



Old Braeswood News

Call for OBPOA Nominations

The OBPOA Nominating Committee will be meeting soon to determine a slate of officers for the 2011 term. The committee will present a slate of officers to stand for election at the November 10 Annual Meeting. If you are interested in being involved or know someone who would be a great addition to the Board, please contact a nominating committee member by September 24. The Executive Committee positions to be filled are: President, 1st Vice President, 2nd Vice President, 3rd Vice President, Secretary, Treasurer, and At-Large Positions #1 and #2.

Also, if you are interested in serving as the chairperson of a committee, please notify a committee member. Committee chairpersons are selected by the new President at the beginning of each year. A full list of committees is included on page 5.

Your home could earn a Landmark Medallion

The Houston Planning & Development Department has created a medallion plaque for City of Houston designated historic landmark buildings. The plaque is provided through Historic Houston, a 501(c)(3) non-profit organization dedicated to conserving and promoting Houston's historic architectural and cultural resources through scholarly research, education, and advocacy of sustainable design.

The custom designed cast aluminum plaque measures 9" x 6" with a black background and raised gold leaf brushed lettering. It is available for any house that is a Houston Historic Landmark and is typically displayed near the front door.

Visit www.HoustonPlanning.com for more information about the Landmark Designation process and plaques.



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National Night Out

6-8 p.m.

Tuesday, October 5, 2010

(Meet neighbors on your block starting at 6 p.m. Then come to the Park at 7p.m. for Ice Cream!)

Annual Meeting

7 p.m.

Wednesday, November 10, 2010

Location: tba

(Volunteer host needed)

Not only is Old Braeswood a neighborhood that fosters families, it is a neighborhood where, from the beginning, multiple houses have been home to members of the same family, something that recurs throughout this series of articles. Walter William Fondren, a founder of the Humble Oil Company (later Exxon), was an investor in the Braeswood Corporation, and he saw to it that his two children lived in Old Braeswood.

This article is about the house that Fondren built for his daughter in 1930 at 2335 Bluebonnet, with Cameron D. Fairchild as architect. (The one for his son was built the same year directly behind it, at 2330 Underwood.) Sue Fondren Trammell and her husband, Washington B. (Tex) Trammell, took occupancy the same year it was built. Tex was raised on ranchland (the Y-6 Ranch and T-Diamond Ranch) near Sweetwater, land that his family had owned for over a hundred years. At the time the Trammells moved to Old Braeswood, Tex was president of Houston Natural Gas Co. (later Enron). Three years after moving onto Bluebonnet, he joined his father-in-law in the oil business.



In 1939, he was appointed Houston's Tax Assessor and Collector. During the Trammells' fifteen years in Old Braeswood, the City Directories record a series of chauffeurs and maids living in the garage apartment.

In 1945, the Trammells moved to River Oaks, to live at 3382 Del Monte Drive. (In 1977, Sue died, and, the fol-

lowing year, Tex married Camilla Blaffer, widow of the son of another founder of Humble Oil Company.)

The Bluebonnet house was purchased from the Trammells by the parents of legendary Glenn McCarthy, who by then was living in the Old Braeswood estate Glennlee (now condos on North Braeswood near Kirby). William P. and Leah McCarthy are listed at the Bluebonnet address through 1959. While there, their daughter, Betty, was married in the house.

William was material superintendent of his son's oil producing company, Glenn H. McCarthy, Inc., with offices in the Sterling Building. William may have driven himself to work, or maybe he hitched a ride with his son, because now the various occupiers of the garage apartment were listed as "yardman" rather than as "chauffeur." With the destruction of both Glennlee and the Shamrock Hotel, this house may be our only remaining vestige in Old Braeswood of Glenn McCarthy. [See "Correction: Glen or Glenn?" on page 3.]

When William McCarthy died, his widow moved into an apartment at 1400 Hermann Drive. The house stood vacant during 1960-1962. Then ownership passed from the McCarthys to the McKenzies, and from them to the McCoy's – three consecutive owners with "Mc" names.

Gilbert C. and Carolyn B. McKenzie bought the house in 1963 and moved there from Blodgett. Gilbert owned McKenzie & Brown Insurance Agency. In about 1971, they sold to John A. McCoy, married to Frances. John owned a public relations firm that served the oil and gas industry. He is listed as the owner through 2001, the year of his death.

At that point the house suffered from considerable neglect and might have sold as a teardown, the fate of many formerly grand old houses. It was saved by the next owner, Jesus Terrezas, who spent several years restoring it. He was almost done when the current owners purchased in 2004 and completed the job. They are Susan and Paul Danziger, a pediatrician and a lawyer, who live there with their four children. They

(continued from page 2)

moved from West University when their growing family needed more space.



Susan & Paul Danziger with their children 1st row – Joshua and Julia; 2nd row – Gaby and Emma.

One room that you would not expect to find anywhere in Houston is a basement. This house has one. And the stairs leading to it are not in back, but near the entrance of the house, emphasizing what an impressive thing it is to have a basement in Houston. The basement is equipped, of course, with a sump pump. Paul, being a native Houstonian, immediately understood the special nature of the space and he gave it a special use. He took up winemaking as a hobby. His grapes are imported from Oregon and California, flown in by Southwest Airlines. Paul reports that red wine is harder to make than white, but he is working on that.

[This is the 15th article in a continuing series on houses and people in Old Braeswood. Suggestions for future columns are welcome.]

Noise reminders

Noise complaints have risen with the explosion DIY-ers fixing up and tinkering in their homes and garages. If you love to tinker and pound things or use power tools, please be courteous to your neighbors and refrain from noisy activities until after 7 a.m. weekdays and later on weekends. Please finish up noisy projects by dusk. Your neighbors will love you for it!



Correction: Glen or Glenn?

An earlier article in the “Your House has a History” series mistakenly reported Glen Haven (originally spelled “Glenn Haven”) was named after Glenn McCarthy. This is a good place to correct the record.

Glen Haven Blvd. was originally platted as “Glenn Haven Blvd,” not for Glenn McCarthy (who was then about 21 years old and not yet famous). When Braeswood Place was platted shortly after WW II, the City of Houston insisted that the existing street names extend into Braeswood Place for consistency.

Those platting Braeswood Place obeyed, but misspelled some of the streets. Later, when street signs replaced the curb tiles, the City, again pressing for consistency, decided that the spellings needed to be reconciled. Someone arbitrarily chose “Glen” instead of “Glenn,” and the name of the street changed, creating a disparity between our street signs and our tile curb signs.

HBJ article recalls Old Braeswood’s past

On August 13th, the Houston Business Journal reprinted an earlier article by Betty T. Chapman describing the development of Old Braeswood as a model garden subdivision during the “City Beautiful” movement of the 1920s. OB was originally advertised for its “location (including being in the direct route of the Gulf’s cool breeze), approach, protection, wise restrictions and architectural supervision,” in addition to being “only 12 Minutes Out Main Boulevard.”

Thank You New Members!

The following is a list of members who have contributed since July issue. Our total membership is now 167 out of 310 homes. If you recently received a bright green membership request form, we have not received your dues yet this year and we urge you please consider renewing your OBPOA membership. Your continued support is essential to keep our neighborhood running smoothly and our restrictions enforced.

Cathlyne Camp-Murray

Ann & Berkeley Glass

Linda Joekel

Deborah & William Kizer

Janet Mortenson & Brooks Morgan

Gary & Terese Wagner

Crime Prevention Tips from Criminals

Three suspects were arrested in August by the Precinct 5 Constable's Office in connection with a string of burglaries in west Houston. One of the young men arrested drove the constables through west Houston neighborhoods, pointing out "flags" he used to target a home:

Open Garage Door. If they were looking for a quick steal, especially a car, they would target homes with an open garage door. It was an invitation to these guys to help themselves. Unfortunately, we keep so much of our property in plain view and easy access to the criminal. A lot of us are leaving our keys in the ignition of our vehicles thinking, it is safe in our own garage. But it is not. The guys were in and out in a matter of seconds.

Porch Lights. The suspects would drive around the neighborhoods and look for homes which had the porch lights on during the middle of the day. This indicated that no one was home because we leave our lights on in anticipation of arriving home after dark. I would recommend motion sensors for those of us who routinely arrive home at night. It will save you money on electricity, provide a deterrent for when someone is peaking into your home, and it removes this particular "flag" from your home.

Mail and Papers. We all pay the price for convenience. A paper in the driveway in the mid-afternoon signals to these guys that the home owner leaves early and isn't home yet. Further, when they saw the paper or the porch light, they always checked the mail box to see if the mail was still there. This was another indication that no one was home. It is difficult to control the mail scenario, but we can protect ourselves from the newspaper flag.

Answer the door knock. I cannot stress enough the importance of answering the door knock in the middle of the day. These guys knew that if no one answered the door when they knocked, chances are nobody was home and it was ok to make entry into the home. I do not recommend opening your door and speaking to strangers. However, it is imperative that you acknowledge them by speaking to them through your locked door.

Garage Side Doors. When the guys decided which home to target and performed the "knock test", they would jump the fence to the home and check the side door to the garage. We were told, "no one locks their side garage door". Once inside the garage, they typically had access to the home or at the very least, the car.

Alarms. I was very surprised to learn that the alarms were not a deterrent to the guys. They knew they could be in and out of the house long before anyone could respond to the alarm. If they knew the home had an alarm, they would cut the power to the home via the breaker box. Even if this set off the alarm, it did not matter to them. Again, they would be in and out in a matter of minutes.

Dogs. This was the best deterrent. However, one of the home owners burglarized had a dog. Unfortunately, his dog is extremely loving. We did see though, that they were more mindful of homes with loud barking dogs.

Routine. The most troubling fact I think we learned, was how much time these guys spent conducting surveillance on the neighborhoods and how well they paid attention to our daily lives. They learned our patterns and routines. They knew when we left to take our kids to school, what day of the week we went grocery shopping, how we park our cars in the driveway if our husband or wife was not home, how long does it take us to workout at the gym, and so on. We are victims of human nature. We carry on day after day, living our lives in systematic routine patterns, and never giving a thought to how our comfortable and convenient existence is an open book to the predators walking amongst us. SPICE UP YOUR LIVES. Do the unexpected. Indulge in the unplanned. Live your life and embrace the unforeseen obstacles, because only through changes in our routine lifestyles will we break the cycle of predictability that allows us to be preyed upon.

Call the RACS Patrol Dispatcher at 713-755-7618 whenever you see anyone acting suspiciously in the neighborhood. Always call 911 in case of an emergency. We encourage you to support RACS through your biannual RACS contributions. Watch your mailbox for solicitations from RACS in May & November of each year.



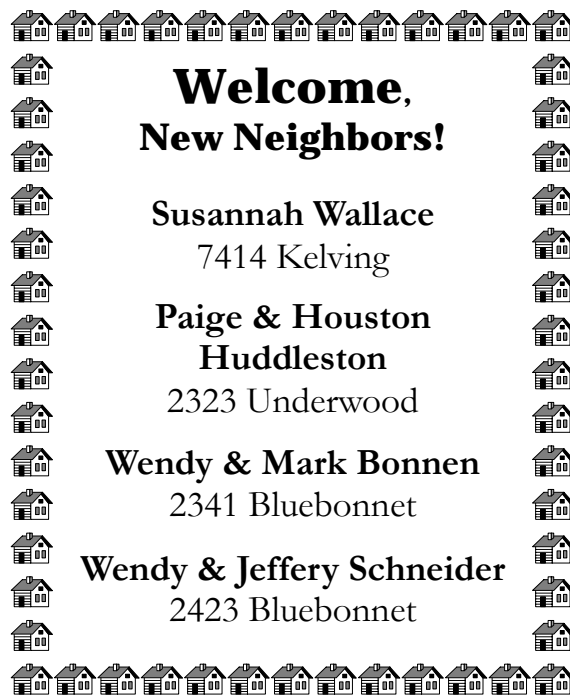
Old Braeswood Real Estate Report by Dawn Gervais, Realtor® Consultant

OB Homes sold since April 1, 2010..... 7
* Minimum Sales price \$349,500
* Maximum Sales price \$1,353,000
* Average Sales Price \$693,000
* Average days on market 134

Total # of Homes For Sale..... 9
* Minimum Asking Price \$435,900
* Maximum Asking Price \$1,500,000
* Average days on the market 121

Homes are selling at 93% of List/Asking Price. Statistics for home sold and active on the market may include homes being sold for lot value. In order to have an accurate analysis of your home I recommend contacting a Realtor® for a Comparative Market Analysis of your home.

Yard of the Season Award – Summer 2010



Welcome, New Neighbors!

Susannah Wallace
7414 Kelving

Paige & Houston
Huddleston
2323 Underwood

Wendy & Mark Bonnen
2341 Bluebonnet

Wendy & Jeffery Schneider
2423 Bluebonnet



The Silver Flamingo award for Summer 2010 Yard of the Season goes to Jan & Rick Kaminsky, 2351 Underwood Blvd. "Jan and Rick are hands on gardeners and I have often seen them out weeding the front beds. Although I have only had glimpses of their back yard I know it is beautiful, with many pots of flowers, roses and Bougainvillea", beams Christine Infante, President of the Old Braeswood Garden Club. Be sure to take time to pass by this lovely garden.

Recycling & Trash Schedule

Household Trash & Yard Waste	Tuesdays
Heavy Trash	1 st Monday
<i>Tree Waste Only (odd months)</i>	
<i>Junk Waste (even months)</i>	
Recycling	Every other Tuesday
	(Sept. 14 & 28, Oct. 12 & 26, Nov. 9 & 23, Dec. 7 & 21)

Per city ordinance, trash may not be set on the curb for collection before 6 p.m. of the day preceding pick up. To avoid fines, please remind your yard service crews not to leave bags at the curb too far in advance. Please also remind yardmen not to blow leaves or other debris into the storm sewers.

2010 OBPOA Officers & Chairpersons

President	John Eldridge
1 st Vice Pres.	Susan Teich
2 nd Vice Pres.	Buddy Steves
3 rd Vice Pres.	Ryan Maierson
At-Large	Sam Bernstein
At-Large	G.G. Hsieh
Treasurer	Brent Whiteley
Secretary	Dawn Gervais
Past President	Dee Murray
Architectural	Marilyn Archer
Review	Matthew Kelley
Block Captains	Sally Miller
Historic	Susan Teich
Newsletter	Susan Teich
Park	Matthew Kelley
Enforcement	Sam Bernstein
	John Eldridge
	David Robins
RACS Rep	Ryan Maierson
Rice U Liaison	Bob Birenbaum
Social	G.G. Hsieh
Trees	Carroll Shaddock
University Place	Kathy Lord
Welcome	Dawn Gervais
Manager	Evalyn Krudy

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Winner of the 2008 Star Award Best Specialty Room
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