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Preserving Our Heritage

A Note from the President by John Eldridge

Old Braeswood has much to be proud of. We are one of Houston's oldest and more interesting neighborhoods. Our long-time residents and heritage homes can tell us about the past and connect us as neighbors in many ways. This character and history enhance the value of our neighborhood. We need to preserve Old Braeswood!

Old Braeswood Property Owners Association ("OBPOA") now has its Historic Preservation Committee, whose mission is to preserve and enhance the original homes and other historic aspects of the neighborhood. (Members include Marilyn Archer, Susan Teich, Dee Murray, John Eldridge and Matthew Kelley.) We plan to implement the following steps towards the goal of preservation:

1. Add historic preservation info. to our website.
2. Establish an award for those who save an original neighborhood home.
3. Promote "historic home" designations for special Old Braeswood homes.
4. Undertake a survey of Old Braeswood homes.
5. Identify means to assist elderly homeowners to maintain their homes and thus prevent demolition.

We hope you help by sending us your ideas and comments, and by otherwise participating.

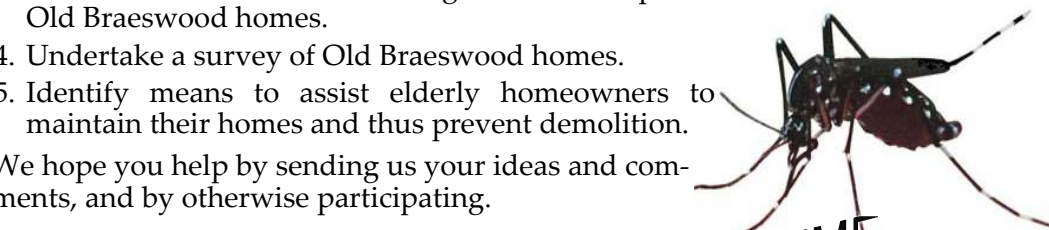
Be Historic & Save on Taxes

by Susan Teich

As reported in an earlier article, many houses in Old Braeswood could qualify for Historic Landmark Designation by the City of Houston with significant property tax savings to their owners. This is different from having a whole neighborhood designated as a Historic District. Individually designated houses need not be in any Historic District.

There are two City of Houston websites that provide the wording of the relevant City ordinance and set out the rules for obtaining Historic Landmark Designation. Both can be daunting to read. Fortunately, the Houstonians living in River Oaks have done much of the work in making the city's information understandable. They formed Preservation River Oaks, a group dedicated to maintaining the historic architecture of River Oaks as a neighborhood.

(cont. on p.3)



MOSQUITO SPRAYING TO RESUME

by Susan Teich & John Eldridge

The mosquitoes are particularly bothersome this summer, encouraged by the heavy rains. The Board has determined that, following our sister municipalities like West U, the health risks and nuisance presented by the mosquito population boom -- due to constant rains -- need to be addressed. Thus, we will restart a limited spraying program -- after midnight, once or twice a week.

(cont. on p.3)

Save the Date!

National Night Out

Tuesday, October 5, 2010

6-8 p.m.

At 6 p.m. meet neighbors on your block. Then at 7 p.m. come to the Park for Ice Cream!



by Susan Teich, OBPOA Historian

Early ads for lots in Old Braeswood show a lovely fountain and pool in a sylvan setting. This was not a developer's hyperbole. The fountain and pool existed in a park on North Braeswood Blvd. at Braeswood Ct. It filled the median of the cul-de-sac with fountains and connecting pools that continued, with the water piped under North Braeswood, into additional pools on the Braes Bayou side of North Braeswood. A wishing well was the site of many marriage proposals. The park was owned and maintained by the City. So, what happened?

The story of the lost and forgotten park is the story of a man who loved it, Isaac (Ike) Brochstein. He immigrated to Galveston from Palestine in 1912, when he was 15 years old. Trained in a cabinet shop, he founded Brochstein, Inc., a nationally prominent millwork firm that has provided exquisite paneling for many famous buildings such as the Amon Carter Museum, the Getty Museum, and the remodeled Chinese Gallery in New York City's Metropolitan Museum of Art. He paneled the lobby of the Shamrock Hotel using a single log of Honduras mahogany. You probably have seen Brochstein paneling if you've been inside the offices of a major Houston law firm or oil company.

Brochstein, Inc. opened in 1935 on Washington Ave. When that site burned four years later, Ike relocated,



The Braeswood Court median today.

building an Art Deco facility at 11530 Main St. in 1940. Ike served as a director of the Alley Theatre and of Billboards Ltd. (the predecessor of Scenic Houston), and as president of Congregation Beth Israel. Isaac and Mildred, his wife, often visited friends in Old Braeswood, and lingered at the park with their sons, Branard and Raymond. In 1947, Ike bought a triple lot that spanned the back of the park, but did not build on it until 1951, about when Ray was entering Rice University as an undergraduate in architecture. Rice didn't have dorm capacity for students from Houston, and Ray moved into the house with his parents. [Three years later, Ike's brother Samuel built a house at 2355 Kelving, the peninsular site bounded by Kelving and Glenn Haven. That site is now an empty lot.]

Why the delay in building? "Dad wanted to build the perfect house," Ray explains. If the house were here today, we would see that he succeeded. Designed by Ike himself, the house made a "U" to curve around a massive live oak that had blown over in a storm and survived, its trunk making an arch on the ground. The tree was visible from both the dining room and living room. The air system controlled humidity as well as temperature. Walls and ceilings were wood paneled in pecan, African laurac, Pal Dao, and carillion burl.

Only the bathrooms were not wood surfaced. The setting was almost rural. Electrical service was underground. (Later, HL&P installed poles to increase capacity.) North Braeswood did not cut through to Kirby, but ended at the edge of the Glenn McCarthy estate, Glennlee (now apartments).

When the Army Corps of Engineers straightened Braes Bayou and concretized it, in an early flood control project, the Bayou side of the park was destroyed. The City stopped maintaining the cul-de-sac median



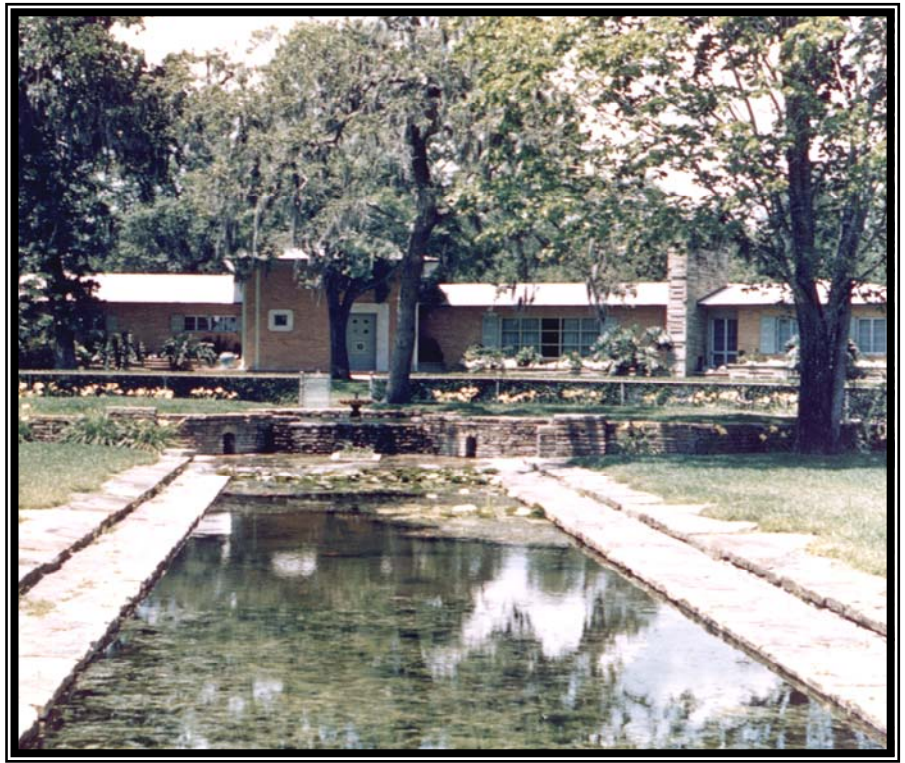
Ike Brochstein and son Ray in Braeswood Court.

and it became an eyesore. Ike came to its rescue, reaching an agreement whereby he bought the median for a nominal amount, restored the park at his own expense, and kept it open to the public. The park blossomed. Goldfish were added to the pools. All was well for the lifetime of the park's benefactor.

Sadly, Ike died in 1994 and the house and park were sold by his estate. (Mildred had predeceased him.) In time, the house was leveled to make way for new houses, five in all. The median was deeded with the lot at 2 Braeswood Court.

Currently, the median is open lawn with only a hint of its former use, a lone pool surrounded by some of the lovely stones used throughout the original park. Brochstein, Inc. continues at the 1940 location. (A long pool in front is teeming with koi, reminiscent of the pond and goldfish maintained long ago in Old Braeswood by Ike.)

Ray, now living in Memorial, collaborated (as did Ike) with Gerald Hines in developing the Galleria area. A former Trustee of Rice University, Ray and his family are recognized at Rice with Brochstein Pavilion, the Brochstein Wing of Anderson Hall, and the Brochstein Visiting Professorship.



Ike Brochstein's house at 2322 Braeswood Court in the 1950s.

[This is the 14th article in a continuing series on houses and people in Old Braeswood. Suggestions for future columns are welcome.]

**FOUND: May 2nd, at the neighborhood Park Party: Pink Disney child's camera!
Call G.G. Hsieh at 713 660-9520 to claim.**

(Be Historic, cont.)

Their website [<http://preserveriveroaks.com>] is a handy guide for how to proceed. It includes an explanation of the tax benefits, instructions for calculating the amount of money you would save, Frequently Asked Questions, contact information, guidelines for deciding if your house would qualify, and instructions for applying. It includes pictures of houses in River Oaks that have achieved Historic Landmark designations, with a brief description of why they qualified. It is a good place to start.

The property tax savings provided by Historic Landmark designation comes as good news at a time of year when many Old Braeswood residents are challenging their current real estate appraisals. There is no reason that we cannot achieve the same success as our friends in River Oaks given that both neighborhoods were developed at the same time and shared many of the same architects. For those who want their information straight from the City, visit:

http://www.houstontx.gov/planning/historic_pres/hist_pres.htm
http://www.houstontx.gov/planning/historic_pres/PC2COMPORIG.pdf

(Mosquitoes, cont.) If you have questions or concerns please call Susan Teich, Vice President, at 713-839-7234. We are contracting with the same company used by West U (Cypress Creek Pest Control). For information about mosquito prevention and the product to be sprayed, please visit websites below:

<http://www.epa.gov/pesticides/health/mosquitoes/mosquito.htm>
<http://www.mosquito.org/mosquito-information/faq.aspx#23>

Please do your part to curtail the mosquito problem by emptying standing water from backyard containers to reduce the number of places where mosquitoes will breed. Other helpful suggestions are listed on the EPA website through the link above.

New Neighbors

Christine & Joseph Manca

2318 Blue Bonnet

§

Elizabeth &

Jeffrey Vanover

7302 Greenbriar

§

Ashwin Viswathan &

Leslie Linehan

2502 Maroneal

§

Idriss & Latifa Gharbaoui

2305 Underwood

Preserving 50's Charm on Bellefontaine

by Dee Murray



This newsletter focuses on preserving the special quality of our neighborhood. To serve that goal, the Old Braeswood Board will begin calling attention to those neighbors who have preserved the qualities and charm of their old homes rather than demolishing and rebuilding.

An example is the recent purchase of 2401 Bellefontaine by Molly and Samy Khalil. As they began updating the house, they knew that they wanted to keep its 1950's charm.

The exterior of the house was distinguished by decorative wrought iron grillwork that was painted an outdated bright pink. By repainting it in white, they made it appealing to the contemporary eye. Inside, a brick planter in the entry was transformed into a bench with the help of cushions. The brick bar, focal point of the original living room, had been innovative in the

1950s. Now, the Khalils use it as a standup desk, the lovely brick adding texture to a room they painted in cool white.

The brick fireplace is similarly set off against their white walls. The original kitchen cabinets, now also painted white, are at home in the Khalils's modern kitchen.

The end result of the Khalils's efforts is a wonderfully warm, bright family home for them and their three young children. Preserving one of Old Braeswood's original houses had a special meaning for them. Samy Khalil grew up on Maroneal, where his parents still reside.



LORD TOM

[Mental Health America of Greater Houston](#) recently awarded its "Spirit of Hope Award" for Housing for Adults with Mental Illness to Old Braeswood neighbor Tom Forrester

Lord. As founding president of The Housing Corporation, Lord has demonstrated his passion to create housing and a greater awareness of housing needs and issues over the past four decades and has helped change the landscape of Houston by offering a private-sector approach to lower-income housing -- combining bottom-line business strategies with meaningful social services. THC has assisted in the promotion, construction, rehabilitation and management of more than 8,000 homes, including those for special needs residents, including those with mental health issues, the homeless, and populations of the elderly, veterans, lower and moderate income families and people with HIV/AIDS. Housing projects include Jackson Hinds Gardens, DeGeorge at Union Station, Corder Place and San Jacinto Apartments, which offer drug and alcohol abuse counseling, health testing and job training, for instance.

The Housing Corporation of Greater Houston, in partnership with MHA of Greater Houston, developed and implemented Jackson Hinds Gardens, a low-income, permanent housing project that includes a full array of supportive services for formerly homeless persons, many of whom are adults with mental illnesses. The integration of supportive services at this site accounts for the more than 75 percent retention rate at this development.

The Housing Corporation, and through its affiliate, the Houston Housing Management Corporation, cur-

rently manages more than 1,300 apartments in the Houston area. Visit www.houscorp.com for more information.

Tom and his wife Kathy have been Old Braeswood residents at 2335 Blue Bonnet since 1975 and have a long history of service to the community. Lord embarked on his life-long mission in 1965 in Washington, D.C. as an analyst in Housing and Urban Affairs for the Congressional Research Service. Armed with both a Master of Divinity and a Master of Arts in Political Theory and International Organization from Yale University, the Phi Beta Kappa graduate of Southern Methodist University worked on Congressional legislation for the Rent Supplement and Model Cities Program. In 1967 Lord helped establish private housing development corporations in Detroit, Philadelphia, Washington, D.C., Buffalo and Corpus Christi. He was assistant director of Urban America, Inc., a private organization supported by the Ford Foundation.

In 1967 the Mayors Citizens' Advisory Committee on Housing in Houston invited Lord to determine the feasibility of a housing development corporation. He became its executive director and under his direction, Houston received a Model Cities Planning grant, passed a housing code, initiated several hundred units of lower-income housing and established The Housing Corporation of Greater Houston.



Tom Lord is a professional executive member of National Assisted Housing, a member of the National Leased Housing association and founding board member, Advocates for Housing. As an educator, he has taught housing management courses at Texas Southern University, housing law at University of Houston (UH) and lectured at Rice University's School of Architecture. He has published numerous studies on decent housing for the Institute of Urban studies, UH and the Texas Urban Development Commission and authored a bill to create a State Housing Finance Agency.

Signatures Still Needed for Street Reconstruction Petition

NSR (Neighborhood Street Reconstruction) petitions have been submitted to the city for all of Old Braeswood except for blocks listed here. If you live on one of these blocks and you would like to sign the petition to put your street on the City's list for full infrastructure replacement (waiting period is currently 12-15 years) contact your block volunteer or the OBPOA office.

Non - qualified blocks for street reconstruction (as of 7/1/10)

Street	Blk	signatures needed	Blk Captain	Tel
Dorrington	2300-	5	Zerong Jiang	713-666-2596
	2400- 2500	20	Alice Frei	713-669-9089
Glenn Haven	2300 (east)	4	Fran Callahan	713-667-0776
Underwood	2300 (east)	4	Dorry Shaddock	713-661-6106
Underwood	2400-2500	3	Volunteer needed	
Braeswood Ct.		4	Roger Hoffman	

Party in the Park

May 2, 2010

Old Braeswood POA held the annual Park Party on Sunday May 2nd at Old Braeswood Park. Volunteers were on hand to serve residents hot dogs, ice cream and drinks. The Park Party was a resounding success. To see photos of the event, visit the Old Braeswood Park fan page on Facebook.

Special thanks to GG Hsieh, Molly Khalil, and Matthew Kelley for coordinating this event. Thanks also to Peggy Vineyard with Martha Turner Properties for generously underwriting the event.



Currently for Sale in Old Braeswood

∞ Total Number of homes available:	7
∞ Minimum Asking price:	\$495,000
∞ Maximum Sales price:	\$1,750,000
∞ Average Sales price:	\$1,270,000

Homes Sold as of March 1, 2010

∞ Total # of homes sold:	6
∞ Minimum sales price:	\$349,500
∞ Maximum sales price:	\$1,353,000
∞ Average days on market:	120

OLD BRAESWOOD REAL ESTATE REPORT

by Dawn Gervais, Realtor • Consultant

Sales of all property types in Houston for May totaled 6,659, up 20.3% compared to May 2009. Total dollar volume for properties sold during the month was \$1.3 billion versus \$1.1 billion one year earlier, representing an 18.9% increase. Sales of luxury homes—those priced from \$500,000 to the millions—edged up 5.1%, a dramatic drop compared to a 53.4% increase one month earlier.

If you're thinking of building or remodeling your home, you may want to consider the top 10 Home Trends for 2010: 1. Walk-In Closet in the master bedroom; 2. Large Laundry Room; 3. Insulated Front Door; 4. Great Room; 5. Low-E Windows; 6. Linen Closet; 7. Programmable Thermostat; 8. Energy Efficient Appliances and Lighting; 9. Separate Shower & Tub in master bath; 10. Nine-ft. Ceilings or higher on 1st floor.

<http://www.facebook.com/pages/Houston-IX/Old-Braeswood-Park/371350790030>

Thank you 2010 Members!

Patron \$250 & up

Arthur & Annette Bracey
Sally & Steven Burkett
Anna & Jeff Courville
Helen Dreyfus
Laurie & David Eckman
Annette & John Eldridge
Diane Tanking &
Blanten Filak
Dawn & Richard Gervais
G.G. Hsieh &
Mark Hausknecht
Ray Hays & Karen Lawson
Agust H. Helgason
Paul E. Johnson
Paul Mansfield
Deborah McCoy
Anita O'Shaughnessy
Jay Plotkin
Mollie & Randy Schaffer
Rowena Young &
Buddy Steves
Courtney & Fred Steves
Elizabeth Stewart &
Bonnie Foxworth
Susan & Leonard Teich

Sustaining \$150 & up

Lisa Mann &
Bradley Bingham
Vicki & Robert Birenbaum
Jean & Eugene Boisabuin
Patricia & Ian Butler
Julie Cohn & John Connor
Eileen Brewer &
Joseph Corriere
LaVerl & Dr. Louis Daily
Susan & Paul Danziger
JoAnne & Andrew Doyle
Lisa & Raymond DuBois
Vicky & Anthony Estrera
Fran & Michael Feltovich
Robin Fredrickson
Jennifer Finch &
Henry Fuselier
Latifa & Idriss Gharbaoui
Christine & Jeff Hollinden

Edens Houston
Nancy T. Beren
Molly & Samy Khalil
Lynne & Steve King
Martha & Brian Long
Meredith & Ryan Maierson
Carla Giannoni &
Bill Marchbank
JoAnn Matthiesen
Teryle & Lyle Morrow
John W. Neese
Jennifer & Al Peoples
Maria Isabel Reuter
Sally & Bill Russ
Barbie & Don Schaffer
Susan Takiff Schneider &
Stanley Schneider
Judy & Jim Schwartz
Carlos Taboada MD
Melissa Thomas &
Ajay Vargheese
Marcella & Dan Watkins
Brent Whiteley &
Thomas O'Neill

Regular \$100 & up

Katherine Ambooken &
Prince Ambooken
Kimberly Anaipakos &
Demetrios Anaipakos
Sheryl & Joel Androphy
Berkely & Wayne Arrants
Marian & Gary Beauchamp
Karen & Sam Bernstein
Lillian Blum
Joanne & Donald Brodsky
Diana & Steve Brown
Janet & Charles Bruner
Courtney & Richard Butler
Rita Saylor & Thorpe Butler
Keith Calder
Fran & Tom Callahan
Sofia Casale
Claire & John Coale
Sharon & John Coan
Lisa & David Cohen
Farrah Kheradmand &
David Corry
Mary Ann & Kent Crowl

Nancy & John Curry
Lisa & Charles Cusack III
Biman & Bhagvanti Das
Dorothy Dickey
Sommer Raines & Ted Donnelly
Aliza & Bryan Dutt
Marilyn Archer & Jack Eby
Suzanne & Kenny Edwards
Bruce Ehni
Margo & Peter Elgohary
Mary & Greg Erwin
Eugenia Georges &
Robert H. Etnyre, Jr.
Vikki & Rich Evans
Sara & Les Fendia
Peggy & Marty Fischer
Lisa & Bobby Frederick
Rhonda & Seth Freedman
Martha E. & Jay M. Frost, III
Gloria & Mike Gonzales
Whitney Laurel Graham
Dr. Barbara Schachtel-Green &
Louis Green, MD
Mary & Richard Greenlaw
Janice Gregory
Debbie & Ned Hartline
Mary S. Hipp
Tari & Boyd Hoekel
Gayle & Scott Hoffer
Christine & Ernesto Infante
Kenneth B. Jackson
Annie Wang & Zerong Jiang
Dave Kaminsky
Harriet & Michael Katzeff
Rebecca & Matthew Kelly
Drs. Samia & Kamal Khalil
Shahid Khan & Anjum Khan
Yan Cheng-King & Henry King
Ruth Kosieracki
Elayne & Demo Kouzounis
Shirley & Irv Kraft
Andrea & Robert Lapsley
Melissa Rubenstein Levin &
Daniel Levin
Mrs. Beadie Lewis &
Alyssa Webb
Avril & Keith Light MD
Laurie & Todd Lonergan
Kathy & Tom Lord
Clara & Eddie Luke
Linda & Patrick Magill
Christine & Joseph Manca
Michael H. Mann
Marcella & Bryant L. Manning

Pat Ward & David Marshak
Martha Mattioli MD &
Carlos Mattioli MD
Donald McDonald
Evelyn Stewart &
John Ray McFerren
Dr. Patrick McNamara
Sally & David Miller
Houshyar & Rene Moarefi
Marcia & Sam Munroe
Dee & Bill Murray
Luz & Jaime Nino
Richard & Grace O'Brien
Sharon Lund O'Neil &
Roger O'Neil
Kathy Overly
Joanna & Allen Pasternak
Connie & Bud Pollon
Arnold Prenskey
Beverly Guadagnolo &
Jean LeClerc Raphael
Christine & David Robins
Cheryl & Richard Rosenberg
Mary Lynn & Kelly Rushing
Nadia Leibovitz &
Kenneth Sapire
Dorothy & Carroll Shaddock
Carol & Robert Shimp
Laura Vandevere Slavin &
Michael Slavin
Jordana & Kevin Slawin
Sandra Smith
Mary & Wayne Snodgrass
Tara & Steven Sondock
Joy & Norman Speck
Carrie & Austin Stanton
Dana & Craig Stewart
Linda Prinz & Anna E. Stool
Estate of Edward Stool
Col. & Mrs. John Ben Taub
Jenny & Sam Tavor
Janna & William Taylor
Eleanor R. Thomas &
Leo Thomas
Zoe & Dave Thompson
Carol & James Tindall
Janet Horn & Don Treat
Mary Van Sickle, MD
Leslie Linehan &
Ashwin Viswanathan
Mrs. Lyn Weyer
Laura Pang & Bill Wheeler
Linda S. Williams
Karen & Brock Wagner

***This list represents neighbors who
contributed to Old Braeswood
POA between January 1 and July
15, 2010.***

Your Neighborhood Remodeler/Builder




WilliamShaw
& Associates
Design | Build | Remodel

*Creating Spaces for a
Lifetime of Living*

Winner of the 2009 Texas Remodeler of the Year
Winner of the 2008 Star Award Best Specialty Room
Winner of the 2007 Master Design Gold Award

4206 Law Street | Houston, TX 77005 | 713.666.1931 | www.wmshawandassoc.com



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RETURN SERVICE REQUESTED
