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July — August
2019

President's Message *by Julie Cohn*

Summer Greetings to my Old Braeswood neighbors! We are halfway through the year and I thought this would be a good time to report to you on how things are going. Lots is happening around us: The Astros are doing pretty well! Hurricane Season is here! Greenbriar is still under construction, from Holcombe to Rice Boulevard, and the Greenbriar Bridge over Brays Bayou is now closed. The new apartment building at the intersection of Morningside and South Main is almost finished. Several houses are under construction or renovation on most of our streets. While some neighborhood groups are taking a rest this summer, OBPOA continues its work to keep our neighborhood crime-free, fun, and attractive.

What does OBPOA do? The single most important activity is deed restriction enforcement – and you can read more about this elsewhere in the newsletter. Our manager, Evalyn Krudy, processes architectural review applications, notifies neighbors whose activities do not comply with the restrictions, sends information to prospective home buyers, meets with architects and contractors, interacts with city departments to clarify rules and procedures, keeps the paperwork moving, and in general is our deed restriction ombudsman. She is assisted in her work by volunteers on our various committees and by contracted professionals who help with legal, architectural, and accounting matters. We also pay for patrolling by SEAL Security, mosquito spraying, newsletters, and neighborhood events. For a neighborhood like ours, we get a lot done with a little bit!

We run a tight ship – our annual budget for all this is under \$100,000. And so far, to date, we have collected \$66,500 in dues and Patrol subscriptions. A HUGE thank you goes out to every one of you who has paid your association dues and SEAL subscriptions and has contributed in other ways this year to the well-being of our neighborhood. To those of you who have not yet done so – and are financially able – please hop on board! Visit our website and use PayPal or mail in a check – we welcome (and we really need) your financial participation!

Stay cool, stay safe, and enjoy a great summer!

Know Your Deed Restrictions *by Julie Cohn*

What stands between your house and a car repair shop next door? Nothing but our deed restrictions! In our unzoned city, the only tools we have to protect the residential nature and architectural character of Old Braeswood are our deed restrictions. But they are not written in modern day English. Over the next year or so, we are going to walk through the covenants in this newsletter to help everyone in the neighborhood learn to love our deed restrictions – or at least understand them.

The first thing to know is where to find them. You probably received a copy of the deed restrictions when you bought your house, and they are filed away with your property records. You can also find them on the Old Braeswood website at www.OldBraeswood.com.

The second thing to know is that our neighborhood was developed over time in multiple sections: Braeswood Section 1, 1928, Braeswood Addition, 1939 and Braeswood Extension, 1945. So there are three sets of deed restrictions, and they are not quite identical. To figure out which set applies to your property, check the map on the website. In general, properties south of Maroneal/Kelving are in Section 1. Those to the north and west of the Maroneal/Kelving are in the Addition. The Extension is a tiny sliver north of Maroneal, and west of Greenbriar comprised today of 7 properties.

The third thing to know is that our Association – the Old Braeswood Property Owners Association – or OBPOA – has the primary responsibility for upholding the deed restrictions. This has not been done perfectly throughout the entire history of the neighborhood, but for many years the volunteers on the Architectural Review Committee (ARC) have worked tirelessly to help neighbors realize their project dreams while abiding by the covenants of the deed restrictions. We rely on the professional assessment of licensed architects, designers and outside counsel to complete a technical review of every set of plans submitted. We have also adopted Architectural Guidelines, available on our website, to help homeowners plan approvable projects.

If you are thinking about renovations, remodeling, or starting from scratch, the very best place to begin is a sit-down

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OLD BRAESWOOD
PROPERTY OWNERS ASSOCIATION

Old Braeswood News



2335 Maroneal Blvd.

The first owner of 2335 Maroneal Blvd. was typical of the successful businessmen who gravitated to Old Braeswood from its beginning. Denver D. Cooper and his wife Gladys first appear at that address in the Houston City Directory of 1937-1938. He was president of the Goodall Rubber Company of Texas, a subsidiary of the Goodall Rubber Company, established in Pittsburgh, PA, in 1870.

By the time the Coopers came to Braeswood, the company was a world leader in the manufacture and distribution of industrial rubber products. [As of 2006, Goodall Rubber Company operated as a subsidiary of Lew-Goetz & Company, Inc.] The Goodall Company opened in Houston to promote products it developed specifically for the oil and gas fields – hoses for the handling of crude oil and gasoline and a “rotary drill hose.”

The Coopers were succeeded in 1943 by Franz V. Grunbaum and his wife Marianne, both born in Germany. Their children were Elizabeth and Wuerner. Franz, a physician, practiced in a beautiful Gothic building at 1215 Walker - the Medical Arts Building. Completed in 1926 for 1.73 M, it was demolished in 2012. The building was designed not only for beauty, but also to provide every modern advantage for its use in treating patients. The electrical system could handle the large loads then needed by x-ray machines. The elevators were sized to accommodate stretchers. It is said that even the equipment in the sandwich shop was sterilized. The Texas Medical Center Library, which today is the medical and scientific library serving all of the Texas Medical Center, began in this building as the Houston Academy of Medicine Library.

Like the Coopers, the Grunbaums stayed 19 years, and then sold to Jay Plotkin and his wife Kathryn (Katy) in 1960.

Katy had grown up in Old Braeswood, home not only to her parents, but also her grandparents. Jay had grown up in Chicago. They never would have met had they not shared the same school – Northwestern. Jay’s family owned the Oshkosh Luggage Company, and initially Jay and Katy lived in

Wisconsin, home to an Oshkosh luggage plant. But cold weather motivated them to move south and their purchase of 2335 Maroneal returned Katy to Old Braeswood. Jay and Katy’s children Caroline and Jay Jr. became the family’s 4th generation to live here.

In Houston, Jay joined Katy’s family in their businesses, Craig’s Stores and Everitt Buelos – two chains marketing women’s clothing. In 1992 Jay went out on his own with Suitmart. It operated on the concept of quality men’s clothing at low prices with a store that opened only on weekends. It succeeded so well that people were “rattling the door” during the week and Suitmart began selling on weekdays. Eventually there were 5 stores, each with 25,000-30,000 square feet.

Growth in the 1990s was spurred by televised advertising that featured Jay and his business partner, Gary Dante, instead of actors. People still remember those ads and still recognize Jay in public because of them. There was Jay on an elephant (“Our suits cost peanuts.”). Jay in a

boxing ring with Gary fighting over whether “lower prices” or “fashion merchandise” should win (Jay knocks out Gary, who regains consciousness mumbling, “Lower prices!”). Jay directing traffic grid-locked by large trucks delivering merchandise for Back to School Sales. Back then, Suitmart was “Home of the Twofers.” This year’s sale is even better, “Buy 1 suit, get 2 free!”

Katy Plotkin ran a business of her own, Landscapes Unlimited, which complimented her love of flowers and natural beauty. Now widowed, Jay has honored her memory by creating the triangle park at Glen Haven and Morning-side – Katy’s Corner.

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Jay Plotkin



Your House.....continued from page 2

It is an oasis of beauty. The Old Braeswood Garden Club added a bench featuring glazed tiles painted by members.

Suitmart still has a store in Houston. Jay still goes to work most days. Jay's housekeeper, Rosie Johnson, still runs his house, as she has for 46 years. And Katy's Corner beckons all of us to sit and enjoy the still shade.

[This is the 57th article in a continuing series on houses and people in Old Braeswood. Suggestions for future columns are welcome.]

Deed Restrictions.....continued from page 1

meeting with the ARC. Chairman Paul Sanders is available to answer questions and to help you understand how your ideas will fit within the neighborhood's restrictions and requirements. Paul can be reached at ARC@OldBraeswood.com.

Owners pay a small fee for plan reviews, and this helps offset the cost of our reviews. In addition, oversight and enforcement of the deed restrictions costs our neighborhood thousands of dollars every year. We pay for this out of the dues we collect. This is why it is so important for every homeowner who is financially able to pay the very modest association dues of \$100.

Finally, we all owe a debt of gratitude to the volunteers who serve on ARC now, and who have served on ARC over the past decades. While the City of Houston, by law, must help us address deed restriction violations, the work begins with us. If you think you might be interested in helping out, please contact our President, Julie Cohn, at President@OldBraeswood.com.

Let's protect our neighborhood's architectural and residential character by upholding our deed restrictions!

[This is the first article in a continuing series on Old Braeswood's deed restrictions which will appear in this newsletter over the next few years. Questions about the restrictions should be directed to info@OldBraeswood.com.]

Garden Club May Meeting

The Old Braeswood Garden Club held its May meeting at the home of Maribel Reuter. New officers were elected for 2019-2020 and Maribel provided her renowned enchilada luncheon with all the sides and desserts anyone could want. Thank you, Maribel!

Want to join? Pay dues to Maribel (Garden Club treasurer) and come to the BBQ dinner in September, the "Kick-Off" to a new season of programs. For more information, contact Maribel Reuter, maribel.reuter@gmail.com, 713-668-4366.



2019-2020 Garden Club Officers (Left to Right): President Alicia vonGreisman, Secretary Elayne Kouzounis, Program Chair Susan Teich, Treasurer Maribel Reuter, and Flower Show Chair Terese Wagner (not pictured)



Save the Date for the OP-BOA New Neighbor Coffee: Sept. 28th

The annual Coffee for new neighbors will be held the morning of Saturday, September 28th. The September newsletter will include the location and more information.

Our Vanishing History: Tile Street Marker Destruction

The last newsletter included information about damage to Old Braeswood's last two concrete street signs, the kind still in use when the neighborhood was platted in the 1920s. Succeeding concrete pillars as street signs were blue tile signs embedded in the curb at street corners. Many of these remain, but they are fast disappearing. Last May the tile sign on the southeast corner of Maroneal and Morningside was covered in cement when the curbing there was resurfaced. The blue tile signs are footprints of Old Braeswood's past and should be protected.



Check Your Mailing Label

The mailing label attached to this newsletter has a code printed on the top line that will confirm the status of your account. If you have already paid your POA dues and patrol subscription for 2019, your label will read "PD". If we have not yet received your dues and patrol subscription, it will read "Exp" for expired.

If you are one of the 36% who have not yet paid, we encourage you to send your payment at your earliest convenience. Regular annual dues at \$125.00. The annual Patrol subscription is \$300.00. Please mail checks payable to OBPOA, PO Box 541346, Houston TX 77254-1346. You are encouraged to combine the dues and patrol subscription and send in a single check for \$425.00. Pay in full now, or send two payment (\$225 now and a second payment in October of \$200). Payments can be made online at www.OldBraeswood.com via PayPal.

A full list of members will appear in an upcoming newsletter. Don't be left off the list. Make your payment today!

Plan Review Reminder

Plan review is required for all projects impacting a home's exterior, including new construction, renovations, fences, windows, doors, awnings, roofs, retaining walls, walkways etc. The ARC (Architectural Review Committee) is happy to meet with owners in advance to ensure plans will comply with requirements when they are formally submitted. Visit

our website for plan review submission information, or contact ARC@OldBraeswood.com.

Please don't wait until your plans are completed or materials ordered before requesting a preliminary meeting. The ARC can provide guidance that should help ensure that your project can move swiftly through the approval process, resulting in a savings of time, money and unnecessary frustration.

Rice University Area News

• **Greenbriar Drive Reconstruction Continues**

Greenbriar between Rice Blvd. and University Blvd. will remain closed to northbound traffic through early September. Northbound traffic on Greenbriar will detour through the Rice Village on Morningside Dr. during this time.

• Despite the construction on Greenbriar, the **Rice Farmers Market** is open every Tuesday from 3:30-6:30 pm. Use Gate 16 on Rice Blvd at Whitley to access the market.



• **FREE Movie Nights at Rice:** Neighbors are invited to Movie Night at Reckling Stadium on the Rice Campus, Saturday, July 13 at 8 pm (*The Sandlot*).

The Starlight Movie Night series returns to Rice Stadium at 8 pm on Saturday, July 27 (*Apollo 11*) and 8 pm, August 24 (*The Incredibles 2*).

Greenbriar Bears Celebrate Summer



The bear family at 7309 Greenbriar has had a recent seasonal costume change. Be sure to wave as you drive by in the comfort of your air-conditioned vehicle!

The bears have been in residence since 1992. The two adult bears were installed by former resident Gloria Becker and were left to the current owners. They are often photographed by tourists, and bring a smile to passersby.

Special thanks to the Bowdens for keeping this fun tradition going and coming up with new and whimsical attire for the bears every few months!

Plogging for Mark

It has been a year since the loss of our dear neighbor Mark Hausknecht. Mark served Old Braeswood in a number of ways, and one is that he habitually picked up trash as he exercised by walking or jogging through the neighborhood. Some residents remember Mark by doing the same. And now there is a term for what they do – “plogging.”

To quote from Wikipedia: “Plogging is a combination of jogging with picking up litter (Swedish: *plocka upp*). It started as an organized activity in Sweden around 2016 and spread to other countries in 2018, following increased concern about plastic pollution. As a workout, it provides variation in body movements by adding bending, squatting and stretching to the main action of running, hiking, or walking.”

Plog to honor Mark’s memory and to keep Old Braeswood clean.



Joe Manca (Historic Preservation Chair) plogs on Blue Bonnet with “Molly”.

Condolences to the family of Dr. David Miller

In early June, our neighborhood lost a great long-time neighbor. Dr. David Miller was beloved by his family, his friends, and his patients.

Our deep condolences to his wife of 48 years, Sally, and his children Salisha and Briesen.



2019 OBPOA

Officers & Chairpersons

President	Julie Cohn
Vice Pres.	Joe Manca
Vice Pres.	Kellie Nwokedi
Vice Pres.	Paul Sanders
At-Large	John Eldridge
At-Large	Jean Boisaubin
Treasurer	Bill Marchbank
Secretary	Samia Khalil
Past President	Andrea Lapsley

Arch. Review	Paul Sanders
Advisory	Dee Murray David Leathers
Block Captains	Christine Manca
Directory	Sally Miller
Enforcement	John Eldridge
Flood Control	Len Teich
Garden Club	Alicia vonGreisman
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

Welcome, New Neighbors!

Olga & Ted Barlow	2402 Bellefontaine
Michiaki & Manami Imamura	2335 Dorrington
Am y & Ross Markwort	2341 Underwood

Trash & Recycling Schedule

Recycling	Every other Tuesday (B)
Dates	July 9 & 23 Sept. 4 & 17 Aug. 6 & 20 Oct. 1, 15 & 29
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. For more information visit www.houstontx.gov/solidwaste.

Yard waste must be contained in city approved biodegradable bags and placed at the curb at least 3' from bins. Branches must be bundled and tied into 3 to 4 ft lengths.



PROPERTY OWNERS
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Reports to 311

Please call 311 to report potholes, blocked traffic signs, public nuisances, high weeds, and broken water mains. Call 311 from a land line or 713-837-0311 from a cell phone.

OBPOA eNews, Crime Alerts & Delivery Issues

Sign up to receive breaking news, invitations, and crime alerts ! Subscribe to our listserve by sending a message to [in-fo@OldBraeswood.com](mailto:info@OldBraeswood.com).

Recently we have heard that several neighbors with gmail accounts are no longer receiving our blast messages and alerts. If you are subscribed to Old Braeswood alerts and news with a gmail account, be sure to add us to your address book.

The 'Yard of the Season' award for Summer 2019 goes to 2356 Underwood Blvd.

