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OLD BRAESWOOD
PROPERTY OWNERS ASSOCIATION

Old Braeswood News

Letter from the President by Julie Cohn, President

This spring we are all no doubt facing odd and unprecedented experiences as we respond to COVID19. To anyone in our midst or among our extended friends and family who is ill, we send our best wishes for a speedy and complete recovery. To the many medical professionals who live in Old Braeswood, we extend our gratitude, encouragement, and moral support for your most important work on behalf of all of us. And to those who are under any sort of quarantine, we commiserate.

If you, or one of your neighbors, is isolated and in need of any kind of help – food, transportation, household supplies – notify us at info@OldBraeswood.com. If you are in a position to help out, let us know. We want to watch out for each other and stay as safe and healthy as possible.

A word about our weekly Old Braeswood Safe Sunday Social “Distancing” Hour - a time when neighbors enjoy time in their front yards or strolling the streets from 6-7 pm on Sundays. If you choose to participate in this new tradition, please exercise good public health practices: only residents of your household in your yard, maintain a distance of at least six feet from your neighbors, and please stay indoors if you are feeling unwell. The details of Harris County’s Stay Home Work Safe order can be found here: <http://www.readyharris.org/stay-home>.

In compliance with government orders and guidance, a number of neighborhood events have been cancelled or postponed. We hope to hold the April Membership Meeting in June. And the Annual Party in the Park will also be rescheduled.

We are continuing to carry out the business of Old Braeswood Property Owners Association, albeit in new ways. The Ad Hoc Finance Committee has been communicating via email (rather than meeting in person) to wrap up work on ARC fees and our overall finances. An informal group of volunteers and committee chairs met in very early March to lay out plans for soliciting sponsorships for park events and for the newsletter. (Elsewhere in this issue you’ll find information about becoming a sponsor.) Our goal for this initiative is to fully underwrite the cost of these activities: \$1,300 for park events and \$2,000 for quarterly newsletters. And the Executive Committee held its first Zoom meeting recently, which was interesting and productive!

One of the most heartening experiences during these days of “Stay Home, Work Safe” has been seeing so many neighbors out in their yards and on the streets (but not close to each other). Let’s continue to enjoy the beautiful spring weather – at a safe distance – as we navigate this most unusual time together. — Julie

Learn to Love Your Deed Restrictions, #5 by Julie Cohn

Way back when, in the 1920s, 1930s, and 1940s, Houston was just a little bit different from today. In fact, some things were quite different. For example, some areas within the city limits were still rural. The city had a franchise agreement with just one utility company, then called Houston Lighting and Power, to provide electricity service. And for our neighborhood, the developer was in charge of installing sewer lines, gas pipelines, lighting poles, and so forth. In light of this (pun intended if you like) our deed restrictions designated who was authorized. (Continued on page 4)

In this issue

Due to the current health crisis, the following neighborhood events have been postponed:
APRIL: POA Meeting
MAY: POA Party in the Park

Your House Has a History	2-3
Plan Review Requirements, Membership & Patrol Participation	4
New Tradition, Sightings, Bayou Report	5
New Neighbor Coffee Report, Sponsors	6
Block Captains to the rescue Support local restaurants	7
Club News & Dog Star	8
Who’s Who, News Anniv., Trash Reminders	9
Bunnies on Greenbriar	10



The home formerly located at 2321 Blue Bonnet Blvd.

This column typically describes Old Braeswood residents, many of whom have left. This time the houses themselves have left and currently the lots are vacant at 2535 Glen Haven Blvd. and 2321 Blue Bonnet Blvd.

The Blue Bonnet house was once owned by Dewitt H. Grossman and his wife Lois, appearing first in the *Houston City Directory* of 1937. Their maid Prisilla Berryman lived in the rear along with her husband, Zeno, who was employed at Emrik's Storage Garage.

Dewitt worked in retail clothing. His father founded a dry goods business in Weimar in 1895 and five years later moved it to Preston and Milam in Houston. Dewitt and his brother Abe ran that business as Grossman Clothiers. By 1951 the brothers had moved to 817-819 Main St. and opened Craig's Ready to Wear – "Smart Apparel for Smart Women."

In 1952 the brothers purchased Everitt Buelow Company Inc., an upscale purveyor of women's clothing in Houston since 1914. Its flagship store at Main and Lamar was a Spanish Renaissance Revival building designed by Joseph Finger. (That store closed in 1980 and others at Post Oak Blvd. and Champion Forest closed in 1992.)

In 1961 the Blue Bonnet house passed to Herschel G. Maltz and his wife Dolores. During their years in the house, Dolores was co-owner of a needlepoint store at

5207 Kelvin Drive, *Needle Nuts*. Herschel was Vice President of Houston Paper Company. It was a Maltz family business founded in 1917 and became Century Papers with Herschel as President and CEO. Eventually Herschel sold the business to Chemed Corp. He became a founding member of Texas A&M's President's Endowed Scholarship Fund and received A&M's Distinguished Alumnus Award.

Then in 1976 Dr. Malcolm H. McGavran and wife Ursala moved in. Dr. McGavran served at Methodist hospital and then Baylor College of Medicine before becoming a Professor of Pathology at M.D. Anderson Cancer Center. Widowed in 1993, Ursala remained in the house until 2018. The next year it sold to Old Braeswood residents Dr. Leonard Goldberg, a dermatologic surgeon, and June Ferbrache. June manages her husband's practice. They live at 2322 Underwood, directly behind the Blue Bonnet property, which is now an extension of their backyard.

The other house, at 2535 Glen Haven Blvd., has a history beginning in 1949, when James M. and Bertha Hinton Irvin first appeared in the *Houston City Directory* at that address. The Hinton both worked for Humble Oil Company, he as a general contractor and she as a bookkeeper.

The Irvins were followed in 1958 by Dr. Aubrey James Cockrell, a family practitioner, and wife Blanche Nicholson
(See "House" Continued on Page 3)

“House” continued from Page 1

Cockrell. In the 1920s Dr. Cockrell was a sprinter at UT-Austin where he set a conference record of 9.6 seconds in the 100-yard dash. He later competed at the US Olympic Trials. Renowned UT coach Clyde Littlefield called him “the fastest man for 50 yards I ever saw.” (*The Houston Chronicle*, August 5, 1954, Section B, page 1.)

Blanche was a fourth generation Houstonian. Her father, Gordon Baker Nicholson Sr., was a founder of both the South Texas Cotton Oil Company and the Air Reduction Company. (The first company refers to the oil made from cottonseed after it is separated from cotton lint in the ginning process. Cottonseed oil was particularly useful as a cooking oil. The second company refers to the process of separating atmospheric air into its component gases for commercial purposes.) Her maternal grandfather, James H. Adair, was elected President of the Houston Cotton Exchange and Board of Trade in 1912. That organization systematized and regulated the trading of cotton in Houston. Its headquarters at 202 Travis is today on the National Register of Historic Places.



The Cotton Exchange

The Cockrells moved in 1967 to 3217 Inwood Drive.

Dr. Cockrell was the first in a string of physicians to own or occupy the Glen Haven house: Dr. Marion Worthington (1968-1989). Dr. Michael Andrew Modelski and wife Marian, apparently renters (1969-1970).

Dr. Scott Daniel Flamm, a cardiovascular radiologist at Texas Heart Institute, and wife Anne Lederman Flamm, a Clinical Ethicist at MD Anderson (2001-2016). And, Dr. Becky McGraw-Wall, a plastic surgeon, and her husband Larry Wall, an investor (2017-present).

Others who passed through, possibly as renters, include Judd Miller Jr. (1961), Amalia Cato (1973-1978), Christi L. and William Wilbur Reynolds (2011), and B. Bruno and B. Bruno Jr. (1998-2000). Intermittently, the house stood empty.



Everitt Buelow



The home formerly located at 2535 Glen Haven Blvd.

Both the Blue Bonnet house and the Glen Haven house were dilapidated at the time they last changed owners, and they have been taken down. But they are preserved in their images here and in our recollection of those who lived in them.

[This is the 61st article in a continuing series on houses and people in Old Braeswood. Suggestions for future columns are welcome.]

“Know your Restrictions”: continued from Page 1

to enter properties for the purpose of developing and adjusting utility infrastructure.

The plats for our neighborhood include utility easements. In the deed restrictions for Section 1 of Braeswood, in article 13, Braeswood reserves the right to enter properties and establish or maintain physical utilities within the utility easements. In addition, Houston Lighting & Power Company (which no longer exists) and its successors (of which there are several) has the right to erect and maintain guy wires for electricity between any two lots. The provision also limits the location of these overhead lines. In the restrictions for Braeswood Addition and in the Extension, article (h) in both sets of deed restrictions also reserves those rights and further states that the easement shall not be obstructed by buildings, fences, shrubs, or trees. These days, public works personnel and contractors, telecommunications companies, and CenterPoint all have access to our utility easements, even though they don't appear in our deed restrictions. CenterPoint, for example, sends contractors through periodically to trim back trees that might impinge on power lines: www.centerpointenergy.com/en-us/Safety/Pages/Tree-Trimming-Removal.aspx?sa=ho&au=res.

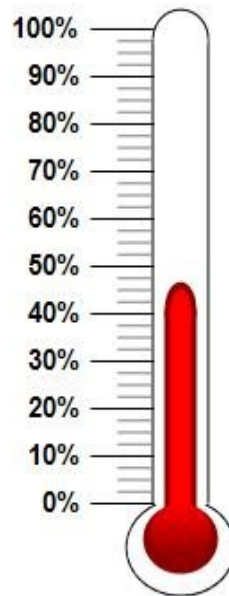
Now, let's talk about farm animals! No livestock allowed in Old Braeswood! That's the message of all three sets of deed restrictions, found in article 14 of Section 1, and article (j) of the Addition and the Extension. Currently, in the City of Houston, by definition, “*Livestock* shall mean any sheep, llama, or any bovine or equine species.” The city code provides additional restrictions. For example, no swine allowed either. To check this out, see Section 6 of the City Code of Ordinances (<https://www.houstontx.gov/barc/chapter6draft.pdf>).

That's the weird stuff. Next time, we'll learn how long our deed restrictions are in effect, how to release them, how to assign them, and that they “run with the land.” Who knew that deed restrictions had legs???

2020 Membership & Patrol Subscription Drive Needs You!

To date only 47 % of residents have sent in their 2020 dues and patrol subscription payments. Our thanks to those who have already contributed for the year. If you have forgotten or have misplaced your annual request, a reminder form is included in this mailing for those who have not yet paid.

You can confirm your status by checking the mailing label affixed to this newsletter. If your label includes “Exp'd” beside your name, your subscription and dues are expired. Please consider renewing subscriptions online at OldBraeswood.com with a credit card or using PayPal. Paid members and subscribers will be listed in an upcoming edition.



Sign Display Reminders

All signs except for single “For Sale” signs are prohibited in Old Braeswood. Please ask your contractors to refrain from displaying their signs when they are working on your home.

Campaign signs (for candidates or political issues) are another matter. While the restrictions prohibit them, state law allows them to be displayed 30 days prior to an election and up to 10 days after the election. Please bring your signs inside until the next election in November 2020.

Plan Review Required for ALL exterior changes to Old Braeswood homes

As we're all at home and having a chance to assess our homes and plan future projects, please remember to consult with the Architectural Review Committee in advance of beginning any updates. All exterior alterations must be reviewed by the ARC. If in doubt, notify us of your plans, and we will do our best to fast-track your review.

Here are some of the home improvement projects requiring ARC review: paint color changes, roof replacements, new or replacement fences, replacement doors and garage doors, window rehab and/or replacements, driveways, landscape elements, awnings, solar panels, projections, balconies, additions, new garages, carports and porte-cocheres, outbuildings such as gazebos or tool sheds/man-caves. Fines can be levied for projects that are not submitted before implementation.

As for new construction projects, the committee will take into account a project's characteristics including authenticity of style (ie. established historical or contemporary architectural examples), quality of design and materials; a design supportive of the original developers' intent for a suburban, garden community enhanced by discrete garage and fencing locations; harmony with the neighborhood (contextual compatibility and sensitivity to integrate with the surrounding homes) as well as trees and shrubbery that retain an open, garden like appearance from the street. Plan review is mandatory for all sections of the neighborhood. All exterior alterations must be submitted and approved before work may begin.

For information on the submittal and approval process or related questions, please send a message to ARC@OldBraeswood.com or call 713-807-1787. Requirements are posted at OldBraeswood.com/wp/Restrictions.

New Tradition in Old Braeswood



POA president Julie Cohn started a new tradition to help us through the current pandemic. Every Sunday evening neighbors are invited to come outside to sit on their front lawns with a beverage or to stroll their block, an opportunity to see their neighbors while keeping at a safe distance. March 22nd was our inaugural Sunday "Social Distancing" Hour and neighbors on several blocks of Glen Haven came out to enjoy the weather and see one another. (And everyone was considerate in keeping at least 6' apart.) Great idea! Thanks, Julie! Important: These are not ordinary times. Since March 22, new rules have been imposed restricting Houstonians from going out. It is still permissible to leave your property to walk and exercise. Please keep at least 6' from your neighbors, especially during conversation.

Brays Bayou Report

Work on Project Brays goes on! Construction, bidding and awarding of contracts by HCFCD continues even during the current crisis.

Work will ramp up at the Telephone, Lawndale and Buffalo Speedway bridge sites in the near future as construction at Stella Link wraps up. About May activity should start at the Hillcroft bridge. Traffic signs will notify drivers of future detours and be in place at least two weeks before any road closures/detours begin. Weather experts tell us we are in for an active hurricane season due to the absence of El Nino, so hopefully some of this work will be completed before the first storms arrive.

Neighborhood Sightings

Pictured bottom left: Krista Heidersbach and Mike Kelly in costume spreading cheer. Bottom right: Old Braeswood Park with the caution tape around play equipment and no one at play.



Top left: Neighbors enjoy Social Distancing Hour in the 2200 block of Glen Haven. Top right: Bill & Dee Murray on Maroneal. Above: Toni Wilson and her family visit with neighbors in the 2400 block of Glen Haven.

New Neighbors Turn Out for Coffee

A big Thank You to Krista Heidersbach (Social Events chair) and GG Hsieh (Hostess) for once again welcoming new neighbors to Old Braeswood with a coffee in their honor on February 29th. GG opened her home and garden with an array of food and drink. Thank you to those who brought food and to Alicia vonGreisman for coordinating the event. Those enjoying the neighborly fun could not have known that it would be the last neighborhood event before social distancing became the norm.



Top: Dawn Gervais and Christine Manca. Center: GG Hsieh, Krista Heidersbach and Alicia vonGreisman. Bottom: New Neighbors Olga & Ted Barlow

Help Pick up the Trash

IS YOUR GYM IS CLOSED? Then walk a few of Old Braeswood's beautiful blocks. And when you do, bend over to pick up any trash. It does wonders for the waistline! (Just wear gloves and wash hands afterward.)



Sponsor the Newsletter

Need to promote your business? Sponsoring the Old Braeswood Newsletter is a great way to help yourself and your neighborhood. There are several sponsorship options to suit your needs and budget.

Thanks to Susan Teich, our neighborhood historian for being the first sponsor of 2020. For more information contact info@OldBraeswood.com.

Join the Julia Ideson Library and Walk Through Houston's History!

Only one library is wholly dedicated to preserving Houston history - the Julia Ideson Library at 550 McKinney. Old Braeswood Garden Club's scrapbooks dating back to 1939 are archived there. Join the library's support group, Friends of the Texas Room, for as little as \$10. Every membership counts! Visit to join at: <http://friendsofthetexasroom.org>.



Block Captains Ready to Help

Old Braeswood is fortunate to have neighbors who have volunteered to help those in need of assistance, such as grocery or pharmacy runs, during this time of “Stay Home, Work Safe.” If you or anyone you know needs help, please contact your Block Captain, who can either help or connect you with a volunteer who can help. You may also contact our Executive Director Evalyn Krudy at 713-807-1787 or info@OldBraeswood.com.

<u>Block Numbers</u>	<u>Street</u>	<u>Block Captain</u>
2300	Bellefontaine	Janice Gregory
2400 & 2500	Bellefontaine	Linda Joekel
2300-2335	Bluebonnet	Christine Manca
2337-2358	Bluebonnet	Annette Eldridge
2400 & 2500	Bluebonnet	Janet Horn
all	N. Braeswood Blvd., Braeswood Ct., Kelving & Morningside	Sally Miller Sally Miller Sally Miller
2300	Dorrington	Lorie Westrick Merrill
2400 & 2500	Dorrington	Joyce Wilkenfeld
2100 & 2200	Glen Haven	Susan Teich
2300	Glen Haven	Fran Callahan
2400 & 2500	Glen Haven	Andrea Lapsley
2300	Gramercy	Laura Pang
2400 & 2500	Gramercy	Margo Elgohary
all	Greenbriar & S. Main St.	Adam Miller
2100-2200	Maroneal	Annette Brown
2300	Maroneal	G.G. Hsieh
2400 & 2500	Maroneal	Samia Khalil
2300-2330	Underwood	Dorry Shaddock
2333-2530	Underwood	Jordana Slawin

One Hour at a Time

Neighbor Christie Bowden and her daughter created this wonderful chalk artwork outside the park to remind us that we will get through this crazy time by taking it “one hour at a time.”



Support our Locally Owned Restaurants: Pasha & Salento

Our local eateries are all struggling and more closures are announced daily. To help keep our faves in business through this emergency, please order your takeout from them to help keep them afloat through the stay home order period.

Pasha on University Blvd. is owned by Gramercy neighbor Mustafa Ozsoy. This family restaurant has been in business for 15 years and serves delicious Turkish/Mediterranean fare. Visit them at www.epasha.com. Place your order by calling 713-592-020. They are open Tues.—Sun., 11 a.m.—10 p.m.

Salento Bistrot is owned by Maroneal neighbors Anna & Scott Campbell. This café and bistrot celebrates Latin American and European culture. They're open from 9 a.m. to 1 p.m. and 4 p.m. to 8 p.m. daily. Call 713-528-7478 to place your order. Don't miss out on their delicious coffee creations. Find them on Facebook.

Garden Club

The Garden Club cancelled its March and April events to protect the health of the community. President Alicia vonGreisman was to have hosted an evening event (Show 'n Tell) at her home in March. The April event would have been the Club's annual Flower Show hosted by Terese Wagner. The Club hopes to put on the Flower Show this summer, but only if social distancing is no longer needed then.

But there is good news! You now can browse Garden Club's historical scrapbooks online! Most of the scrapbooks have been digitized at the Julia Ideson Library (i.e., Houston Metropolitan Research Center) and 6 of them are now online, starting with one created in 1939. Just visit <https://cdm17006.contentdm.oclc.org/digital/collection/p17006coll15>

More good news! Alicia vonGreisman is leading a project to produce a Garden Club cookbook. Recipes have been collected and are being tested. Look for the cookbook later this year as a fantastic gift item.

Book Club not only reads, but predicts future (sort of)

The March selection was *Station's Eleven*, Emily St. John Mandel's fictional story of a pandemic. The discussion was, of course, even livelier than usual. Krista Heidersbach reports, "When it was recommended, Corona virus was barely making the news. By the time we discussed it, we had doubts about the wisdom of gathering. The book is a wonderful read and shows what a beautiful time we live in, the technology we take for granted and the resiliency of the human spirit."

To honor social distancing, the April book discussion will be using ZOOM. The book: *Isaac's Storm*, by Erik Larson.

Future picks, should you want to get ready to join Book Club:

May: *The Giver of Stars*, by Jojo Moyes.

June: *Longitude: The True Story of a Lone Genius Who Solved the Greatest Scientific Problem of His Time*, by Dava Sobel.

July: TBA

August: *The Only Woman in the Room*, by Marie Benedict

Krista recommends Book Club selections from the past to fill our added time at home:

Love in the Time of Cholera, by Gabriel Garcia Marquez

Rough Magic: Riding the World's Loneliest Horse Race, by Lara Prior-Palmer

Eleanor Oliphant is Completely Fine, by Gail Honeyman

Killers of the Flower Moon: The Osage Murders and the Birth of the FBI, by David Grann

Just Mercy: A Story of Justice and Redemption, by Bryan Stevenson

Where the Crawdads Sing, by Delia Owens

Educated, by Tara Westover

Less, by Andrew Greer

Weight of a Piano, by Cris Cander

On Writing, by Stephen King

Washington Black, by Esi Edugyan

The Ninth Hour, by Alice McDermott

Burial Rites, by Hannah Kent

Kiss Carlo, by Adriana Trigiani

O Pioneers! by Willa Cather

Pachinko, by Min Jin Lee

Crossing to Safety, by Wallace Stegner

Pavillion of Women, by Pearl Buck

Big Little Lies, by Liane Moriarty

AND MANY MORE

For more titles and to inquire about Book Club and joining in for the April discussion using the ZOOM app, contact Krista at krista_rust@yahoo.com.

OB's Dog Makes Headlines



Old Braeswood residents Kathy and Matthew Kelley were acknowledged this year in *Bellaire's* magazine *The Buzz* after their winning bid at a charity auction made them the owners of a Goldendoodle. They named the dog Annie because the auction supported St. Anne's School. The *Buzz* article notes that Annie is great friends with Nick, the family cat, and that she is certified by the Alliance of Therapy Dogs as a canine volunteer at senior living facilities.



Old Braeswoods' Quarterly Newsletter Celebrates 20 Yrs

This April is the 20th anniversary of our newsletter. Back in 2000 Sally Miller was president of the Old Braeswood Civic Club, the forerunner of our POA. In that year she expanded the annual Old Braeswood news mailing into a quarterly newsletter, making it our key source of neighborhood information. She is shown here holding a copy of that April 2000 issue. Thank you Sally!

Sign up for Old Braeswood eNews & Crime Alerts

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

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

2020 OBPOA Officers & Chairpersons

President	Julie Cohn
Vice Pres.	Joe Manca
Vice Pres.	Samia Khalil
Vice Pres.	Paul Sanders
At-Large	John Eldridge
At-Large	Jean Boisaubin
Treasurer	Mike Kelly
Secretary	Ann Garnett
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
Executive Director	Evalyn Krudy

Welcome New Neighbors

William Garcia & Lois Veguilla 2535 Maroneal Blvd
 Erica & George Hittner 2402 Glen Haven Blvd.
 Larry Lawson 2527 Glen Haven Blvd.
 Tommy O'Neill & Noah Millsap 2334 Underwood Blvd.

Trash & Recycling Schedule



Recycling	Every other Tuesday (B)
Dates	April 14 & 28 May 12 & 26 June 9 & 23 July 7 & 21
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

Place household garbage or recycling at the curb in the city-provided automated bins no earlier than 6 p.m. the evening preceding collection and no later than 7 a.m. on the day of pick up. Remove bins from curb 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. Ensure bins are spaced a minimum of 3 feet apart.

Yard waste must be contained in city-approved biodegradable bags and placed at the curb. Tie branches into 3-4 ft bundles.

Visit www.houstontx.gov/solidwaste for more information.



PROPERTY OWNERS
ASSOCIATION

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If the Easter Bunny is self-isolating, we still have our Greenbriar Bears!

