

*A Deed Restricted
Community*



NEXT MEETING:

Thursday,
February 6, 2003
7:30pm
River Café

KEEPERS

City Services
3-1-1

City emergency:
713.834.0600

www.cityofhouston.gov

Public Works
713.837.0600

Westheimer
Police Storefront
(no officers dispatched
from this location)
713.284.8604

Police Dispatcher
713.222.3131

Fire Department
713.222.7643
or 9-1-1

Heavy Trash
Second Wednesday
of the Month

AUDUBON PLACE ASSOCIATION NEWS

FEBRUARY 2003

Letter from the President

February 2003

Our New Year got off to a good start with excellent attendance at the January meeting. This was no doubt due to Tony Herrada telling everyone at the Di Bagno's APA Holiday Social to be sure and attend my "coronation" as incoming President in January! I hope your New Year's resolutions included paying your APA dues and attending at least one neighborhood meeting in 2003.

Among the changes for 2003 is a new format for this newsletter. In an effort to control costs we are con-

verting to a single page format and will publish an issue every other month.

We plan to supplement this with post card meeting reminders in the months without a newsletter. We also intend to make more

extensive use of email notices and updates. We have approximately two dozen of our members on the email list, but we need more in order for email to effectively supplement our traditional newsletter communication. Please include your email address with your annual dues payment (\$10 per person) and mail it to: Audubon Place Association, 2615 Waugh Drive, No. 108, Houston, Texas 77006.

Email communication will be particularly important this year with the freeway construction and traffic issues related to US 59 and Spur 527. If you have already paid your dues and are not getting email updates, please send your email address to AudubonPlace@aol.com.

Activities discussed at our January 2 meeting included alley and esplanade clean-up this spring, the annual garage sale in May, and various ideas for social events. We also received a report on the minimum lot size proposal from Westmoreland Civic Association. Certain properties

within Audubon Place have been included in Westmoreland's proposal to qualify for this street protection. If you are contacted regarding the minimum lot size proposal for your property, we would

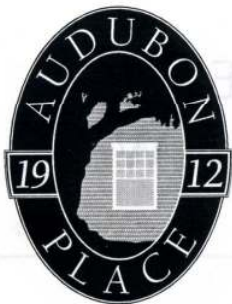
appreciate your consideration and support.

Please join us for the next meeting on February 6 at 7:30 pm at the River Café.

BRAD HARMES

Welcome New APA Members

Doris Haddaway
R. Davis Maxey
Antonya Nelson
& Robert Boswell



AUDUBON PLACE ASSOCIATION

2615 Waugh Drive, No. 108
Houston Texas 77006



Neighbor
611 Marshall St.
Houston, TX 77006

77006+4407 23



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Historical Committee:

Peter Van Bommel (chairperson of the Historical Committee) reports a positive vote from 42% of property owners. We need to have a "yes" vote from 67% of property owners to apply for Historic District status for the whole neighborhood with the City of Houston. We are attempting to contact those property owners who do not live in the neighborhood but may have an interest in increasing their property's value through this action.

Minimum Lot Size Proposal

Westmoreland and Audubon Place have been working together to try to ensure that lots cannot be subdivided when sold. The minimum lot size is based on average size lots in the area. All included lots must be +/- 10% of average for the proposal to be accepted. 51% of property owners must sign to present the plan to the City. At this time 41 of 106 properties in Audubon Place have signed to accept a minimum lot size and only 10 more signatures overall (between Audubon Place and Westmoreland) are needed.

MEMBERSHIP FORM

Name: _____ Date: _____

Address: _____ Zip Code: _____

Home Telephone: _____ Business Telephone: _____

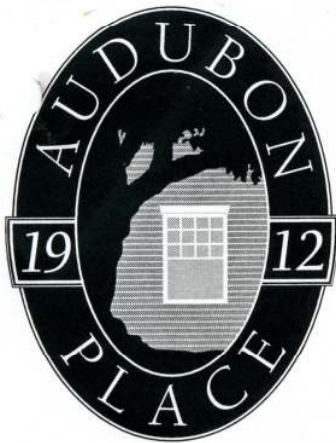
Email: _____

Renewing Member _____ New Member _____ Committee Interests: _____

Annual dues: \$10.00 per person Number of persons _____ Total dues paid \$ _____

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7:30pm
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FALL 2003

Message from the President

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past President Tony Herrada. We will have a report at the October meeting with elections scheduled for the November meeting. If you have an interest in serving please contact Tony at tony@pbgd.com.

Holiday Party
December 4
6:30 pm
608 Harold

The Nomination's Committee for 2004 officers is chaired by immediate

See you October 2nd at River Café!
Brad Harmes

Update on Spur 527 Project

Audubon Place Association donated \$1000 to the Neartown Association for the effort to develop an alternative to the current plan for the Spur. Here is an update from Mike Marks who is spearheading the effort.

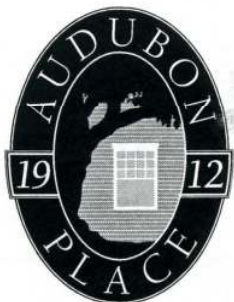
We raised over \$40,000 from Neartown, Midtown, Downtown, Main Street Coalition, South Main Center, Museum District and various individual contributors including at least one major developer. We contracted with Walter P. Moore, a major highway design firm that was approved by TxDOT, to conduct engineering studies in 2 phases. Phase 1 asked if there is a way to physically decouple the new spur construction from the current mainlane construction on US59. This would give us time to work on a better design for the Spur, one that would be more efficient as far as traffic flow while at the same time being less environmentally intrusive. In addition Phase 1 was to analyze the effect on traffic and traffic mitigation if the spur was decoupled from the current construction. Results of the Phase 1 study are just now in and they show that there is an efficient way to physically decouple the spur. The study also shows that there may be some benefits to traffic flow during construction but that these benefits

are not as great as we had hoped. Phase 2, a redesign of the spur, was approved at a meeting yesterday with all of the stakeholders including Metro and the City and Walter P. Moore. There are some changes to what we want to see in the Phase 2 study and these are being added to the contract at this time. Phase 2 should get underway within a week or so if things continue to progress. We feel that we have adequate funds in hand to complete the phase 2 study. Phase 1 has been paid for at \$12,000. Phase 2, as I recall, is to be about \$33,000.

A good source for updates on the Spur project is West Alabama Quality of Life Coalition website at <http://walq.org/> WALQ has been a vigorous advocate in the public debate regarding the Spur plan underway by the Texas Department of Transportation. WALQ has retained legal counsel to protect area neighborhoods from the Spur plan.

Audubon Place Website

Dan Piette has done a great job setting up a web site for our association. It contains a map of our neighborhood association boundaries, a number of important links and some nice photos. It's on a free web site so you have to click past some ad pop ups, but do check it out. Thanks Dan! www.audubonplace.net/



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Kathleen Schipper is promoting Trees for Montrose. The City of Houston will give away free native trees to all Montrose residents beginning this fall and continuing until all empty planting spaces are filled. For more information contact Kathleen at kathleencanty@aol.com or 713-522-2538.

HISTORIC HOUSTON OPENS SALVAGE WAREHOUSE

Historic Houston a 501 (c)(3) nonprofit dedicated to preserving Houston's architectural heritage recently opened their salvage warehouse. Space has been generously donated to Historic Houston on the first floor of the building located at 1702 Houston Ave. by owner Bart Truxillo. Through Historic Houston's volun-

teer salvage team Historic Houston has acquired architectural salvage and fixtures from houses slated for demolition. These building material are being recycled and made available to historic property owners to help offset the cost of renovating their historic properties.

The warehouse will be open to the public on the third Saturday of the month from 10-2pm and by appointment at other times. Interested parties can call Historic Houston to make an appointment or to get a copy of the current list of available historic building materials.

For more information please contact:
Lynn Edmundson, Founding Director,
713-522-0542
lynn@historichouston.org

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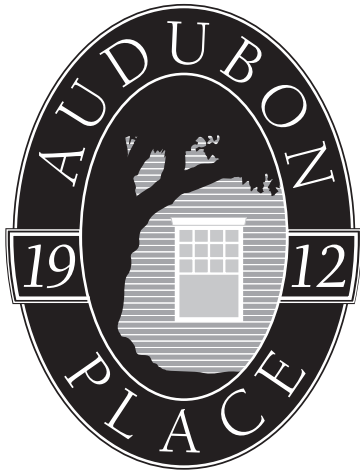
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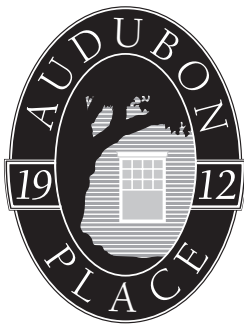
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