

Removal of Offensive Language from Deed Restrictions

Earlier this year when a builder attempted to subdivide a lot in order to build 4 townhomes, the topic of the unlawful racial provision that appears in Old Braeswood’s antiquated deed restrictions arose.

The original deed restrictions for the 3 sections of Old Braeswood date from the 1920s and 1930s. Each set includes an offensive provision prohibiting property ownership and occupancy by non-whites, a provision sadly commonplace in Houston neighborhoods and in many other U.S. cities at that time. Over 75 years later, the composition of the neighborhood has evolved into an inclusive and increasingly diverse community. The POA board feels that it is time that the deed records reflect this reality and the views of today’s residents.

Although prohibitions based on race are now null and void thanks to a decision of the United States Supreme Court in 1948 which outlawed racial restrictions, these offensive and unenforceable provisions remain in the antiquated deed restriction documents across the country. A few states including California have enacted laws to redact racial restrictions; and hopefully, Texas will follow suit in an upcoming legislative session.

It seems simple enough to delete the offensive language, but in fact the process of altering deed restrictions is governed by state law as well as the deeds. The expertise of legal counsel specializing in law governing POAs is needed.

Unfortunately, neighbors are confronted too often with these vestiges of an unwelcoming era because state law requires POAs like Old Braeswood to post their deed restrictions online, the offensive language is on public view. Also, each homeowner in Old Braeswood receives a copy of the original deed restrictions with the offensive language from the title company when they purchase a home in the neighborhood.

This past spring when the developer attempted to subdivide an original lot in order to build several townhomes where there had previously been a single-family home, the POA had a very short time frame for amending the deed restrictions of that section and preventing the application from being approved. At that time, the POA Board considered asking residents of Braeswood Addition to approve deletion of the race-based language at the same time that they were asked to approve correction of the grammatical error. The decision was made to address the offensive language in a future effort that would cover all three sections of Old Braeswood, since addressing the language in just one of the sections through an amendment would not fully remove it from the public record, and it would have been left in place in the other two sections. At the June meeting, the Executive Committee voted to address the void and offensive provisions this fall and to determine the best route forward.

To that end, a Task Force, chaired by Julie Cohn, has been appointed to do the work of following up on the desire to remove the unwanted language and to suggest the best approach for accomplishing the goal of ensuring all residents feel welcome here. A report will be made to residents at the November annual meeting of the POA (date and location TBA).

Recommendations for Architectural Review by Joe Fischer

The Ad Hoc team’s recommendations for our Architectural Review Committee (ARC) was presented to the OBPOA Executive Committee in June. Recommendations for the approval process of a property’s exterior changes or new construction were numerous. The committee met frequently, researched best practices and obtained input from others at an open public forum.

The Executive Committee approved all Ad Hoc recommendations and is moving forward to implement them. A large part of the resourcing recommendation has been accomplished with Bill Murray, Howard Merrill, and Paul Sanders volunteering to serve. Their on-boarding demands to finish existing and review new projects will be balanced with the continued implementation of other approved recommendations. The next priorities of recommendations to implement are additional architectural guidelines and improved forms for a project’s submittal for ARC review.

The committee has a lot of work to accomplish. We will continue to update you on their progress.

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The presiding resident of a home may be referred to as “the lady of the house,” or as “the man of the house,” but how about “the parrot of the house?” Only in Old Braeswood. But more about that later.

The house at 7505 Morningside Drive first appears in the 1937-1938 Houston City Directory, as home to Virgil H. Cain and wife Clara. Virgil was the owner of V. H. Cain Auto Supply Station, located at 3202 Fannin. It advertised itself as selling “Texaco products, Lubrication, Washing, Road Service. We give S&H Green Stamps.” As a sign of a much simpler Houston the telephone number was merely “JU 4331.”

The side yard of the house stretched out to South Main Street and Clara maintained it as an open park for all to enjoy. Her lovely landscaping, which included a pond, carried on the tradition of Old Braeswood as a Garden Community.

After Virgil’s death, Clara lived in the house alone until she remarried in about 1968. The Directory in 1969 lists the house under Carl W. Pitschmann and wife Clara. He was an adjuster for Corbell & Co., insurance adjusters located at 3600 Yoakum Blvd. The Pitschmanns stayed through 1990.

In the 1990-1991 Directory, the address is listed as having no phone, an indication that it may have been vacant.

The 1992-1993 Directory lists Daniel E. Jackson and Alexia S. Nye. Alexia was a comedienne performing stand-up comedy in Houston at The Laff Stop and The Comedy Gym. Later, the family moved to California, where she performed at The Punchline San Francisco and at Cobb’s Comedy Club.

HCAD records show that ownership changed in 1996 to Laura Dyke Jackson – the second consecutive “Jackson” in the house. She remained until her death in 2015. Laura “Lollie” Jackson was particularly known for her love of animals. In the *Houston Chronicle*, her obituary mentions her scarlet Macaws, Maximilian and Carlota, which “would fly around the neighborhood and return to the backyard.” It also highlights her skill as a gardener. She went on “plant hunts” both in Texas and in Mexico, and on a Mexican hunt found a species of *Salvia* (Sage) that was previously unknown. It became named after her – *Salvia Mexicana* ‘Lollie Jackson.’

Lollie Jackson’s love of animals extended beyond death. She left money to be used for the care of her surviving cat, a female named “Tom,” and a southern mealy Amazon parrot named “Ciba.” She stipulated that they were to remain living in the house for the rest of their lives with care rendered by her housekeeper of 20 years. Her wishes were honored. Tom and Ciba lived together in the house with the house-



keeper visiting 6 days a week. Earlier this year Tom died upstairs in her dedicated room, at age 19 years. Ciba, now aged 40 years, remains. (And she may be there for a long time to come. The possible lifespan of a southern mealy Amazon is 80 years.)

In 2017, Ciba was joined by Dr. Robert E. Jackson and Alicia von Griesman-Jackson. They were flooded out of their Willow Meadows house by Hurricane Harvey and had trouble finding a rental house because of their three dogs. Dr. Jackson is an internist practicing in the Houston Medical Center and Lollie Jackson’s two daughters agreed to let him and Alicia rent. Last month Dr. and Mrs. Jackson purchased the house and became the third consecutive owners named “Jackson.” Of course, Ciba came with the house.

The bird has registered no noticeable complaints about sharing the house with the new owners or with their dogs. But why complain? Ciba’s caregiver continues to arrive on schedule to wait upon the parrot’s needs.

[This is the 53rd article in a continuing series on houses and people in Old Braeswood. Suggestions for future columns are welcome.]

Mark Hausknecht Remembered

The loss of Mark Hausknecht will be felt by Old Braeswood for a very long time. In addition to being an extraordinary physician, he was an extraordinary neighbor. He freely shared produce from the “farm” behind his house (seven contiguous lots where Mark practiced organic farming). He grilled brisket and salmon for Garden Club dinners (the best ever!). He made it a regular practice to walk the neighborhood picking up trash, something that some of his friends are now doing in his memory.

All of Old Braeswood responded to support Mark’s family and to assist the Houston Police Department.

A vigil in Old Braeswood Park was attended by more than a hundred residents.

Our neighbors went door to door in Southgate urging residents to review security surveillance video in case one might have a clear image of the person who took Mark’s life on the morning of July 20 and then escaped through that neighborhood. (And in fact, one such video provided the image that led to an identification.)

SEAL stepped up security and neighbors provided HPD protection of Mark’s home in the days immediately following his death.

There was an outpouring of food for Mark’s family.



A resident’s home was used as a base of operations for the detectives and FBI agents working on the case and there was another outpouring of food from residents to feed them.

Even those few in Old Braeswood who did not previously know Mark or G.G. are now in mourning. Mark will remain forever in our hearts and minds.

To My Neighbors:

I will be forever grateful for your expressions of kindness and concern over the past two months. No one could ask for better neighbors. Whether helping after Harvey, fighting townhome development, or finding a loose gunman, the residents of Old Braeswood have proven they can come together to find solutions. I feel privileged to live in this neighborhood and honored to count so many of you as friends.

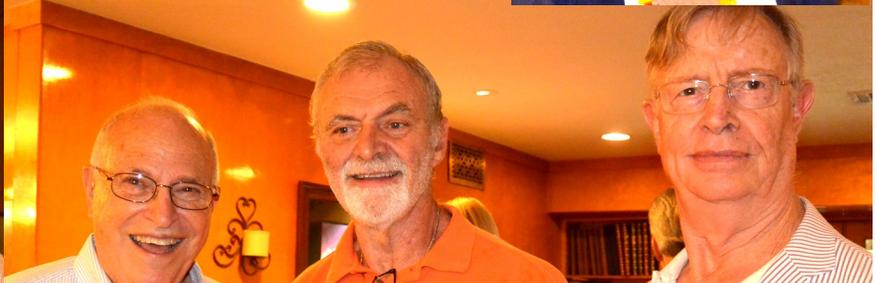
*With heartfelt thanks,
G.G. Hsieh*



Garden Club' BBQ on September 16

The annual Garden Club BBQ dinner was held on Sunday evening, September 16 at the home of Ann & Joe Garnett. A delicious and wonderful time was had by all.

Thank you Ann and Joe!



Garden Club Programs

October 23rd meeting – “Show and Tell” – This program is an annual favorite! You will be surprised by what your neighbors have to show.

November 27th meeting – History of Old Braeswood Garden Club – An archivist from the Houston Metropolitan Research Center (Julia Ideson Library) will discuss preservation of the Club’s early scrapbooks (1939-1970) at the HMRC and how to access them.

December 9th Holiday Party – In lieu of a regular meeting, the Club celebrates the holidays with an evening dinner. Spouses and significant others are included. Reservations and prepayment are required. Join Garden Club and be part of this event.

For details, contact Dee at dmurray@wjmurray-assoc.com or Susan at steich1@comcast.net

Book Club Dates & Selections

October 9th meeting - *The Path Between the Seas, the Creation of the Panama Canal, 1870-1914*, by David McCullough

November 13th meeting – *Strangers in Their Own Land: Anger and Mourning on the American Right*, by Arlie Russell Hochschild

Old Braeswood Book Club meets the second Tuesday of each month. All are welcome. For details, contact Annette Brown at netteyduplechain@yahoo.com

2nd Annual Old Braeswood Home Tour: Nov.11

Save the Date for the Old Braeswood Neighbor-to-Neighbor House Tour, Sunday, November 11, from 2-5 pm! The tour is coordinated by the OB Preservation Committee.

A list of houses will be announced in October. The event, like last year’s inaugural Neighbor-to-Neighbor House tour, will be free of charge and open only to Old Braeswood residents and their guests. It will be a great opportunity for all of us to meet or re-connect with our neighbors and to learn more about the outstanding houses in Old Braeswood.

Welcome New Neighbors

Conor Lynch & Christina Rumore
2108 Glen Haven Blvd.

Ye Tao & Xueyan Duan
2314 Dorrington Blvd.

Trash & Recycling Schedule

Recycling	Every other Tuesday (B)	
Dates	Sept. 5 & 18 Oct. 2, 16 & 30 Nov. 13 & 27 Dec. 11 & 26	
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	

Recycling or household garbage should be placed at the curb in the city provided automated bins no earlier than 6 p.m. the evening preceding pick up and no later than 7 a.m. the day of pick up. Remove bins no later than 10 p.m. on collection day. Bins left on the street beyond these times are subject to city fines. Please ensure bins are accessible and not blocked by vehicles, etc. [Note: the City no longer accepts glass for recycling.]

Yard waste must be contained in city approved biodegradable bags and placed at the curb at least 3’ from bins. Tie small branches into 3 ft bundles.

Sign up for Old Braeswood eNews & Crime Alerts

Receive up to the minute news and crime alerts by subscribing to our listserve. Send your email address to info@OldBraeswood.com or call 713-807-1787

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
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Arch. Review	Howard Merrill Bill Murray Paul Sanders
Advisory	Dee Murray David Leathers
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



PROPERTY OWNERS
ASSOCIATION

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

SEPT. — OCT. 2018

VOLUME 14, ISSUE 4

Celebrate Night Out

@ Old Braeswood Park on Oct. 2nd

Old Braeswood POA invites you to Night Out on Tuesday, Oct. 2, 2018 from 6:00 until dusk at Old Braeswood Park (Maroneal @ Morningside).

All neighbors are invited to attend this great neighborhood social. “Night Out” is the annual event when neighbors stand together to promote awareness, safety and unity against crime. This is a great opportunity to get to know your neighbors, meet our law enforcement and Patrol officers, and reconfirm our commitment to a safer Old Braeswood, and enjoy a refreshing ice cream treat!

Meet in the Park beginning at 6 p.m. Then return to your block at dusk to celebrate with your immediate neighbors. Please let us know if you plan to organize a post-park gathering on your block. We’ll circulate a list of gatherings prior to the event.

Special thanks to ***Dawn Gervais*** with Martha Turner Sotheby’s Realtors for graciously sponsoring this annual neighborhood event for over a decade.

Helpers are needed for the Night Out event at the park. Please contact Krista at krista_rust@yahoo.com if you can help with set up or take down after the event. ***Sponsors*** are also needed. Cost to sponsor the event is \$100 minimum.

OBPOA Nominations

The OBPOA Nominating Committee will be meeting soon to determine a slate of officers for the 2019 term. The committee will present a slate of officers to stand for election at the Annual Meeting in November (date TBA).

If you are interested in serving or know of a good candidate, send a message to nominations@OldBraeswood.com by October 5.

Committee members are ***Julie Cohn, David Leathers, Bill Marchbank, Dee Murray, and Kelli Nwokedi.***

The Executive Committee positions to be filled are: President; Vice President positions 1, 2 and 3; Secretary; Treasurer; and At-Large positions #1 and #2.

Volunteers are also needed to serve as block captains and to help with social events throughout the year.