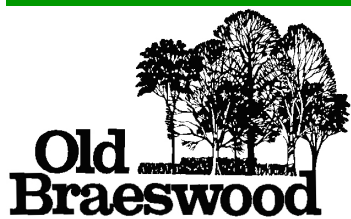


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November-December
2019



OLD BRAESWOOD
PROPERTY OWNERS ASSOCIATION

Old Braeswood News

A Letter from the President *by Julie Cohn, President*

Dear Neighbors,

While every season offers good reasons to take a walk around Old Braeswood, the end of fall and beginning of winter is especially fun. The evolving décor ornamenting our gardens reminds me that our neighbors take pride in their homes, want to connect with visitors and passers-by, support our local sports teams, and celebrate multiple holidays. From Halloween to New Year's Eve, some yards make me laugh, some make me shiver, and some are simply lovely. This is a thank you note to all of you who make an effort to entertain us with your flowers, lights, ornaments, and other seasonal embellishments!

As president of the POA, it's my job to remind you – if you haven't already done so – to send in your 2019 dues and patrol subscription. *Check your mailing label for the status of your account.* Right now, just 60 percent of property owners have contributed. Can we get closer to 100 percent? Send your check to OBPOA, PO Box 541346, Houston, TX 77254, or pay online at www.OldBraeswood.com. Next year will most likely see needed updates to our dues structure and patrol subscription requests. The cost of services provided by Old Braeswood, *especially the Patrol cost charged to us by SEAL,* is going up, and the need for those services is increasingly acute. Let's finish out 2019 with a high level of participation and plenty of cash in the bank so we can take on the opportunities of 2020 with gusto!

As the year draws to a close, I hope each of you finds a moment to appreciate living in Old Braeswood, to relish the (finally) cooler weather, and to share a festive moment with a neighbor! — *Julie*

Restrictions Amendment Update *by Julie Cohn, President*

If you missed it, our successful campaign to remove race-based covenants from our deed restrictions made the front page of the Houston Chronicle on Sunday, July 21st! Way to go, Old Braeswood! Visit OldBraeswood.com for a link to the article in the *Houston Chronicle*.

As promised, I am reporting to you that the cost to OBPOA for this project was \$5,472 in legal fees and \$1,083 in Harris County filing fees. Neighbors have already generously donated \$3,950 to offset these expenses. It's not too late to add your contribution! Any amount will be welcomed - simply forward a check to OBPOA and indicate that it is for the Deed Restriction Amendment Campaign, or make a contribution at OldBraeswood.com via PayPal.

In addition, if you never had a chance to participate in the amendment process, we will make a supplemental filing of all additional ballots received before December 31, 2019. You may still download a ballot from the OBPOA website homepage.

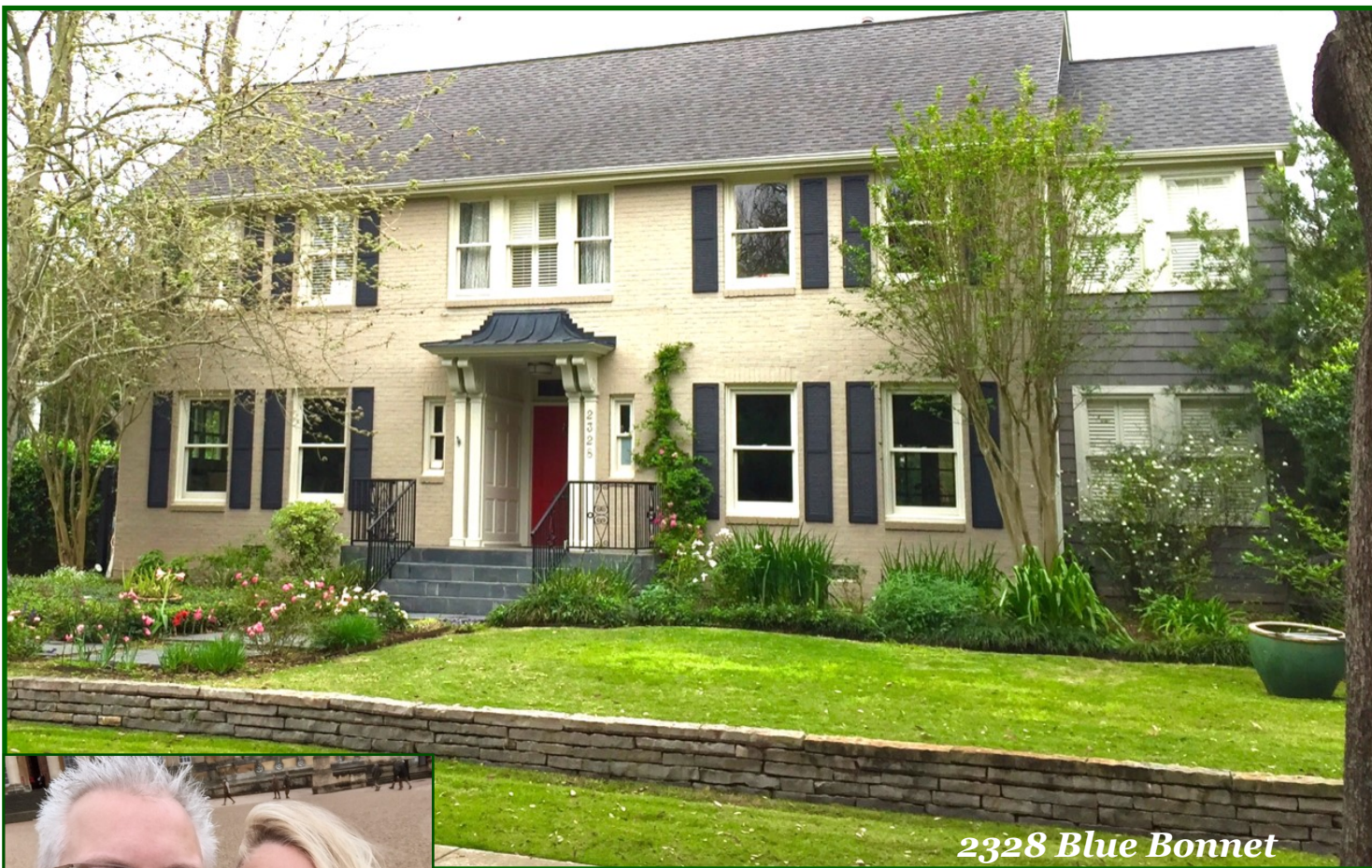
*Save the Date for the
Annual Meeting*

*7 p.m. Tuesday,
November 19, 2019
2333 Underwood Blvd.*

*Refreshments served.
Members welcome.*

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2328 Blue Bonnet



Andy & Joanne Doyle

Most of us know that living in Old Braeswood is a kind of blessing, but not so many know that we are blessed with a

bishop living among us. The Rt. Rev. Charles Andrew (Andy) Doyle is living at 2328 Blue Bonnet Blvd. with his wife, JoAnne. Their children are Caisa and Zöe. Andy has served as the ninth Bishop of the Episcopal Diocese of Texas since 2009, and written a book, *Unabashedly Episcopalian: Proclaiming the Good News of the Episcopal Church*.

Hopping back in time, the first owners of the house were attorney John Ross and his wife Ethyl. The house first appears in the *Houston City Directory* in 1934. The Rosses rented it out 1936 to 1939 to attorney Lawrence Lipper and wife Bettie, whose maid Margaret Smith lived in the rear apartment. The Rosses again took occupancy in 1940. More about them later.

By 1954 Ethel was widowed and continued in the house until selling in about 1960 to physician Norman Hall Moore Jr. and his wife Elizabeth. All directory listings then were in the man's name, with the wife's name following in parentheses. In the years that Ethel Ross lived in her house as a widow, the house was listed under her name, but with the designation "wid." to explain why. The city directories never listed any man as a widower.

Eventually Elizabeth Moore was also widowed, and she continued in the house until her death in 1993. By then, the *Directory* no longer used the "wid." designation. A change in the times. However, listings were still under the man's name in the case of married couples.

After 1993, the house was rented for a number of years to Cynthia Martin, a distributor for Herbal Life, a diet supplement. It then sold first to anesthesiologist Clayton Pedrick and his wife Debbie and later to bankruptcy attorney Jeffrey G. Tinkham and wife Kristen. The Protestant Episcopal Diocese of Texas purchased the house from the Tinkhams in 2008.

Now back to the Ross family. There is an outrageous story, probably true, about the man who married their daughter Ellen. Ellen was born in 1908, but her husband, Egbert Orndorff Hail, was born in 1891 and served in Europe during the Great War. Apparently, Egbert and some Army buddies hatched a plan after the Armistice to kidnap the German Kaiser Wilhelm and turn him over to President Woodrow Wilson. Egbert and his friends were still in Luxembourg as part of the American Expeditionary Force. The Kaiser had abdicated and was living in a castle in neutral Holland. President Wilson was at the Paris Peace Talks. What happened next was wholly unauthorized by any American authority.

The Army buddies traveled to Holland with leave passes, a regimental car, and travel documents they had finagled. The story concludes with their gaining entrance to the castle and asking to speak with the Kaiser and being rebuffed. They left, not with the



Doughboys of the Kaiser Caper with Egbert Hail in back, 2nd from left.

Kaiser, but with one of his ashtrays as a souvenir. Reputedly, when Gen. Pershing heard of the escapade a few years later, he said, "I'd have given a year's pay to have been with those boys in Holland." Details of the adventure can be found online at: http://www.williamsonherald.com/features/w_life/the-story-of-the-wwi-kaiser-caper/article_b122ac42-24dd-11e9-8d7a-e7d70144f398.html

[You click the link or paste this address from the online version of this article at OldBraeswood.com]

Ellen Ross's marriage to Egbert made the Kaiser Caper part of Old Braeswood lore.

[This is the 59th article in a continuing series on houses and people in Old Braeswood.

Suggestions for future columns are welcome.]



Ellen Ross at the Rice Institute

Understanding the Deed Restrictions by Julie Cohn

In prior newsletters, this column explained how to determine which set of deed restrictions applies to which lot in Old Braeswood and how our use of our properties is restricted. Next up: the complex and confusing world of frontages, side lot lines, setbacks, fences, and ornamental details. While not very exciting, these are the provisions of our deed restrictions that reinforce the single-family use of our lots and also confer upon the neighborhood a parklike feeling with open, green front yards and gracious homes. So let's dig in.

Frontages and setbacks are addressed in the various restrictions governing each of the three sections of Old Braeswood. To look them up, or see which section is which, visit <http://oldbraeswood.com/wp/deed-restrictions/>.

In the oldest portion of the neighborhood, Braeswood Section 1, deed restriction Articles No. 5, 6, 7, 8, 9, and part of No. 14 all lay out how to position homes, outbuildings, fences and walls with respect to streets and adjacent lots. Sadly, there is no one-size-fits all set of provisions. Article No. 5 states that every lot must have at least 50 feet of frontage, except for those that don't. In fact, there are dozens of exceptions for determining which lot on which street has what width requirement. If you have trouble falling asleep at night, or want to exercise your mental capabilities, just read through Article No. 5 and its extensive details about frontages. And be sure to have a map handy showing lot and block numbers for reference. Luckily, members of our ARC committee have become deeply familiar with these provisions and can walk you through them.

Articles No. 6-9 address how far back the house and outbuildings must sit from the street and from adjacent lots, and these refer to the platted building lines related to each lot. But – again with the exceptions! If you take time to read through these provisions, you will quickly realize that it takes some technical expertise to determine how the restrictions apply to any given lot in Braeswood, Section 1, and to any given architectural detail on a home on these lots. Article No. 14, while addressing other matters, also states that fences, hedges, walls, pergolas, and other ornamental structures must be no closer to the street than the building line. Note that the neighborhood association may consider and grant exceptions on a case-by-case basis – and when you drive around the neighborhood you will see that a few exceptions have been granted over the past nine decades.

Happily, the restrictions for the newer parts of the neighborhood, Braeswood Addition and Braeswood

See "Restrictions" Continued on Page 4

Annual Neighbor to Neighbor House Tour Returns Sunday, November 10th, 2:00—5:00 p.m.

The third 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.

For those wanting to learn something about the history of three of the houses on this year's tour, please see Old Braeswood newsletter articles on 7319 Greenbriar Dr. (July/August 2011), 2320 Blue Bonnet Blvd. (July/August 2013), and 7505 Morningside Dr. (September/October 2018). The articles can be found on the Old Braeswood website under Newsletter archives.



2320 Blue Bonnet



7505 Morningside



7319 Greenbriar



2430 Maroneal

"Restrictions" continued from page 3

Extension, are simpler and more straightforward! In both sets of deed restrictions, Article (a) establishes a minimum lot width of 60 feet, although the restrictions for Braeswood Addition list specific lots that were originally platted with slightly narrower widths and may stay that way. This article also describes which way the front of the home must face. Article (d) in each set of restrictions limits the location of the fronts and sides of homes, including galleries, porches, and porte-cocheres, and links placement to the building lines shown on the relevant plats. Article (i) for both sets of restrictions delineates the placement of fences, hedges, and walls. The Guidelines on our

website provide a more detailed explanation of these restrictions.

Are you still awake? Good! These portions of the deed restrictions may seem dull, but we rely on them to preserve the look and feel of our community. Thank you for walking through them with me. In the next newsletter: the provisions affecting the value, height, and exterior materials of your home!

If you are planning any construction, renovation, or updating projects on your property, be sure to visit the website for complete sets of the restrictions and The Guidelines and instructions for submitting plans for review. You can also send a message with specific questions to ARC@OldBraeswood.com.

Night Out Celebration in Old Braeswood Park on October 1st

Old Braeswood celebrated National Night Out in Old Braeswood Park on October 1st with sign-up booths for Book Club (Krista Heidersbach), Garden Club (Alicia vonGriesman), Name Tags (Julie Cohn), and, of course – ice cream (Mike Kelly)!!! Neighbors came, children played, ice cream satisfied, and we remembered ourselves as a neighborhood. 60 name tags were used!

The first annual National Night Out occurred on August 7, 1984, in Philadelphia as a way to deter crime by bringing neighborhoods together for greater cooperation and awareness. An officer of our own Patrol (SEAL Security) was there to make himself available and answer questions.

Warm thanks go to Krista Heidersbach for coordinating the event, GG Hsieh for hauling tables and chairs, Dawn Gervais for co-sponsoring the event along with OBPOA, Dee and Bill Murray for coordinating the ice cream cart, and those who manned the booths (including the ice cream cart!).



Garden Club BBQ September 29th - A Flamin' Good Time!

Ann and Joe Garnett hosted the Garden Club's annual BBQ Kick Off in their home on September 29th. Their home has been the September event place for Garden Club for many years. Thank you, Ann and Joe!

Besides piles of BBQ with all the sides, there was an evening of what Garden Club does best, having fun together!

Join Garden Club in time to get in on the Holiday Party, an evening dinner event that includes guests. Reservations required. Contact Maribel Reuter, maribel.reuter@gmail.com or (713) 668-4366.



Spooky Halloween in Old Braeswood



Welcome New Neighbors

Afton & Bradley Griffin

2319 Glen Haven

John & Esther Pastore

2401 Dorrington

Trash & Recycling Schedule

Recycling Every other Tuesday (B)

Dates Nov. 11 & 26 Dec. 10 & 24
Jan. 7 & 21 Feb. 4 & 18



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 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 3-4 ft bundles.

Sign up for Old Braeswood eNews & Crime Alerts

Sign up to receive breaking news, invitations, and crime alerts by subscribing to our listserve.

Send your email address to
info@OldBraeswood.com or
call 713-807-1787.

2019 OBPOA

Officers & Chairpersons

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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
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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
Executive Director & Manager	Evalyn Krudy

Book Box on Maroneal

There are many names for the cute little box on a pole in front of 2358 Maroneal: Library Book Box, Little Free Library, Sharing Library Box, Street Book Box, and Book Exchange Box.

Thanks to the Vargheese family, Old Braeswood has joined a worldwide “tiny library movement” that now numbers over 90,000 such boxes in 91 countries. The Today Show established one at NBC’s headquarters at 30 Rockefeller Plaza in Manhattan. Houston’s Glassell School placed one outside the door to its Cafe!

In each case, a small box with an unlocked door sits atop a pedestal outdoors near a right of way. Inside are books for the taking. Those using the books may replace them or return them, or not. The purpose? To promote the sheer joy of reading!

The movement began in 2009 when Todd Bol in Wisconsin made the first book box, 2’ by 2,’ and planted it on his front lawn. It looked like a tiny schoolhouse and it contained his mother’s books for the taking, what he called “a spiritual gesture” and a way of honoring her memory as a schoolteacher and booklover.

The Vargheese family has chosen to dedicate their book box to children’s books, which is perfect given its location across the street from Old Braeswood Park. Now children coming to the park can pick books to read in the park or to take home for reading. Old Braeswood encouraging children to read? How cool is that? Thank you to Melissa Thomas and Ajay Vargheese! p.s. Please feel free to add children’s books to the box!



Ajay Vargheese and Melissa Thomas and children Luke, Isaiah, Michael and Gabriel and their new Book Box on Maroneal at Morningside.



Real Estate Report

by Dawn Gervais, Realtor, Martha Turner Sothebys

Stats for Old Braeswood as of October 15, 2019:

Homes currently for sale 7

Average list price:	\$1,003,833
Maximum list price:	\$1,695,000
Minimum Days on Market:	82
Average Days on Market:	323

Homes sold since 1/1/2019 6

Average sold price:	\$1,156,321
Maximum sold price:	\$1,425,000
Max. sales price per Sq.Ft.	\$367
Average sales price per Sq.Ft.	\$299

Lots for sale 3

Minimum list price:	\$695,000
Maximum list price:	\$899,000
Minimum lot size:	10,173 SqFt
Maximum lot size:	18,100 SqFt

(Statistics based on properties listed on MLS and Houston Association of Realtors.)