

*A Deed Restricted
Community*



NEXT MEETING:

Thursday,
April 7
7:30pm
Mango's 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

SPRING 2005

President's Message

It is a pleasure to again serve the neighborhood as president.

I would like to continue some of the work that Gary Coover did in the past, documenting our neighborhood and houses and then presenting this information at neighborhood meetings. If you have any background historical information on your house that you would like to share, please send it to me and I will compile it for the group. We are going to categorize some of the houses in our neighborhood as to their style and picture them on our website.

We distribute electronic newsletters monthly. If you would like to be part of this email list, please send your address to me at audubonplace@houston.rr.com.

Patti Thompson

Future Meetings

I have asked Thomas McWhorter of the Greater Houston Preservation Alliance to speak at our meeting on May 5 at Mango's. I've asked him to update us on the latest happenings with historic preservations.

Join us for our meetings the first Thursday of the month at Mango's, located at Taft and Westheimer at 7:30.

Esplanade

Thanks to all that came out to help trim the shrubs in the esplanade on Audubon. Hopefully, the trimmed shrubs will improve visibility on the street. We are working with the city to get our water reconnected in the esplanade so that we can provide water to the plants during long dry periods in the summer. New plants will be purchased and planted this spring to replace those that have died over the last few years. The plants that were selected for the esplanade are drought tolerant, so once established, they can survive on our normal rainfall.

Meet your Elected Officials

The annual "Meet Your Elected Officials" gathering was postponed and is now rescheduled for April 27 at the Museum of Printing History, 1324 W. Clay, from 7-8:30.

News from Neartown Association.

Audubon Place is part of Super Neighborhood 24. Neartown Association is an active member of the Super Neighborhood. The super neighborhood meetings are held the fourth Tuesday of the month at the Cherryhurst Park Community Room. More information on Super Neighborhoods can be found at: http://www.houstontx.gov/planning/suprnbhds/abt_sn.htm

Jack Rose, President of Neartown Association, came to the March Audubon Place meeting. He shared several items.

HSPVA move: When the High School for the Performing and Visual Arts moves to their new campus, their current location will be vacant. The City and HISD have agreed that the building will be torn down and the local communities can reclaim the land as a park.

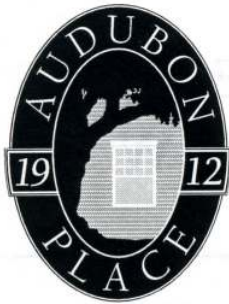
However, there are no funds set aside for this project. It is "approved but not funded". There will be more discussion on fund raising and design issues in the future.

527 Spur Redesign: TXDOT set aside \$1 million for "renovation" of the area once their work is done. This could include landscaping, a more pedestrian friendly area—especially leading over to the MetroRail line, better lighting and

sidewalks etc. There was discussion about who knows where this money is and what is currently planned for it. Patti Thompson will be contacting Mike Mark (of Westmoreland) to get more details.

Esplanades on Montrose: A private group is working with the City to return the esplanades to Montrose Blvd from West Dallas all the way through to Bissonnet. This group has acquired private funding to hire a landscape architect to design the esplanades and the areas on either side of the street

continued on back



AUDUBON PLACE ASSOCIATION

2615 Waugh Drive, No. 108
Houston Texas 77006

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between the curbs and sidewalks. The idea is to give Montrose a cohesive look—as has been done in the Galleria area.

One big challenge is the continuing upkeep of any landscaping. The esplanades that remain on Montrose at this time have no funding and are just left to themselves or the kindness of strangers. The group hopes to find the money necessary to put the plan in place AND provide for care for the future.

Brad Harmes mentioned that a "Museum Walk" plan is already funded and in motion connecting all the museums for pedestrians. This would intersect with the "new" esplanades and perhaps get people excited about the Montrose esplanades project.

Museum District Business Alliance: The 11 member board will be made up of 6 business representatives and 5 representatives of resident groups. This entity has the authorization to add a tax to all property owners

and businesses in the area. This could result in approximately \$2 - 6 million per year in tax revenue that would be available for improvements. The Upper Kirby District and Galleria District have similar groups.

Thanks to our secretary, Anita Bryant, for providing this information from her meeting notes.

GARAGE SALE

Remember to bring your items for the annual garage sale to Brian and Linda Harmes' house beginning the week of April 3rd. The proceeds for the garage sale go to our esplanade fund and cover our yearly mowing contract. Our garage sale will be on Saturday, April 9 from 8am to 2pm. Please try to price your items before dropping them off. No clothing, please.

MEMBERSHIP FORM

Name: _____ Date: _____

Address: _____ Zip Code: _____

Home Telephone: _____ Business Telephone: _____

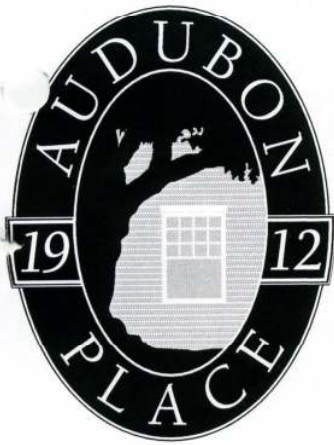
Email: _____

Renewing Member ____ New Member ____ Committee Interests: _____

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

Donation (thanks from Audubon Place) \$ _____

Mail to: Audubon Place Association, 2615 Waugh Drive, No. 108, Houston, Texas, 77006. Thank You!



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Community



NEXT MEETING:

National Night Out
Tuesday, August 2
7-9pm
Under the tree at
3405 Audubon

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AUDUBON PLACE ASSOCIATION NEWS

AUGUST 2005

NATIONAL
**NIGHT
OUT**

America's Night Out Against Crime

Join your neighbors for National Night Out on Tuesday, August 2nd. Instead of our normal gathering out in the esplanade, this year, we will meet at 3405 Audubon under the big tree, from 7 to 9 pm. Some felt that the esplanade was too narrow to safely gather, so we moved it to a yard. Bring something to share — food, drink, gossip — and meet your neighbors.

Next Meeting

Our next regular meeting will be Sept 1st. We will again hold it at La Mora. The plan is to have a slide show about our neighborhood and some background historic information on some of the houses.

Security

Councilwoman Ada Edwards scheduled a Town Hall meeting in response to:

- Avondale residents' complaints about the sharp increase in drug dealing and prostitution on our streets and our comments about the City of Houston refusing to deal with it
- the growing number of street kids in the neighborhood
- and their service providers perceived lack of responsibility in being good neighbors in this community.

Mayor White and many folks from the City of Houston and the Houston Police Department attended.

Attendees were encouraged to sign-up to speak. The groups were divided into Home owner associations, businesses, service providers, and residents. Some of the street kids also spoke.

At the end of the session, Ada Edwards had the remaining attendees break into different groups — civic associations and business were one group, and the service providers were another. Each listed

several items that could help solve some of the issues. Three people from each group were elected to participate in follow-up meetings with Ada Edwards' committee.

Management Districts

Garnett Coleman's management district legislature did go through. They will be creating the East Montrose County Improvement District. I have been nominated to serve on the board to represent home owner's interests. I will keep everyone informed of the progress of the entity.

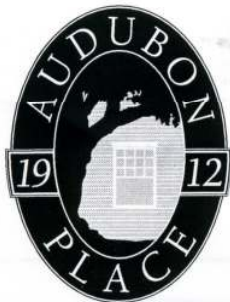
New Townhomes



We lost another home in the neighborhood to townhomes. The bungalow at 706 Hawthorne was demolished in late June. It will soon be replaced by 4 townhouses. You can see an artist rendering of the new project by visiting:

http://mdgilofts.com/details.cfm?PROP_ID=61&sales=yes

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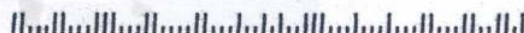
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2615 Waugh Drive, No. 108
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Neighbor
611 Marshall St.
Houston, TX 77006

77006-4407



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From the website:

Off the beaten path in the Montrose area, a quiet neighborhood is about to welcome four new townhome lofts featuring open floor plans with 2bdr/2 1/2 baths, study, private roof deck, 2 car garage, and a gated common driveway. Minutes from the Texas Medical Center, local Universities, and the Museum District. Reserve your new home today!

If you know of a house that is going to be demolished, let us know so that we may at least be able to salvage some wood, old glass, and door knobs before it goes to the dump.

There are very few tools available to a neighborhood to keep this from happening. Some things that help are Historic

Neighborhood Designation, Deed Restrictions, Prevailing Set Backs, and Prevailing Lot sizes.

Beautification and extension of Montrose Esplanade

Plans are being refined for the improvements to the esplanade on Montrose between Dallas and Westheimer. The creation of the southern esplanade between Westheimer and Bissonett will probably be a city capital improvement project. The landscaping of the esplanades will then fall into an "adopt a block" with different groups funding the work. Trees for Houston and the pedestrian bikeway group will also work with to coordinate the design for consistency.

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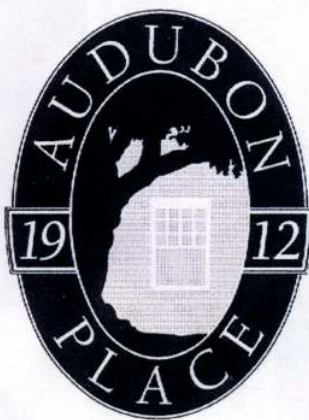
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Audubon Place Association Newsletter

Happy holidays

Join us at 7:30pm on December 1 for our annual Holiday Party. We will again hold it at Alex and Andrea Di Bagno's house at 608 Harold. Bring a dish to share and also bring your Homeowner's dues for 2006. This year, the dues will be \$15 per person or \$25 per household.

Storm Drains

The Bayou Preservation Association is a citizens' group whose mission is to "protect and restore the richness and diversity of our waterways". BPA facilitates collaborative projects and public awareness about the region's streams and bayous in order to foster watershed management, conservation, and recreation along Houston's defining natural resource.

Each year enough paper and plastic trash to fill Minute Maid Park 1 foot deep is collected from Buffalo Bayou alone. Floatable trash entering our Bayous from streets and storm drains contributes to poor quality, kills wildlife, and trashes public

perception of our bayous.

You can help by reducing the amount of paper and plastic taken from the grocery store, restaurant, or convenience store. Help limit trash in the bayous and reduce consumer costs!

As part of this effort, we have ordered storm drain markers from Harris County ordered each of the 85 storm drains in our neighborhood. Anita Bryant led this project and counted all the storm drain covers in our neighborhood! The plaques will state that anything being dumped in the drain will go straight to Galveston Bay. We will be organizing a half day to put them in place once they are received.

Lower Westheimer redevelopment project

Neartown is leading a project to redevelop Westheimer from Bagby to Montrose. The plans include widening sidewalks, installing trees and landscaping, and encouraging business to develop new building projects that have the building on the sidewalk line and the parking in the

rear. They are looking for volunteers to help with design and marketing of this project. If you are interested, send a note to Patti Thompson and it will be passed along to the group.

Metro University Line

Metro is working on plans to develop the "University Line" for light rail. It will run down Richmond from downtown to the Galleria area. There is still discussion as to the final route west after the line crosses Edloe. Three proposed routes are down Richmond, down Westpark, or down Westheimer. Several groups have been meeting to discuss the routes. The next meeting will be on November 28th in the upper Kirby building, 3015 Richmond, after 6pm

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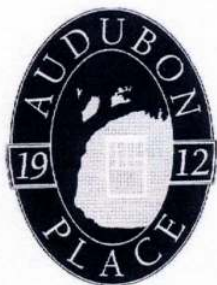
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Officers for 2006

The following slate of officers was presented and elected for calendar year 2006.

President: Patti Thompson
Vice President: John O'Donnell
Treasurer: Maaiké Van Bommel
Secretary: Anita Bryant

The officers elected for Neartown are:

President- Allen Ueckert (North Montrose)
Vice President- David Robinson (Park Civic)
Secretary- Carol Galeener (North Montrose)

Treasurer- Dale Harger (Avondale)

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