



Old Braeswood News

A Letter from the President by Susan Teich

Neighborhoods change over time, and Old Braeswood is no different. In our case, change has continued in a positive direction. While Houston grew, and the Medical Center mushroomed, Old Braeswood resisted encroachment, strengthened as a neighborhood and maintained its sense of community.

During 2014, our deed restrictions were vigorously enforced, thanks to our architectural review committee (ARC) and the enforcement committee. The volume of applications made the review process slower than we liked, and we have added an additional architect to resolve that problem. The Old Braeswood Patrol (S.E.A.L.) increased its coverage during repeated crime waves and made itself highly visible and responsive. We continued to enjoy being with one another at every opportunity, and there were many – the Spring New Resident Coffee (G.G. Hsieh), the two Park Parties (Molly Khalil), the Garden Club meetings and dinners (Dee Murray and Laurie Eckman), the Book Club evenings (Nancy Eisenmenger), and the Saturday Tai Chi Class (Rose Pu). Our newsletter was published in five issues and made available in delivered hard copies and online at www.oldbraeswood.com.

The OB Preservation Committee and OB Park Corporation will enhance our neighborhood by installing street sign toppers bearing the OB tree logo and by adding more brick pillars at key entrances to the neighborhood. A letter and return envelope have gone out inviting tax deductible donations to make this possible.

It is commonplace in Houston to see areas that once were distinct neighborhoods, with distinct characters, but which fell to economic pressures in our booming city. Old Braeswood sits on prime real estate and the pressures on our neighborhood are enormous. Enforcing deed restrictions and increasing security are key to our continued existence as a neighborhood. The most important decision ahead of us in 2015 will be the decision to make our dues mandatory, so that all lot owners in Old Braeswood can share equally in the cost of neighborhood services. This can happen only by a vote of support from you. You will not be asked to approve mandatory dues without there being a stated amount and stated restrictions on any future increases. As we consider how best to proceed in this effort, your input is welcome. Donations to Old Braeswood Park Corporation and to Trees for Old Braeswood will always remain separate from dues, because they are charitable, and tax deductible.

There is no way to sufficiently thank the many people who volunteered their time this year for the good of Old Braeswood. Residents never fail to step forward when a need arises, the very best evidence of how much we value our neighborhood.

Finally, I am grateful to the POA for allowing me to serve another year by reelecting me at the annual meeting in November. Best wishes for 2015!

POA Meeting on Nov. 12

The annual meeting of the Old Braeswood POA was held November 12th at the home of Krista Heidersbach and Michael Kelly, 2302 Blue Bonnet. Current officers were reelected for another one-year term. Reports were given by our SEAL officers and committee chairmen. Many thanks go to Krista and Mike for opening their home. Their house was built by prior owners to duplicate the Italian villas they had seen on vacation in Tuscany. In addition to enjoying the company of neighbors, good food, and an update on news about Old Braeswood, the meeting provided an inside view of an extraordinary house. Thanks also to those providing food worthy of an Italian villa!

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With a history of only three owners, the house at 2206 Glen Haven Blvd. nevertheless has a lot to tell. The house first appears in the Houston City Directory in 1943, owned by Marcel J. Moraud, head of Romance Languages (from 1924 to 1956) at "William M. Rice Institute." Educated in his native France at the Sorbonne, where he received a doctorate in literature with highest honors, he came to the United States in 1917 as a member of the French High Commission stationed in Washington, D.C. He taught at the University of Minnesota, Princeton University and the University of Toronto, before coming to Rice. While at Rice, he wrote extensively on early French settlements in Texas.



2206 Glen Haven is now home to Angela and Nathan Fowler and their three children.

In Old Braeswood, Dr. Moraud had much in common with his neighbor directly across the street, P. F. Jouine (2215 Glen Haven, the subject of this column in the June/July 2014 issue). Both men volunteered for the French Army in World War I. Both saw combat. Both were wounded. Both men were honored by France with the Cross of the Legion of Honor (from the award's Civil Division for Moraud and from its Military Division for Jouine). Finally, both men served in the French diplomatic corps. They would remain neighbors for 13 years.

Dr. Moraud's children responded to World War II with as much enthusiasm for service to France as their father earlier. Sadly, two sons were lost. Nineteen-year-old Jean Moraud was a volunteer member of France's 98th Infantry Regiment on a troop train headed for the western front when the train collided with two other trains, due to the dimming of signal lights to thwart enemy air bombing. Nine months later, the Morauds' son Marcel Jr., an officer in the same regiment as Jean, was lost in combat in Belgium. Within a couple of weeks of Jean's death, Dr. Moraud traveled to France and offered himself to the French government for

service in the War effort. Later, upon moving into the Glen Haven house, Dr. Moraud and his wife, May, planted a tree in the back yard in memory of their sons. The tree towers over the house today, a massive oak.

The Morauds' daughter May Elise served in wartime France in the Red Cross. There were two other children, Georgette and Marcel I. Dr. Moraud died in 1978 and was taken back to France for burial. In 1984, his widow sold the house to Bill and Marjorie Perlmutter. They stayed forty years.

Bill Perlmutter had grown up at 2524 Maroneal. He brought his wife back to his old neighborhood to begin a family. Their daughters, Maggie and Celeste, grew up here. Bill first worked for Perlmutter Company, a real estate company owned by his parents, Bernard and Adele Perlmutter. In 1980, Bill started William Perlmutter Realtors, going out on his own. He also founded Executive Mortgage Lenders and another company, William Perlmutter Property Management. His companies serviced residential, commercial and industrial properties. Marjorie was a homemaker, but also served as an interior designer for clients when needed. They covered every aspect of the real estate business.

Bill Perlmutter died in 2013, and last year Marjorie Perlmutter sold the house to Angela and Nathan Fowler,

who now live there with daughter Marin (age 7) and sons Barrett (age 5) and Finn (age 1).



Nathan is a physician at M. D. Anderson, a specialist in lymphoma, and Angela, until taking a break to care for children, worked at Texas Women's Hospital as a neonatal physical therapist. Their decision to buy the Perlmutter house was easy. They had lived in an historic house in Galveston during Nathan's medical student days at UTMB. They had lived in an historic house in Washington, D. C., during Nathan's oncology residency at Georgetown Medical School. After moving to Houston, Nathan's hometown, they wanted another old house to call home.

Although their decision to buy the house was easy, actually buying it was not. It was being marketed as a

(Continued on next page.)

tear down. They couldn't get a mortgage because banks didn't think the house had value. The Fowlers were determined.

Finally, they did something crazy. Bypassing the real estate agent, they knocked on the door and talked to Marjorie Perlmutter directly. They worked out something even crazier. They gave her \$10,000 to use for repairs that would raise the house's value high enough to qualify it for a mortgage. It worked. Then, once the house was legally theirs, they did a total rehab that included basics like new wiring and new plumbing. The structure was compromised by earlier remodeling and they installed metal rods where needed. It took ten months. On the day they moved in, Mrs. Perlmutter came by to see the results.

Marjorie Perlmutter now lives at Houston's Pemberton Apartments, about a block from where the Fowlers lived while waiting for their perfect "old house."

[This is the 33rd article in a continuing series on houses and people in Old Braeswood. Suggestions for future columns are welcome.]

Neighborhood Signage Project



Joe Manca, officer of the Old Braeswood Park Corporation, holds one of the distinctive Old Braeswood sign toppers that will soon be installed on every street sign in the neighborhood, with your help. Adding additional brick pillars to key entry points in the neighborhood is also in the works.

Your tax deductible donation of \$125 pays for a sign topper. Your tax deductible donation of \$2,000 pays for a new brick entrance pillar. Please use the return envelope in the mailer you should have received in mid November or just make out your check to Old Braeswood Park Corporation (OBPC), with "signs" or "pillars" on the memo line, and mail it to OBPC, P.O. Box 541346, Houston, TX 77254. Donors of \$100 and above will celebrate at a party once our goal of \$25,000 is reached! Special thanks to Myron Steves Insurance Solution for printing the fundraising mailer.

Marketing to Restore Rather Than to Raze

Should you ever decide to sell your house, and hope that your Buyer will love it, preserve it, even restore it, instead of razing it to make way for something else, be aware that the way in which a house is marketed is likely to determine its fate. A real estate agent who begins the description of your property with the size of your lot, is not crafting a description that will sell the house. From time to time, the OB-POA Preservation Committee has occasion to communicate with realtors listing properties in OB, in an effort to see those properties marketed for preservation. It can advise OB residents regarding agents that are receptive to marketing older houses with preservation in mind, even houses needing significant repairs.

Rice Univ. News

Rice University's Office of Public Affairs held its Quarterly Community Luncheon in November, an event that includes representation from Old Braeswood.

- Rice officials report that the City of Houston is considering a roundabout configuration on Rice Boulevard at Sunset Blvd, which is currently a precarious intersection.
- For those wondering why work is suspended on the Grand Gateway Project, a renovation of the main entrance to Hermann Park from the Mecom Fountain to the Sam Houston Monument, it is because TXDOT's contractor is in bankruptcy and a new contractor is being selected.
- Completion of the Centennial Garden in Hermann Park, delayed by heavy rain this summer, is expected in December.
- In the Southampton subdivision, the hours for the residential permit parking restrictions will be extended on streets perpendicular to Rice Blvd. in December. The city's approval for the new hours followed a global submittal of extension requests, rather than a street-by-street submittal, as was previously required.
- B-Cycle, the bicycle sharing system in place Downtown, will be expanded and Rice University has agreed to accept 5 B-Cycle Stations.
- There is free parking at Gate 13B during the weekly Farmers Market at Rice, Tuesdays 3:30 pm to 6:30 pm. During other times the fee to park in that lot is only \$1.00 for the day.
- There is now mounted patrol by HPD in Hermann Park to provide added security in the wake of a significant influx of homeless persons, many of whom are using the synthetic drug "kush," associated with aggressive behavior.



Introducing Len Teich: Flood Control Rep



In every newsletter, someone on the Board, or working with the Board as a Committee Chair, is introduced. This time it is Len Teich, Co-Chair of Flood Control with Kathy Lord. Len moved to OB with his wife, Susan, in 2004 and lives at 2240 Glen Haven Blvd. Len retired from Conoco (now ConocoPhillips) after 30 years. He represents OB at meetings of the Brays Bayou Association (see Brays Bayou article on this page) and sits on the Board of the Houston Bach Society. Before Conoco, and before an MBA program, Len was a design engineer for Chrysler, and he remains keenly interested in cars.

Brays Bayou Changes Coming Soon & Bayou Greenways 2020 Project Details

Len Teich is Old Braeswood’s representative for Brays Bayou Association (BBA), which meets monthly on issues relating to Brays Bayou. The Bayou is undergoing widening, starting at the ship channel and working out to the western edge of Harris County, for drainage in the event of another tropical storm Allison. The federal money pays for most of that through the Army Corps of Engineers. On Brays Bayou, the project is complete almost to the Texas Medical Center and is mostly funded up to the Buffalo Speedway crossing. The project is being overseen by the Harris County Flood Control District.

A separate, related project is the \$490 million Bayou Greenways Project, run by the Houston Parks Board for the City of Houston. A subset of that, the \$220 million Bayou Greenways 2020 Project, was the subject discussed at the BBA’s November 11 meeting. Eventually, there will be hike and bike trails, park benches, and other amenities along the entire length of all nine major bayous inside Houston city limits. To reach Len with questions, email him at teichlm@comcast.net, or visit www.BayouGreenways.org.

Park Toy Reduction in December

It’s time again for our quarterly reduction of toys at the park. Toys will be assessed the second week in December for safety and redundancy. Dangerous, broken and redundant toys will be purged or donated. If you have left toys at the park that you wish to keep, please come and collect them immediately. No one seems to know where all the toys come from, but they do seem to multiply exponentially. Please help us keep the park clean and safe by removing any toys that you notice to be dangerous or unsightly, and please do not bring additional toys to the park unless you take them home with you at the end of playtime.



Night Out Party on October 7, 2014



Pictured above: (1) Courtney Steves and Barbie Schaffer; (2) Clown entertains young and old; (3) Vicki Birenbaum; (4) Len Teich, Hank Fuselier and David Thompson; (5) Ken & Simona Shaitleman with Felix; (6) Fred Steves and George Wallace; (7) Matthew Barrett; (8) Patrol Officer Michael Murray with Dee Murray; (9) Bob Birenbaum and Dawn Gervais (Party Party Sponsor); (10) Dorry & Carroll Shaddock; (11) GG Hsieh (Event Chairman); (12) Old Braeswood children play at the party; (13) Viking conqueror; (14) Patrol officers Gregor Wosiak and Michael Murray; (15) Benjamin Baudier.

Thanks to Dawn Gervais with Keller Williams Realtors for generously sponsoring the Night Out Party!

New WELCOME Neighbors

**Shuo Chen &
Chunhua Li**

2418 Underwood

Han Liang

2430 Dorrington Blvd., Unit C

**Amanda &
Christopher Voie**

2319 Gramercy

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 RACS Constables 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/>.

Halloween Decorating Contest Awards

Old Braeswood celebrated Halloween with some of the best decorations in town. Here are just a few of the spookiest houses.



1) 2330 Blue Bonnet Blvd.; (2) 2334 Blue Bonnet Blvd.; (3) 2104 Glen Haven; (4) 2345 Glen Have Blvd.; (5) 2311 Underwood Blvd.; (6) 2206 Glen Haven Blvd.; (7) 2328 Blue

Old Braeswood Tree Fund Drive In Progress

The 2014-2015 Winter tree planting campaign is in progress and your donations are needed to help plant new trees in the neighborhood and on our borders. If a street tree is needed in front of your home and you do not wish to wait until our program reaches your street, you may request that trees be planted this planting season by contacting the Old Braeswood office or returning your check and order form that can be found on our website, along with your tax-deductible contribution.

Checks should be made payable to **"Trees for Houston"** with a notation of "OBPOA fund" in the memo line. Contributions to our neighborhood planting and maintenance program are fully tax deductible. Please send your contribution and order form to OBPOA, PO Box 541346, Houston, TX 77254. Thank you in advance for your support of this important neighborhood project!

Our volunteer Tree Committee members will again be pruning some of the 175 trees that were planted by our project on Kirby Drive in 2006. It is remarkable how Kirby has been transformed by these trees, signaling the leafy character of our neighborhood. This effect will continue to grow on our perimeter and interior neighborhood streets in the years to come.

Submit Plans For Review Before Beginning Construction or Any Exterior Alteration

Old Braeswood's deed restrictions require that all alterations to homes be approved in writing prior to construction or implementation. Not only must plans for new construction of homes, garages, fences and other outdoor structures be reviewed, but changes such as window replacement, new siding, addition of solar panels, garage door replacements and new fences, must also be approved. In a nutshell, anything that impacts the exterior of your home in any way must be reviewed and approved prior to construction. For a plan review application, contact info@OldBraeswood.com or call 713-807-1787. Projects that begin without approval may be assessed a fee of \$500.

Trash & Recycling Schedule

Recycling	Every other Tuesday
Dates	Nov. 4 & 18 Dec. 2, 16 & 30 Jan. 13 & 27 Feb. 10 & 24

Household Trash	Tuesdays (in city provided bins)
Yard Waste	Tuesdays (in biodegradable bags)
Tree Limbs & Debris	3rd Monday (in Odd months)
Junk Waste	3rd Monday (in Even months)



Place your household garbage in the city provided automated bin or recycling containers, 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 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 ft x 18 inches in diameter). For more information about trash regulations visit the city's website at <http://www.houstontx.gov/solidwaste>.

2014 OBPOA

Officers &

Chairpersons

President	Susan Teich
Vice Pres.	Molly Khalil
Vice Pres.	Joe Manca
Vice Pres.	Buddy Steves
At-Large	G.G. Hsieh
At-Large	Courtney Steves
Treasurer	David Leathers
Secretary	Dawn Gervais
Past President	John Eldridge
Block Captains	Sally Miller
Enforcement	John Eldridge
Flood Control	Kathy Lord & Len Teich
Garden Club	Laurie Eckman & Dee Murray
Newsletter	Zack Liu
Park	Annette Eldridge
Plan Review	Marilyn Archer
Preservation	Joe Manca
Patrol	Dee Murray
Rice U Liaison	Susan Teich
Social Events	<u>TBA</u>
Trees	Carroll Shaddock & Molly Khalil
University Place	Susan Teich
Welcome	Dawn Gervais
Manager	Evalyn Krudy

Volunteers Needed

A Chairperson is needed for the Social Events Committee. Volunteers are also needed to help with the events throughout the year. Volunteering is an excellent way to get to know your neighbors while having a great time.

For more information, call 713-807-1787 or send a message to info@OldBraeswood.com.



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

You're invited to the Garden Club Holiday Party on December 14



Three times a year, the Old Braeswood Garden Club has a dinner meeting for Old Braeswood Neighbors. The next one is coming up on December 14th at 6:30 pm. The 2014 annual Holiday Party will be held, once again, at the Pioneer Memorial Log House & Museum at 1510 Cambridge (next to Ben Taub Hospital).

If you are interested, even if you have not yet joined Garden Club, reserve your tickets and prepay to be included. Checks should be made out to the *Old Braeswood Garden Club* in the amount of \$20.00 per person (\$40.00 per couple). Please send or drop off checks to the mail box at 2402 Maroneal Blvd., c/o the Club's Co-President, Dee Murray. In addition to prepaying, which is necessary for planning food and table settings, everyone should bring a dessert. Park-



The Pioneer Memorial Log House at 1510 Cambridge is the venue for the 2014 Garden Club Holiday Party on December 14.

Book Club Invitation

It's never too late to join the Old Braeswood Book Club. Interested? Read *The Goldfinch* (784 pages) by Donna Tartt and show up at 7 pm on January 13th at the home of Janet Sanders, 2428 Gramercy. Can't make it in January? Read *River of Doubt: Theodore Roosevelt's Darkest Journey* (432 pages) by Candice Millard and show up at 7 pm on February 10th at the home of Nancy Eisenmenger, 2522 Blue Bonnet. Questions? Email Nancy Eisenmenger (nancyeisenmenger@gmail.com).