

August -September 2015

WINLOW *Place*

A WINNING DEED-RESTRICTED NEIGHBORHOOD OF OVER 400 FAMILIES RIGHT IN THE HEART OF HOUSTON!

Visit for

www.winlowplace.org

Tuesday September 1st

GENERAL MEETING – 7:30 P.M.

St. Stephens Church, Havens Hall

(Next to the Chocolate Bar)

WINLOW PLACE AND SECURITY

Given the weakening economy, we are not seeing a let-up in the crimes around Winlow Place. In the last month, there have been 4 break-ins on the 1700 and 1800 blocks of Marshall, and there was a more serious assault of a biker by 4 men who jumped him near Westheimer and Montrose. We are still getting reports of people driving by slowly, casing the neighborhood, frequently in trucks that have signs for businesses that don't exist! They often strike in the morning and are in & out very quickly—i.e. before the police arrive. The Constable response time is generally between 2-5 minutes. The latest, on the morning of July 31st, the residents were at home. The suspect is a blond white male, about 40-50, looking somewhat disheveled. (See insert)

We are very encouraged by the number of residents, both of WP and Mandell Place, who have signed up for the Constable Patrol. We are confident that this will happen—our deadline is September 1st to sign the contract, and we would ask all of you who haven't signed up yet, to review your budgets. It CAN happen to you, and we would rather it didn't! Prevention is so much better than cure. With enough sign-ups early, we can start the service on October first.

The constables will be out and about on October 6—the “National Night Out” so wave at them and get to know them! We don't have a special event as we have the Friday night social three days later.



WE DID IT! DUNLAVY SUCCESS!

Our leaders tuned in “live” on August 13th to the Planning Commission vote, and the STAFF RECOMMENDATION won for each of the four segments of Dunlavy, which is wonderful news! The vote for our specific segment was 7 to 3 (in favor of Staff Recommendation), and 2 abstained. It's because of you: we had a great turnout for both the open house as well as the Public Hearing before the Planning Commission on July 16th.

A number of people spoke in support of the Staff Recommendation to make Dunlavy a 2-lane major collector (instead of a 4-lane major collector), keeping the current 60' right of way. Many thanks to the 12+ Winlow Place residents who spoke at the Public Hearing.

We thank each of you for spending your afternoon to give testimony for the benefit of Winlow Place. If you know anyone who took off work or offered up their afternoon to do so, please thank them. They are each advocates and heroes, and we value them! The same goes to those who attended the Public Open House. Your voices clearly made an impact.

You **can** take on City Hall, but you have to work at it! Again, thanks to all concerned.

TWO NEW RESTAURANTS

A belated welcome to Sarah and Rob Cromie for their new place, La Grange, just across the street from Mark's. Wonderful burgers—highly recommended by those who have eaten them, and other good food as well!

A new place will go into what is now the parking spot next door to the Blue House antiques. It is owned by the Columbe 'd'Or and is apparently going to be a casual chicken place of some kind—with lots of bike parking in the back.

GARBAGE AND TRASH DAYS

Remember that the green recycling bin goes out every second Monday, and the black, regular garbage bin, every Monday. Heavy trash pickup alternates between tree trash and garage-cleaning detritus, so check with 311 before you haul stuff to the curb.

September: heavy trash is the first Wednesday of the month. Wednesday, September 2, is tree trash only.

Yard of the Month

Watch this space for news of a Fall Award—get your nominations to Deb Lefleur!

COCKTAILS AND CONVERSATION

Thanks to our many gracious hosts and our upcoming participants.

August 14 Chris and Brandy Laasko @ 1745 Hawthorne.

Sept. 11 Guy and Debbie Leflar, 1702 Marshall

Oct. 9 John Ray/ Joe Hinojosa @1851 Harold

And we are “booked” through December!

LETTER FROM THE PRESIDENT:

Greetings, Winlow Place.

There are so many victories to celebrate, and so many great things going on in our neighborhood! I'd like to first and foremost congratulate you all because, through your diligence, we succeeded in our efforts to ensure that Dunlavy says safe, accessible, and is an appropriate street for the character and quality of our neighborhood. It is through the commitment of our leadership and residents, as well as partnerships with Mandell Place and Lancaster Place, that this was made possible. Thank you. I'd also like to thank so many people for attending public events – I saw MANY familiar faces at the recent meeting regarding West Alabama, and at other Neartown meetings/open houses, and I'm so impressed by the civic responsibility that you all exhibit. I'd also like to congratulate the Social Committee for another full slate of Cocktails & Conversations, as well as the Welcome Committee for such a lovely onboarding package for our new residents. Certainly not least, and perhaps to save the best for last, it's the 50th Anniversary of the Winlow Place Civic Club, and the 90th Anniversary of the Winlow Place Addition this year! So, with that, cheers.

Caroline

SHARE YOUR OPINION ON THE RECONSTRUCTION OF WEST ALABAMA

On Thursday, July 30th over 200 voters attended a meeting facilitated by Council Member Cohen and the City's Public Works and Engineering Department regarding the upcoming reconstruction of West Alabama. There is a full recap of the meeting on our blog at www.winlowplace.org. What we learned: West Alabama is being split into four segments in order to complete this work. The segment that is adjacent to Winlow Place is the 3rd segment, outlined below.

1. Wesleyan Street to Buffalo Speedway: Work to be completed by the City of Houston, construction estimated FY2016
2. Buffalo Speedway to Shepherd Drive: Work to be completed by the Upper Kirby TIRZ, design not started
3. Shepherd Drive to SPUR 527: Work to be completed by the City of Houston, construction estimated FY2018

SPUR 527 to Chenevert Street: Midtown TIRZ, design not started

Senior Assistant Director Carol Haddock outlined the current state vs. future state considerations and confirmed that the street will no longer have the reversible lane. Per the design, the street will be composed of two travel lanes (one in either direction, East to West), with a turn lane in the center – and that the final design will accommodate cyclists as well as pedestrians.

The City needs input by August 30, 2015: Two options were presented regarding bike path and intersection configuration options. Option 1 is for on-street bike lanes, and Option 2 is for off-street shared use bike paths (sharing sidewalk space with pedestrians). Some attendees had suggestions that may be a hybrid of Options 1 and 2. Be sure to clarify any suggestions in your comments as you submit them. The options are on our blog as well.

How to send comments to the City: Contact pweplanning@houstontx.gov or 832.395.2500 by August 30th.

NEIGHBORHOOD NEWS

2015 OFFICERS

PRESIDENT	Caroline Garry
VICE PRES	Ben Garry
SEC.	Brandy Laakso
TREASURER	Lindsey Aldrich

2015 COMMITTEE CHAIRS

WEBMASTER	T. Boncagni
DEED RESTRICTIONS	R. Hicks/ L. Aldrich
PUBLICATIONS	M. Needham
MEMBERSHIP	L. Aldrich
YARD OF THE MONTH	D. Leflar
SOCIAL	T. Carroll
HISTORIAN	A. Georgandis
NEARTOWN REP	K. Warhol
WELCOME COMM.	J. Ray

Other News Sources

1. www.citizens.net
2. www.neartown.org
3. www.winlowplace.org
4. www.richmondtrain.org

Crime Stoppers: 713-222-TIPS (8477)

EMAIL ADDRESSES?

Do you get the email updates on the crime stats? In-between-newsletter news? If not, send your address to president@winlowplace.org

2015 DUES ARE DUE

Suggested amounts: Patron: \$100.00

Regular: \$50.00

Seniors : \$10 or what you can afford.

Mail to: Treasurer, P.O. Box 980712, Houston, TX 77098

(Or take advantage of the fact that our computer wizards have made it possible to pay on line and save the stamp!)

Go to: www.winlowplace.org and click on the tab marked "Get Involved" this takes you directly to a pay system.

2015 BLOCK CAPTAINS/ NEWSLETTER

1700 Hawthorne	Pam Jenkins	1707 Hawthorne	713.927.2880
1900 Hawthorne	Marg. Nunez	1900 Hawthorne	713-529-2549
1700 Harold	Jan Ossman	1716 Harold	713.529.3191
1800 Harold	Connie Reilly	1829 Harold	713.524.9821
1900 Harold	Ken Wiesehuegel	1911 Harold	713.446.2472
1700 Kipling	Lillian Anfosso	1720 Kipling	713-529-3367
1800 Kipling	Lee Loe	1844 Kipling	713-524-2682
1900 Kipling	Mike Hawash	1840 Kipling	713-417-1468
1700 Marshall	Michael Drifmeyer	1724 Marshall	713-523-0624
1800 Marshall	Ron Bland	1808 Marshall	713-703-6208
1900 Marshall	Denise Hanks	1911 Marshall	713.520.1277
1800 w. Alabama	Terrie Frankel	1902 w. Alabama	(713) 228-9445

**WWW.WINLOWPLACE.
ORG**

Please check our website frequently

You can improve our neighborhood security



BET YOU DIDN'T KNOW! BUT IT'S TIME FOR A PARTY !!

S.O.S. – Time is running out !!!

**We need to celebrate the 50th Anniversary of the Winlow Place Civic Club
and the 90th Anniversary of the Winlow Place Addition this year!!**

Help!! We need ideas and volunteers for a celebration this Fall, so please contact president Caroline Garry and talk it up to your neighbors! Here's the background for this important, once-in-our-lifetime celebration:

The Winlow Place Civic Club came into being on July 21, 1965 as a result of a class action lawsuit, filed by the Jeanes family of 1756 W. Alabama, to rescind the residential-only deed restrictions throughout Winlow Place, which at that time included W. Alabama. The purpose of the lawsuit was to allow commercial activity on the north side of W. Alabama and through the back to the 1700 block of Marshall. Attorney Rolland Bradley of 1731 Marshall galvanized the opposition, meeting the first time in his home where the WPCC was formed. The lawsuit ultimately settled with a compromise allowing the north side of W. Alabama to be commercial but the rest of Winlow Place remaining residential only. The Jeanes house still stands at the corner and it is hard to discern their motivation as the property remains residential to the current day. Serious enforcement of the deed restrictions began with the formation of the Civic Club, causing one architect/speaker in January 1966 to lament that he did not see renewal in the Winlow Place area for many years, if at all!

The Winlow Place Addition is 90 years old this year, counting from January 1, 1925 when the residential-only deed restrictions commenced. The first plat was filed in April 1923, and by December 1923 a few hardy investors under the name of the "Winlow Place Company" filed a second plat totaling about 65 acres. The Guardian Trust Company was not the developer but funded the venture in part and sold the individual lots as Trustee – most at \$1700 each – to people who hired their own builders and blessed us with the variety of architecture we enjoy today. Streets and utilities had been installed and by August 1924, the first home was started at 1701 Marshall. Deeds executed by Guardian Trust provided for residential-only deed restrictions (valid until 1/1/75), excluding the south side of Westheimer which even then was more commercial.

The above history is "just cause" for a special celebration this year! We could call it our "50/90" celebration, similar to the "25/65" celebration in October 1990 which was well attended and received. President Caroline Garry has the 3-ring binder of photos and memorabilia of that occasion, and perhaps celebration ideas can be gleaned from it.

SOS for your help!! Please contact Caroline ASAP !!

Accomplishments of the WPCC include (but certainly are not limited to!!):

In 1973, when the deed restrictions were technically near expiration, the community was again mobilized and a full 80% of the 223 lots agreed to extended and restated deed restrictions. (The deed restrictions were amended and updated in 2000 and again in 2013.) This was a major

accomplishment as the original deed restrictions in many other neighborhoods had been allowed to lapse and consequently they could not prevent some of the major abuses which have taken place.

In 1979 through 1981, the Winlow Place Civic Club took on the job of mobilizing opposition to the loud, noisy and invasive "Old Plantation", a nightclub at 2020 Kipling. It had been much more acceptable in its previous incarnation as "Vann's Ballroom", but the nightclub was not a pleasant neighbor and the City had few restrictions and even fewer enforced at that time. Legal fees were almost \$25,000, all raised by the Civic Club, the residents, and other supporters; and the nightclub was eventually closed down and the property sold to Admiral Linen.

Over the years, many people have contributed to the improvements in the neighborhood and have fought for the enforcement of the deed restrictions. Some of our retired neighbors include Bob Mercado, who spear headed getting our 12 interior street lights as the City only provided those on the thoroughfares. Donia Casperson and her husband were stalwarts for many years, as were people like Doug Colin and Rolland Bradley, to whom we all owe a debt of thanks.

In 1985, the Civic Club helped to get the Neartown Police Community Center opened at 802 Westheimer and sent a representative to the monthly meetings of the Positive Interaction Program of the HPD; and Al Leon organized the Winlow Place Security Patrol utilizing an off-duty HPD officer on weekends and later a County Constable patrol for a number of years with Upper Kirby.

In 1990, we saw Winlow Place become one of only three neighborhoods to join the initial curb-side recycling program. This was thanks to Audrey Cook, who also had the foresight to get the WPCC incorporated as a non-profit entity dedicated to "the preservation and protection of the neighborhood and the enforcement of residential deed restrictions." The 1990 total of 440 households has been reduced slightly as some of the duplexes have given way to single-family dwellings, although when it was formed Winlow Place had roughly 50% duplexes.

Our 2000 revision of the deed restrictions established a base lot size of 6250 sq. ft , further enhanced by the City's move to let individual blocks also file a "prevailing lot size" and "building line set-back requirement" based on the averages for that block. Currently, only 4 of the 223 lots in Winlow Place remain ungoverned by either the deed restrictions or prevailing block requirements.

More recently, a historical marker at Lanier Middle School was installed in honor of Obedience Smith (1771-1847), whose famous survey of 1860 includes pasture land that became the Winlow Place Addition. The marker, owned by the WPCC and sanctioned by the Harris County Historical Commission, was dedicated in 2011 in a ceremony attended by dignitaries from throughout the City. A 3-ring binder of photos and memorabilia of this well-attended event has been given to the WPCC president.

No wonder Winlow Place is known as "the jewel of Montrose" !!!!

AND WE NEED TO CELEBRATE OUR 50/90 ANNIVERSARIES THIS YEAR!!

Note: This information has been abstracted with permission from an extensive "History of The Winlow Place Addition and Civic Club" by historian Audrey Cook. The foregoing is only a very small part of our history and a copy of the extended history may be obtained at no cost by contacting Audrey. She is also author and publisher of "Obedience Smith (1771-1847), Pioneer of Three American Frontiers, Her Ancestors and Descendants".