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OLD BRAESWOOD  
PROPERTY OWNERS ASSOCIATION

# Old Braeswood News

## 2nd Annual Neighbor-to-Neighbor House Tour: Nov. 4



2302 Blue Bonnet Blvd.

The second annual *Old Braeswood House Tour* is for Old Braeswood residents and their invited guests who accompany them. The purpose of the tour is to provide an opportunity for neighbors to get to know each other and enjoy visiting different homes in our neighborhood. See page 6 for a list of houses on the tour.

### *Brays Bayou Report by Len Teich*

The Bayou Preservation Association's 15<sup>th</sup> Annual Symposium, on October 18<sup>th</sup>, was entitled *Staying Awake after the Harvey Wake-up Call*, reflecting concern shared by all of us living along Brays Bayou.

We should expect more "Harveys." In fact the city and county have been planning for floods for decades. The requirement in place since 1990 was that new construction be at least two feet above the 100-year flood plain level. Only 1% of Harris County buildings built after 1990 flooded during Harvey. In other words, it's mostly older homes and buildings built before 1990 that took damage. As a result of Harvey the requirement now is that new construction be at least two feet above the 500-year flood plain, a substantially tougher requirement. Harris County currently has the toughest flood plain construction regulations in the United States.

We are currently approaching the end of our Brays Bayou reconstruction project. Digging started at the Gulf and is at least underway out to almost Bissonnet, with re-sodding complete to almost West Loop 610. Extensive re-landscaping will follow with a tentative completion date of 2021. The Bayou reconstruction projects seem to help. Simms Bayou by Hobby Airport, the only bayou with a completed project, was also the watershed that performed best during Harvey.

On the sidelines of the Symposium Gary Zikka, chief engineer on the Brays Bayou reconstruction, confirmed that some Brays Bayou neighborhoods will be protected to a 1% event (100-year flood) while others will not be, even after project completion, for example Meyerland. Nevertheless some brave souls are reconstructing homes there. There are currently 112 new home construction projects in Meyerland.

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**2212 Glen Haven Blvd.  
Home of the Honari Family**

Some houses in Old Braeswood, like 2212 Glen Haven Blvd., were designed by architects who also designed familiar public Houston landmarks. Harry Payne designed the Glen Haven house [*Braeswood, An Architectural History*, by Stephen Fox, at pages 20-21] as well as the now demolished Robertson Stadium at the University of Houston and (with others) the Lamar High School. His client on Glen Haven was Miss Mary Turner O'Riordan, a real estate agent, who may have built the house on spec. There is no evidence in the Houston City Directory that she ever lived in it.

The house is first listed in the 1930-1931 Directory with Harry L. Edwards and his wife Blanche as residents. Harry was a "salesman." Apparently he and Blanche were renters because the Directory did not use its usual designation for ownership, a circle with an "o" in the middle. They were the first among many to be welcomed at that address.

The first actual owners, Edgar L. Griffith and his wife Alice, appear the following year. Edgar was a district manager for Peoria Life Insurance Company. That the Griffiths stayed only a year may be related to the problems at Peoria Life. The company became insolvent in 1933. (The bankruptcy court appointed a receiver and agents like Edgar sued for commissions due them from premiums paid by policy holders before the receiver was appointed. In 1941 the Supreme Court of Illinois ruled against them.)

It was back to renters in the 1932-1933 Directory with Patrick R. Rutherford and wife Elizabeth (Bettye) Traylor. He was an independent oilman and president of both the Rutherford Drilling Company and the San Patricio Drilling Company, with wells in Texas, Louisiana and the Gulf of Mexico. The Rutherfords are mentioned in Stephen Fox's book *The Country Houses of John F. Staub* because of work Staub did for them in River Oaks on a house they bought in 1941. Patrick sat on many Boards and was a founding Director of Southwest Airlines.

The house again saw new residents in 1934, its fourth family in five years. And again, they came from oil. They were homeowners J. Sidney Wheless Jr. and wife Alice who lived there 1934-1936. The garage apartment was occupied by Avery Simmons (yardman) and wife Eula. Sidney was president of Hampton Core Barrel and Supply Company, Scout Oil and Royalty Corp. and Wheless Oil Corp. His office was in the Sterling Building.

Abraham I. Lack and his wife Sarah followed, buying the Glen Haven house in 1937 and staying through 1947. He owned Lack's Auto Supply (wholesale and retail auto supplies, radio sets, refrigerators and sporting goods). The warehouse and office were at 1310-16 Clay Ave. There were five Houston stores (at 4110 S Main; 1413 Washington Ave.;

*(Continued on Page 3)*

## *Your House.....continued from page 2*

2223 N. Main St.; 6739 Harrisburg Blvd.; 320 Broadway) Branches were at Victoria, Goose Creek, Galveston, Beaumont, Texas City and Corpus Christi.

Other families rolled by: Jay K. Livingston (an oilman) and wife Dorothy from 1940 to 1947. Austin Y. Bryan Jr. (an attorney with offices in the Niels Esperson Building) and Mary Louise had ownership 1948-1958. The Bryan's son and wife, Austin Y. Bryan III and Edith, followed 1959-1981. He was Chairman of the Board of Continental American Life Insurance Company, with an office in Continental Bank Building.

Edith Greenfield, the widow of Jacob Behr (Jake) Greenfield is listed 1982-1990 in the Directory. She shared the house with her sister Hannah Weinberger, and although Jake had died in 1973, he is sometimes listed with Edith. Jake was born in Israel, the son of Rabbi "Lazer" Eliezer Greenfield, and came to the United States in 1913. A chapel at Congregation Beth Yeshurun named after Jake (J.B. Greenfield Chapel) was made possible largely because of Jake's financial support. The Greenfield's daughter, under her married name of Annette Strauss, served as Mayor of Dallas 1987-1991.

The house was probably empty for a year, because the listing in the Directory shows only "NP" meaning that the house had no phone. This was before the universal use of cell phones and if a house had no phone, it was unlikely that anyone was living there.

Next came Andrew and Deborah Roff (1992-1997). Andrew was a principal in Roff Oil and Gas Ltd.

They were followed (2009-2012) by Hamish C. and Kathryn Nicol. Their companies (K. Nicol & Associates; Nicol & Kapacinskis, PC) arranged funding for borrowers in the United States private placement market.

Among those the Nicol family entertained at home were the current owners, Sharam and Lindsey Honari and their daughter Zoe. Sharam is a founding partner of Woodway Capital Group. Lindsey is an executive and professional development coach. The Honari family had outgrown their old house and wanted something bigger that also wasn't "cookie cutter." The Glen Haven house fit both criteria.

Repeatedly the stories in Old Braeswood have been of families that came and stayed and whose children returned and stayed. The house at 2212 Glen Haven has a different story. Like the City of Houston itself, it is distinguished by the number of newcomers it has welcomed to Old Braeswood.

*[This is the 54th article in a continuing series on houses and people in Old Braeswood. Suggestions for future columns are welcome.]*

## *Brays Bayou Report .....continued from page 1*

The Brays Bayou watershed (consisting of the entire area draining into Brays Bayou) is the largest watershed in the City of Houston. It has the largest aerial extent and the largest population in Harris County. Old Braeswood is only one of many neighborhoods in that watershed and general statements about the Brays Bayou watershed do not necessarily apply to us.

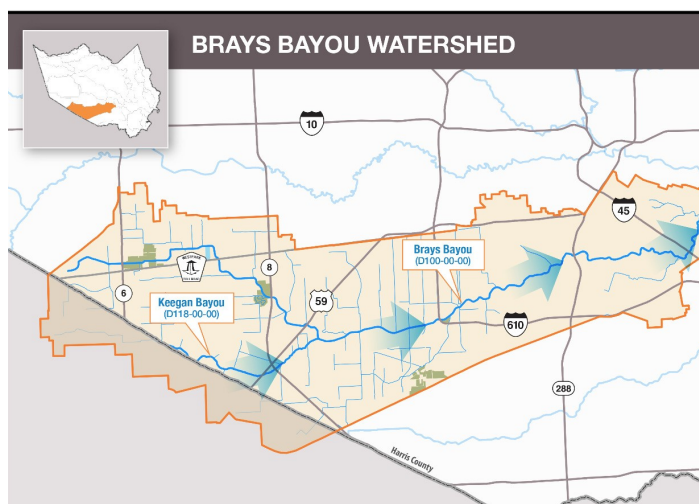
The Symposium emphasized that we cannot expect all flood progress to come from multi-billion dollar projects done by the government. In addition to buying flood insurance a number of small steps to be taken by individuals were suggested.

Three suggestions that we can do easily to safeguard our homes and neighborhood are:

- Put rain barrels under down spouts and empty them when a storm is coming.
- Keep storm drains on the street clear before storms.
- Keep yardmen from blowing yard waste into the street, where it will flow into drains. Bag it instead. Please photograph and report anyone blowing leaves into the storm sewer system.

A fourth suggestion that may be debatable was to use a "bladder" under a pier and beam house to collect rain during a heavy storm.

Eric Berger, a former Harris County meteorologist, believes that rain storms are not in fact significantly worse now than they have been in the last 100 years. What's changed is more property in harm's way and much better reporting of storms. Eric's perception is that television weathermen engage in a certain amount of fear mongering. He has countered with his own weather forecasting at "spacecityweather.com" which promises no hype. Check it out for area weather news and updates.



*Brays Bayou flows eastward from Ft. Bend Co. and past Old Braeswood to its confluence with the Ship Channel at Harrisburg Street.*

## Old Braeswood Celebrates Night Out in the Park on October 2, 2018

Special thanks to Krista Heidersbach for organizing a very special Night Out for Old Braeswood with her team of volunteer helpers: GG Hsieh, Dee Murray, Andrea Lapsley, Michael Kelley and Sally Miller. Fun and ice cream were had by all, and the Patrol stopped by to meet neighbors and talk about crime prevention!

Special thanks to *Dawn Gervais* with Martha Turner Sothebys Realty for graciously continuing to sponsor this important neighborhood event.



### Crime Prevention Tips from SEAL

With the holidays coming, the Patrol reminds neighbors to follow crime prevention practices. Call the patrol at 713-422-2770 when you need assistance or to schedule a vacation watch.

1. Invest in an alarm system and use it each time you leave the house.
2. Don't tempt a thief by displaying valuables in plain view from the sidewalk. Consider using privacy curtains (sheer curtains that let in light but block the view) for all windows.
3. Keep cars and outbuildings locked. Keep bikes and lawn equipment out of sight.
4. Don't advertise your absence on social media.
5. Back up computers and laptops in case those items are ever stolen. Hide portable hard drives.
6. Take pictures or create a video of your valuables. Have the model numbers & purchase prices of your most expensive items and mark them by engraving your license number on them.
7. Make your home look occupied. Turn on lights & invest in automatic timers. Don't let mail or newspapers pile up.
8. Trim bushes under windows to eliminate hiding spaces for burglars.
9. Be very cautious when returning from banks and stores. Call the patrol if you believe you are being followed.

## Neighbor-to-Neighbor House Tour Locations ..... continued from page 1



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Neighbors are welcome to bring friends who would like to see some lovely homes in our wonderful neighborhood to the tour which is free of charge.

This year's tour includes houses from throughout the neighborhood's history, from the 1920s, through the 1990s. It is organized by the Old Braeswood Preservation Committee, with special thanks to the Book Club.

We hope to see you on November 4!

These homes may be visited in any order:

- 1) 2302 Blue Bonnet Blvd., home of Krista Heidersbach & Michael Kelly. Photo on page 1.
- 2) 2305 Blue Bonnet Blvd., home of Dee & Ned Thomas
- 3) 2510 Bellefontaine Blvd., home of Patricia & Michael Inselmann
- 4) 2418 Maroneal Blvd., home of Samia & Kamal Khalil
- 5) 2115 Glen Haven Blvd., home of Rita & Bal Sareen



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4



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### Don't Miss Book Club

New members welcome! For information, contact Krista Heidersbach, [krista\\_rust@yahoo.com](mailto:krista_rust@yahoo.com) or (713) 647-1326.

#### Book Club Schedule

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

December 11:  
White Elephant  
Book Exchange  
and party

January 8:  
*Love in the Time  
of Cholera* by  
Gabriel Garcia  
Marquez.

Future tour of  
MFAH is in the  
planning!



## Garden Club News

Elayne Kouzounis hosted the October meeting of the Old Braeswood Garden Club for a program of Show and Tell followed by lunch. Many thanks, Elayne!

Please join us for our upcoming events:

November 27 – The program will be a retrospective into the Garden Club's history with a guest archivist from the Julia Ideson Library to discuss the preservation and archiving there of the Club's scrapbooks dating back to 1939.

December 9 – The annual Holiday Party is an evening event that includes spouses, significant others and prospective members. By reservation only.



## Spooky Sightings around Old Braeswood .....



## Coyote Sightings in Old Braeswood

Coyotes have been coyote sighted in Old Braeswood recently. Please safeguard your pets by bringing them in at night. Don't feed leave pet food outside. Securely cover your trash and recycling cans. Don't add meat, bones, etc., to your compost pile. Ensure your compost bin is tightly and securely covered. Clean your grill after using, or store it inside your garage when not in use. If you have fruit trees, pick up fallen fruit so as to not let it rot on the ground. Coyotes are very opportunistic feeders. Keep cats indoors especially between the dusk and dawn hours (when coyotes tend to be most active). Don't leave dogs tied up outside, especially small dogs.

Coyotes can carry/transmit certain infectious diseases to your dogs and cats such as distemper, parvovirus, rabies, and others. Coyotes can also be a source of mange (mites), fleas, ticks, intestinal worms, and other parasites that they can pass along to your pets. As you can see, there really are many reasons we all should take steps to keep coyotes from getting comfortable in our neighborhood.



## 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](mailto: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

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 Evalyn Krudy  
& Manager

## Welcome New Neighbors

**David Segal & Rollin Simmons**  
2503 Glen Haven Blvd.

**Jessica & Brent Hwang**  
2522 Blue Bonnet Blvd.

**Amanda & John Seaburg**  
2422 Blue Bonnet Blvd.

## Trash & Recycling Schedule



**Recycling** Every other Tuesday (B)

**Dates** Nov. 13 & 27 Dec. 11 & 26  
Jan. 8 & 22 Feb. 5 & 19

**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.



PROPERTY OWNERS  
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## ***OBPOA Annual Meeting***

***7:00—8:30 p.m. Tuesday***

***November 12, 2018***

***2335 Blue Bonnet Blvd.***

All neighbors are invited to attend the 2018 Annual Meeting! The agenda will include Annual Election of Executive Committee, financial report and budget presentation, presentation of minutes from the April 2018 meeting, committee reports, and a report from the Patrol. There will also be a report from the Deed Restrictions Task Force concerning options for removal of offensive and unenforceable language in the original restrictions, and other general business of the Association.

The proposed slate for the 2018-19 Executive Committee will be voted upon at the meeting:

<i>President:</i>	Julie Cohn	<i>Treasurer:</i>	Bill Marchbank
<i>Vice President:</i>	Joe Manca	<i>At-Large #1:</i>	John Eldridge
<i>Vice President:</i>	Kellie Nwokedi	<i>At Large #2:</i>	Jean Boisaubin
<i>Vice President:</i>	Paul Sanders	<i>Past President:</i>	Andrea Lapsley
<i>Secretary:</i>	Samia Khalil		

This POA meeting will take you into one of Old Braeswood's historic homes. The Danzigers, who are graciously hosting, live in a house built in 1930 by Humble Oil Company co-founder Walter Fondren for his daughter and son-in-law. In later years it was home to the parents of legendary Glenn McCarthy. (A full history is in the February 2010 issue of the Old Braeswood Newsletter.)