place



Above: Joe Manca, David Eckman, Krista Heidersbach & Mike Kelly (photo bombing, again)

Center: Sally Miller & Bob Lapsley

Right: Christine Manca & Carroll Shaddock



Dee Murray:  
3rd Place

## Old Braeswood's Annual Party in the Park was Held May 6th

The Annual May Park Party was held on May 6<sup>th</sup>. This event is always well attended by neighbors of different ages. But by those of different species? This year's Park Party included visitors whose kind haven't been seen in the park in over 50 years, when the Park was a sunken garden (aka the Braeswood "frog pond") and was home to many kinds of aquatic life. It was wonderful to see a variety of animals from the Houston Zoo at the Park! The children loved it. Special thanks to our sponsors:

*Bill Marchbank and Carla Giannoni*

*Dawn Gervais with Martha Turner /Sothebys*

*Agelia Perez Marquez with Heritage Texas*



## Night Out—Save the Date

This year Night Out falls on Tuesday, October 2nd. We are planning our annual event in the park from 6p.m. until 8 p.m. Volunteers are needed to help with this important neighborhood event. Please contact Krista Heidersbach at 713-667-5391 for more information.

## Neighborly Reminders

**Eliminate sidewalk hazards for yourself and your neighbors** by asking yard crews to remove mud from sidewalks and the wheel chair ramps at intersections. With our recent wet weather, many sidewalks are practically impassable and are hazardous for pedestrians.

**Keep storm sewers free of leaves and debris.** Our live oaks trees recently lost their leaves and sprouted new ones, and gutter and storm drains are full of leaves and pollen. Please ask crews to collect the leaves and compost them or haul them away. Several yard crews have been seen blowing leaves into the storm drains. Not only is this act illegal, it contributes to neighborhood flooding and creates ideal conditions for disease carrying mosquitoes. If you catch a yard crew in the act, please take a picture of the crew's license plate and company name/number if present on their vehicle. You are welcome to forward info to the OBPOA office, or make a report to HPD and 311.

### Policing needed for Dog Waste Station at the Park!

Please help police the pet waste station by reminding park users that the dog waste station is for animal waste only. Recently our volunteers who service the box have encountered baby diapers and coffee cups. These items take up a lot of space and make collection more difficult and unpleasant. *Please! Dog waste only at the Waste Station!*



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

Would you like to receive up to the minute news and crime alerts electronically? To subscribe, send your email address to [info@OldBraeswood.com](mailto:info@OldBraeswood.com) or call 713-807-1787.

## It's time to Prep for Hurricane Season

Hurricane season is upon us, and we have already had one named storm this season. We encourage you to take a moment to check hurricane supplies before a storm is headed our way.

- Make sure you have plenty of batteries in case the power goes out. Check expiration dates on the batteries and invest in new ones if they are out of date. Flashlights, lanterns, and battery operated fans are must haves for Houston in hurricane season.
- Make sure you have a case or two of bottled water and some shelf stable food in the pantry.
- Be prepared for loss of power for up to several days.
- Add a battery operated phone charger to your hurricane kit.
- Keep your car filled with gas each week. Gas has been in short supply before, and after, recent storms.
- Keep prescription medicine refilled and up to date.
- Consider getting flood insurance.
- Keep storm drains clear.
- Remember, we have to take care of each other because outside help may not be able to reach us easily or safely.

For more information on hurricane preparedness, check out the FEMA app for your phone that allows you to access checklists, share photos and report problems immediately. Also, visit <http://spaghettimodels.com>. This tool compares all the NOAA projections for where a storm will make landfall.

## Real Estate Report for May 2018

by Dawn Gervais, Realtor with Martha Turner Sothebys

Total Number of Homes for Sale	10
Minimum List Price	\$549,000
Maximum List Price	\$2,199,999
*****	
Total number of Homes Sold since Jan. 1, 2018	3
Minimum Sales Price	\$790,000
Maximum Sales Price	\$1,025,000
**Average Days On Market	126

(\*All statistics based on properties listed on MLS and Houston Association of Realtors.)

## It's Mosquito Season

Weekly mosquito spraying began the week of April 8th and will run through September. The crew from Cypress Creek Mosquito Control has been instructed to spray after 11 p.m. Please contact us if you see them arriving before that time. Storm drains, which are known to provide the perfect conditions for breeding disease carrying mosquitoes, are also sprayed during their visits. Please be aware that leaves in the storm sewer system contribute to mosquito overgrowth. We encourage neighbors to take a picture of any yard crew blowing leaves in the storm sewer and to also get their license plate number too, and report them to us by email to: [info@OldBraeswood.com](mailto:info@OldBraeswood.com).



The City of Houston has started an Adopt-a-Drain program to keep neighborhood storm sewers free of debris and yard waste that cause backups during downpours. The City recommends cleaning 10 feet on either side of drains at least 4 times a year. This is something that we can do in Old Braeswood.

Of course, anyone can simply go out to the curb and clear the drain nearest his house without contacting the City. However, given that the City spends \$13 million of our tax dollars annually on maintenance of its 115,000 storm drains, formal adoption has the advantage of taking one more drain off the City's maintenance list.

Interested? Visit <https://cohegis.houstontx.gov/cohgisweb/adopta/> The Adopt-a-Drain website has information about the adoption process and guidance on how to safely clear drains.

As of the date of this publication, two storm drains have already been adopted in Old Braeswood. Don't miss your chance to name your drain. Many of the names selected in other parts of Houston have been hilarious.

## Welcome New Neighbors

**Fatemeh G. & Jafar Hakimzdeh**  
2503 Gramercy Blvd.

**Robert Jackson & Alicia Vongreisman**  
7505 Morningside Dr.

**Nan Lu & Yulin Ki**  
2422 Underwood Blvd.

**Renee & Brian Miles**  
2327 Blue Bonnet Blvd.

## 2018 OBPOA

### Officers & Chairpersons

President	Andrea Lapsley
Vice Pres.	Julie Cohn
Vice Pres.	Joe Manca
Vice Pres.	Buddy Steves
At-Large	John Eldridge
At-Large	Kellie Nwokedi
Treasurer	Bill Marchbank
Secretary	Samia Khalil
Past President	Susan Teich

Advisory	Dee Murray
Block Captains	Christine Manca
Directory	Sally Miller
Enforcement	John Eldridge
Flood Control	Len Teich
Garden Club	GG Hsieh
Newsletter	Susan Teich
	Evalyn Krudy
Park	Annette Eldridge
Preservation	Joe Manca
Patrol /Security	Dee Murray
Rice U Liaison	Andrea Lapsley
Social Events	Krista Heidersbach
Trees	Carroll Shaddock
	Paul Sanders
University Place	Andrea Lapsley
Welcome	Dawn Gervais
Executive Director & Manager	Evalyn Krudy

## Trash & Recycling Schedule

**Recycling** Every other Tuesday (B)

**Dates** June 12 & 26 July 10 & 24  
August 7 & 21 Sept. 5 & 18



**Household Trash** Tuesdays (in city provided bins)

**Yard Waste** Tuesdays (in biodegradable bags)

**Junk & Tree Limbs** 3rd Monday of each month

Junk waste & tree limbs in Even months

Tree waste only in Odd months

Place your recycling or household garbage in the city provided automated bins and set them 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 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. Please note that the City does not accept glass for recycling.

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).

Visit [www.houstontx.gov/solidwaste](http://www.houstontx.gov/solidwaste) for more information.



PROPERTY OWNERS  
ASSOCIATION

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JUNE—JULY 2018

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## *Preserving History of Old Braeswood Garden Club*

Garden Club members GG Hsieh (president), Dee Murray, Vicki Birenbaum and Susan Teich have completed digitizing the Club's scrapbooks at the Houston Metropolitan Research Center (HMRC)! The 7 scrapbooks chronicle the Club's years from 1939 (its first year) to 1988, with a few gaps. (Please let someone know if you find any missing Garden Club scrapbooks!) The project was started in December 2017.

It was Garden Club member Joy Speck who, over the years, gathered contributions to the scrapbooks and preserved the books. Without her, we would not have this wealth of information about Old Braeswood's past.

The scrapbooks were donated by the Garden Club to HMRC and now reside in HMRC's archival files. The books were digitized so that their content could be accessed without damage to the fragile books themselves.

HMRC is located at the Julia Ideson Library downtown and is part of the Houston Public Library system. It is the repository of archival materials for the City of Houston and as such is a research library. Now a slice of Old Braeswood's history is publicly preserved, providing a window into life in an earlier Houston.

The digitizing team celebrated completion of their project with lunch!



*The Garden Club's Digi-Team: Dee Murray, G.G. Hsieh, Vicki Birenbaum, and Susan Teich celebrate the project's completion.*