

VOL. 19, ISSUE 2

SPRING  
2023

## Letter from the President

Dear Neighbors,

I hope that you and your family are doing well and enjoying our lovely spring. Below is an update on upcoming neighborhood events and the current work of the Old Braeswood POA.

On Wednesday, April 19, we held our Spring Membership meeting at the lovely home of Alicia and Robert Jackson. Thank you, Alicia and Robert, for hosting the membership meeting and thanks to everyone who attended it. Our speakers included Rusty Lannin and Myron Jones, Precinct 1 Coordinators for the Harris County Flood Control District; Rob Lazaro, Brays Bayou Communications Specialist; and Erica Rocha, Chief Security Officer for S.E.A.L. Security.

Please mark your calendar for our next big event, the neighborhood *Party in the Park*. The party will be held on Sunday, May 21 from 3:00 until 6:00 p.m. Make plans to enjoy food from local food trucks, face painting, games for the kids, and much more! Many thanks to Vanessa Ames, Chair of the Social Committee, for her hard work on this fun event.

On the neighborhood security front, our Flock cameras were installed, and we increased the number of S.E.A.L. patrol hours for the neighborhood. Thank you to everyone who generously donated to fund the flock cameras and patrol subscription. A special thanks goes to Sharam Honari, Vice President of the OBPOA, and Dee Murray, Chair of the Patrol Committee, and fellow Committee members for all of their hard work and efforts on the camera project and patrol.

We are pleased to introduce our new outside architect, Russell Worley, hired by the Executive Committee to serve on the Architectural Review Committee. Mr. Worley is a graduate of the University of Oklahoma and Rice University. His architecture firm has enjoyed an excellent reputation in the local community for over 41 years. Mr. Worley started working on ARC projects for the OBPOA in late April and is responsible for technical review of building submissions.

On a similar note, the Executive Committee continues to work on the implementation of the six recommendations made by the Ad Hoc Committee to Improve the ARC. Recent Executive Committee work has focused on Recommendation 4: Observe the big picture. The Executive Committee interviewed and sought input from several individuals and sources, including comments from Mr. Worley, who has experience from other neighborhoods. Members of the Executive Committee continue to work on a new draft of the Architecture Review Guidelines which include comments and changes derived from its research. Once the revised draft has been completed and agreed upon by the Executive Committee, the new draft will be circulated to the neighborhood for its review and comment.

*Ann Garnett*

## Membership and Patrol

Thanks to all of you who have paid your dues and patrol subscriptions this year. The mailing label on the back cover of this newsletter shows the status of your account. If your label says "Expired" or "Exp'd" please consider sending in your dues and patrol payment either by check to our PO Box or pay online with a credit card. Neighbors who have not renewed will also receive a membership form inserted into this mailing.

Even if you do not wish to pay at this time, please send in your contact information to [info@OldBraeswood.com](mailto:info@OldBraeswood.com) for the neighborhood Directory which will be published soon.

## INSIDE THIS ISSUE

Homes and History of Old Braeswood	2-3
Plan Review Reminders	3
Recent Park Corp Developments	
Flock Cameras / Garden Club	4
Party in the Park on May 21	5
Garden Club Flower Show	6
Reminders / Yard of the Season	7
Old Braeswood Piano Group	8



OLD BRAESWOOD  
PROPERTY OWNERS ASSOCIATION

# Old Braeswood News

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# ***The Homes and History of Old Braeswood*** by Joseph Manca *The Landscape and City Planning Firm of Hare & Hare and the Design of Old Braeswood*

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In addition to the beautiful individual homes of Old Braeswood, the layout of the neighborhood is itself a work of art, a product of the notable landscape designers and city planners of the prestigious firm of Hare & Hare. Headed by Sidney ("Sid") J. Hare (1860–1938) and his son, S[idney] Herbert Hare (1888–1960), the firm, founded in 1910, received a commission in 1927 to lay out the new Houston neighborhood of Braeswood, as it was then known (the neighborhood changed its name to Old Braeswood in 1982, and I will use the current name throughout). Sid Hare was born in Louisville, Kentucky, but moved as a child to Kansas City, Missouri, where he remained and established his practice. He was largely self-taught, but his son, Herbert, attended Harvard University's newly founded master's program in landscape architecture just before he joined his father as a partner.

Hare & Hare laid out Old Braeswood in a design style that would offer a countryside feel to a neighborhood that was part of an expanding city. Rather than the straight streets typically found in urban blocks, and as characterized Houston's downtown core, Hare & Hare endowed Old Braeswood with curving streets, as one might find away from a center city or in the countryside itself, where roads evolved as a response to natural topography. Old Braeswood would also include large lots, houses set back from the road, wide streets, and green spaces and water features here and there. The earliest homeowners built houses in the country house look that would correspond in taste to Hare & Hare's layout, the first houses graced with expansive house plans embracing historical styles such as Tudor and Georgian.

This kind of city planning with a countryside character has surprising origins: it began in America not in urban design, but circa 1830 in the curvilinear, picturesque layout of cemeteries, and spread soon thereafter to the planning of verdant, Romantic public parks. The academic program that Herbert Hare followed at Harvard was formulated in part by Frederic Law Olmsted Jr. (1870-1957), son and partner of the influential Frederic Law Olmsted Sr. (1822-1903), the designer of Manhattan's Central Park (1858-1868). Over the course of their careers, Sid and Herbert Hare designed dozens of cemeteries, public parks, private gardens, and city neighborhoods, endowing them with a rural or suburban feel. Hare & Hare supplied designs for the tree-lined, esplanaded Main Street Corridor alongside Rice University and the Medical Center, and their work there complemented the design of nearby Hermann Park, laid out in 1916 by the German-American natural landscape designer George Kessler (1863-1923). Hare & Hare worked elsewhere in Houston, and provided designs for such projects as the Reflection Pool of the Houston Zoo (1924-1926) and the layout of the main campus of the University of Houston (1937). Houston residents who have traveled further north might also know the beautiful, winding layout of Hare & Hare's Fort Worth Botanic Garden (1934). Further north still, in Missouri, Hare & Hare contributed the plans for the Kansas City Country Club District (1913 and later), including the curving and



***Herbert Hare, 1950***

scenic layout of Mission Hills, which is similar in appearance to Old Braeswood.

Hare & Hare designed Old Braeswood at first (1927) to be larger than it is now, extending west even a bit beyond Buffalo Speedway and to streets south of Brays Bayou, but various issues arose to reduce the size by 1928. With the shrinkage from Old Braeswood's vast, originally planned area, and the channeling and lowering of bayou's level by the United States Army Corps of Engineers (1955-60), the neighborhood is far less of a riverside community than the firm had originally intended. Still, some of the current sites at North Braeswood Boulevard front the water, as Hare & Hare had desired. In addition, smaller planned water features included a frog pond at the little park site at Greenbriar and Blue Bonnet. A small, early fountain, surrounded by walls of dark, natural stone, still exists at Braeswood Court; although not designed by Hare & Hare, it offers a sense of the kind of charming water features beloved by the city planners of the country neighborhood movement.

What gives Old Braeswood design its particular character are the gracious curving streets that Hare & Hare laid out. Greenbriar and Morningside Drive are quite straight north of Holcombe, but in Old Braeswood they turn into elegant, arcing streets, adding interest and

breaking up the monotony of a city grid. Sid Hare had originally (1908) planned curving streets for the city of Bellaire, but his plan was altered in favor of a grid, and a comparison of the current design of Bellaire with Old Braeswood illustrates the difference between a traditional rectilinear plan and the country design that Hare & Hare championed. Similar contrasts exist between Old Braeswood and the more geometric layout just to the north and west at West University Place.

The complexity and beauty of Old Braeswood's plan are encapsulated in the area of Old Braeswood Park and, just to the south, the nearby little park at Glen Haven and Kelving. Numerous streets, all curving, picturesquely arrive at five intersections around the two wedges of land. The current Old Braeswood Park presents a visual focal point from various directions, perhaps most striking for those cars and pedestrians traveling west from Greenbriar on the magnificently broad street of Maroneal.

The ancient Romans had a phrase, *rus in urbe*, "country in the city," to describe the pleasures of country life that could be enjoyed even within an urban setting. Hare & Hare designed Old Braeswood to beautify Houston and provide a verdant, spacious, scenic, and uncrowded residential neighborhood. Old Braeswood shared that character with Houston's fine, early twentieth-century neighborhoods such as River Oaks, Riverside Terrace, and Shadyside, all refreshing places to live and each standing within a short distance from urban amenities and pleasures such as museums, concert halls, churches, restaurants, and office buildings. Times have changed, and traffic has increased, but Old Braeswood retains its sense of countryside in the city, and remains a highly appealing place to live.

For further reading, see Carol Grove and Cydney Millstein, *Hare & Hare, Landscape Architects and City Planners* (Athens, GA: The University of Georgia Press, 2019); and Stephen Fox's *Braeswood: An Architectural History* (Printed in the United States: Anchorage Foundation of Texas, for the Old Braeswood Civic Club, 1988), which is available for sale from our neighborhood Manager (contact [info@oldbraeswood.com](mailto:info@oldbraeswood.com) for more information).

*Note: Inspired by Susan Teich's achievement in her 70-article series "Your House Has a History," the Preservation Committee is launching a new series about the homes and history of Old Braeswood in this issue.*

## *Plan Review Required for ALL Exterior Changes: The ARC is Here to Help!*

The Architectural Review Committee (ARC) encourages you to set up a preliminary meeting to discuss your project in advance of finalizing its design. This step can help ensure your plans are able to move quickly through the review process and may even help save you money on your project. While most preliminary meetings are held via Zoom, the ARC is open to meet on site if that helps with understanding the proposed project.

Please remember to consult with the ARC in advance of beginning any updates. All exterior alterations must be reviewed and signed off on prior to construction. If in doubt, contact the ARC at [ARC@OldBraeswood.com](mailto:ARC@OldBraeswood.com) to verify submission requirements and for help before and during the design phase to ensure plans are approvable before they are formally submitted. Visit the deed restrictions page of the website for more information.

Per the deed restrictions, home improvement projects requiring ARC review include new construction of homes and changes to existing homes involving building footprint, roofs, fences, doors and garage doors, window rehab or replacement, paint color changes, decorative elements, driveways, landscape elements, awnings, solar panels, projections, balconies, additions, new garages, carports & porte-cocheres, and outbuildings such as gazebos, greenhouses, or toolsheds. Fines may be levied for projects that are not submitted before implementation.

## *Recent Developments From the Park Corp.*

Old Braeswood Parks are enjoyed daily by residents and visitors of all ages. The Old Braeswood Park Corporation (OBPC) is committed to maintaining our landscaping in the shared park spaces.

In early April we revitalized sixteen large crape myrtles in the park by removing most of the invasive ball moss that was disfiguring them. The work crews spent a week extracting the ball moss by hand and also removed dead limbs and trimmed and shaped the trees, using a bucket truck to reach the treetops. Four huge truckloads of debris were carted off and the results are a big improvement.

We have a commitment from the City's Forestry Department to trim the eight large oak trees in the park soon. Over time, these trees have produced an extremely dense canopy that needs to be reduced to allow more sun light in the play area. At the same time the City plans to replace the depleted playground mulch.

Members of the Park Committee and surrounding neighbors have been especially diligent in keeping the Park area clean and inviting by continually removing discarded items.

We congratulate Erin Goldman, who was recently elected to assume the duties as President of the Old Braeswood Park Corp. And we thank Annette Eldridge, who successfully served in that position for many years and continues to advise as a director of OBPC.

Please remember that the Old Braeswood Park Corporation is a Texas nonprofit corporation formed in 2005, which exists to help maintain the landscaping, and undertake improvements through special projects, in the three City of Houston parks in the Old Braeswood community. Through the years, it has raised over \$100,000 for this purpose with tax deductible donations from our neighbors. We thank you for your continued support. Please note that contributions can now be sent via Zelle to: [OldBraeswoodPark@gmail.com](mailto:OldBraeswoodPark@gmail.com).

## Flock Cameras Installed in April 2023

by Sharam Honari

As of March 2023, 60 neighbors had donated the \$21,000 needed for the installation of the four Flock Safety cameras for our two-year pilot program. We greatly appreciate the generosity of the donors listed below.

In late April, all four license-plate reader cameras had been installed and signs will be added to neighborhood entrances announcing that the neighborhoods is participating with Flock. We encourage residents to register vehicle license plates to our community's secure "Safe List." A link will be sent to all residents with a registered email address. It's up to you whether you provide your actual name, but by registering your license plates will help law enforcement know which vehicles belongs to residents when sorting through footage in case of a crime event. You can also add any vehicle that frequently visits your home to the list.

If you are the victim of a crime, please first report it to the police department, and then reach out to S.E.A.L. at 713-422-2770.

Thank you again for your donations toward the Flock camera installations. For questions about the Flock project, please contact [shonari@gmail.com](mailto:shonari@gmail.com).

## Thank You, Donors!

*Vanessa & Charles Ames*

*Sandra & Stephen Barnett*

*Sheryl & Steve P. Barrett*

*Ann Schutt-Aine &*

*Rubin Bashir*

*Zuany Molina & Craig Baudier*

*Vicki & Robert Birenbaum*

*Yoram & Monica Borodaty*

*Janet Bruner*

*Linda Joekel*

*Keiko & Pierre Chevray*

*Mary Ann & Kent Crowl*

*Nancy & John Curry*

*Lisa & Charles Cusack, III*

*Helen & Tony Davenport*

*Marina & Giulio Draetta*

*Annette Brown &*

*Paul Duplechain*

*Gary Eknoyan*

*Diane Tanking & Blanten Filak*

*Peggy & Marty Fischer*

*Nadia Pervez & Matthew Foster*

*Dr. William & Mrs. Lois Garcia*

*Ann & Joe Garnett*

*Milvia & Paul Gidley*

*Maureen Glancy*

*Katie Beth & Adam Gottlieb*

*Kathy & Lee Gunner*

*Erica & George Hittner*

*Lindsey & Sharam Honari*

*Gayle & Scott Hoffer*

*Patricia & Michael Inselmann*

*Drs. Samia & Kamal Khalil*

*Molly & Samy Khalil*

*Monira Hamid & Azam Kundi*

*Andrea & Robert Lapsley*

*Conor Lynch &*

*Christina Rumore*

*Linda & Patrick Magill*

*Shaunna & Chad Mason*

*Deborah McCoy &*

*Robert Keenan*

*Robin Fredrickson & Jeff*

*Munoz*

*Joanne Swartz &*

*Randall Newman*

*Matt Nicklos & Kristin Roshelli*

*Mindy & Chris Ring*

*Janet & Paul Sanders*

*Rita & Bal Sareen*

*Rita Saylor & Thorpe Butler*

*Barbie & Don Schaffer*

*Jordan & Dylan Seff*

*Simona & Kenneth Shaitelman*

*Wei Shen & Weihua Jiang*

*Christine & Craig Shenkman*

*Carrie & Austin Stanton*

*Fred Steves*

*Janet Horn & Don Treat*

*Melissa Butler &*

*Oliver Tuckerman*

*Elizabeth & Jeffrey Vanover*

*Leslie & Ashwin Viswanathan*

*Sherri & Garrett Walsh*

## Path of Tea Garden Club Tea Party



The Garden Club's March meeting was a Tea Party held at the home of Annette Eldridge on the 21st. The speaker was Chris McCann from Path of Tea on W. Alabama Street.

Pictured above from left to right are: Susan Teich (Program Director), Chris McKann (Path of Tea), Annette Eldridge (Hostess), and Vicki Birenbaum (Garden Club President).

## Flock Camera on Morningside





ANNUAL BRAESWOOD  
**PARTY IN THE PARK**

SUNDAY, MAY 21st 2023

From 3 p.m. to 6 p.m.

Braeswood Park (Morningside @ Maroneal)

Bring your family and join us for an afternoon of neighborhood fun.

Food + Beverages • Braeswood Committee Meet + Greetings • Kid Games +  
Treats • Face Painting • Great Conversation + Laughs

Interested in volunteering or sponsoring?

Reach out to Vanessa Ames, [vames116@gmail.com](mailto:vames116@gmail.com)



## Garden Club Flower Show 2023

The Garden Club held its annual Flower Show at the home of Terese and Gary Wagner in April, with the theme Art in Bloom. This is a favorite event each year and a reason all by itself to join Garden Club. The Wagners provided dinner. Many thanks to Terese and Gary!! The Club's March event, An Old Fashioned Tea, was equally well attended and many thanks go to Annette Eldridge for hosting and providing lunch. There is more fun to come. To join, contact Maribel Reuter, (713) 668-4366.

- 1 - First Place Winner, Krista Heidersbach
- 2 - Second Place Winner, Christine Manca
- 3 - Third Place Winner, Janice Gregory
- 4 - Christine & Craig Shenkman with Bob & Andrea Lapsley
- 5 - Len Teich    6 - Fred Steves    7 - Kathy Lord
- 8 - Gary and Terese Wagner, the gracious hosts of Garden Club's 2023 Flower Show



# Garden of the Season

By Andrea Lapsley

As you take advantage of these beautiful days, make sure you stroll by 2511 Bellefontaine, the home of Susan and Stan Schneider, residents of Old Braeswood for 36 years. Their yard is bursting with colors: purples, pinks, yellows, and white. The front is covered with a variety of plants including pentas, snapdragons, lantanas, petunias, irises, and alyssum. If you are lucky enough to go into the backyard, you will find raised beds of herbs, tomatoes, cacti and more blooming flowers.



## 2023 OBPOA Officers Standing Committee Chairpersons & Liaisons

President	Ann Garnett
Vice Pres.	Sharam Honari
Vice Pres.	Robert Jackson
Vice Pres.	Daniel Parker
At-Large	Fred Steves
At-Large	Paul Danziger
Treasurer	Chad Mason
Secretary	Erin Goldman
Past President	Samia Khalil
.....	
Arch. Review	Paul Sanders
Advisory	Dee Murray
Block Captains	Christine Manca
Enforcement	Marcella Watkins
Flood Control	Deborah Balthazar
Garden Club	Vicki Birenbaum
Hospitality & Directory	Sally Miller
Newsletter & Historian	Christine Manca
Park Corp.	Erin Goldman
Preservation	Joseph Manca
Patrol	Dee Murray
Social Events	Vanessa Ames
Trees	Paul Sanders
University Place	Andrea Lapsley
Welcome	Maribel Reuter

### Trash & Recycling Schedule

<b>Recycling</b>	Every other Tuesday (B)
<b>Dates</b>	May 9 & 23      June 6 & 20 July 5 & 18      Aug. 1, 15 & 29
<b>Household Trash</b>	Tuesdays (in city provided bins)
<b>Yard Waste</b>	Tuesdays (in biodegradable bags)
<b>Junk / Tree Limbs</b>	<u>3rd Monday of each month</u> 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. Ensure bins are accessible and not blocked by vehicles. Space bins a minimum of 3-feet apart.

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

Visit [www.houstontx.gov/solidwaste](http://www.houstontx.gov/solidwaste) for more information.

### 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](mailto:info@OldBraeswood.com) or call 713-807-1787.



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ASSOCIATION

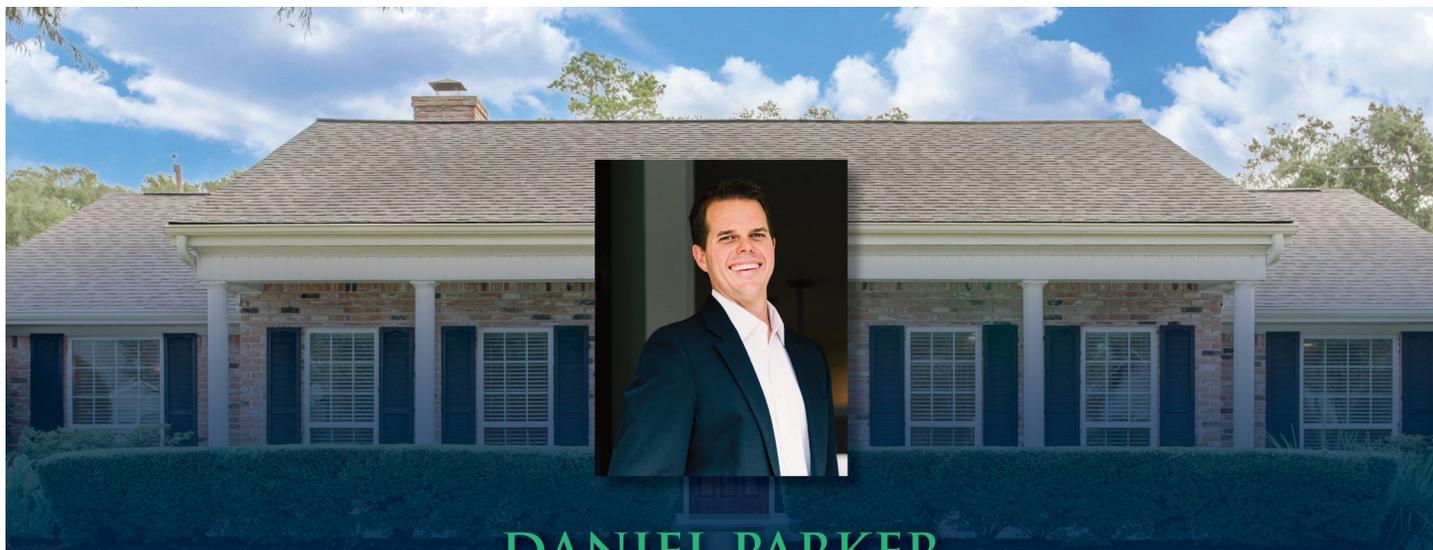
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## Old Braeswood Piano Group

Five Old Braeswood residents, and one former Old Braeswood resident, have come together to revive an interest they had in childhood – playing piano! Like many, they grew up taking piano lessons, then went off to college, leaving the piano behind. After many decades of not playing at all, they now find, with their own children grown, that they want to bring piano back into their lives – and they have. Interested? Basic piano skills are sufficient. The purpose is to meet every couple of months to play for one another and enjoy snacks and drinks. Contact Susan Teich, at [steich1@comcast.net](mailto:steich1@comcast.net) Current members are: Debra Balthazar, Patricia Butler, G.G. Hsieh, Sabina Lee, Christine Manca, and Susan Teich.



## DANIEL PARKER

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