

# WINLOW Place

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

## Help Protect Winlow Place Neighborhood! 2001 Westheimer Apartment Site Nearing Sale with VARIANCE REQUEST

LEARN MORE

WINLOW PLACE  
GENERAL MEETING

**TUESDAY, MAY 23**  
**7:00 p.m.**

1722 W. Alabama

Home of Randy Mitchmore  
and Michael Horner

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SHOW YOUR SUPPORT

PLANNING  
COMMISSION HEARING

**THURSDAY, MAY 25**  
**2:30 p.m.**

City Council  
City Hall Annex  
900 Bagby

WINLOW PLACE'S NEIGHBORING PROPERTY, WESTHEIMER SQUARE APARTMENTS, IS SALE PENDING BY TRAMMEL CROW COMPANY. THEY ARE PROPOSING A 5-6 STORY, UP TO 272-UNIT APARTMENT COMPLEX WITH A VARIANCE REQUEST (AND/OR A 20-STORY HIGH-RISE TOWER) AND 400 PARKING SPACES.

Your Winlow Place Board recently met with Trammel Crow representatives to discuss impending plans for our neighboring property at 2001 Westheimer. We are not against change; however, we have several issues with the proposed plan – one in particular is their request for variance. What this means to Winlow Place is that, if granted, we can look forward to hundreds of additional cars, trucks, delivery/moving vans, etc., pouring in and out of our neighborhood through the apartment's new back entrance/exit on the 1900 block of Harold. Trammel Crow has not conducted a traffic impact study of their planned activity (to our already saturated, narrow residential streets) to explain how it will affect us, our surrounding neighbors, schools, businesses and quality of life.

Other extremely important impacts include the safety concern for Lanier Middle School pedestrian traffic, reduced green space, historic tree removal, increased drainage and flooding concerns, inner-city neighborhood preservation, etc.

**The time for you to act is NOW.**

Please call the City of Houston and voice your concerns (phone and fax numbers are listed on page 2 of this newsletter.) You are also sincerely asked to show your support on Thursday, May 25, 2:30 p.m., City Hall Annex, 900 Bagby, as City Council members hear our concerns with the proposed plan.

To learn more, please come as you are to our WPCC General Meeting on May 23rd at 7:00 p.m. Good neighbors Randy Mitchmore and Michael Horner have generously offered their home and pool for our meeting (children welcome.) We will discuss Trammel Crow's plans for 2001 Westheimer and its implications for our entire area. **We look forward to seeing each and every Winlow Placer on both May 23rd and 25th.**

— Kris Kelly  
WPCC Newsletter  
Editor/Publisher

**PLEASE ACT NOW REGARDING PLANS FOR WESTHEIMER SQ APTS**

**PRESIDENT'S REPORT**

**NUMBERS COUNT** at City Hall and I encourage each and every one of you to come to the Planning Committee Hearing on Thursday, May 25, 2:30 p.m., 900 Bagby.

You will not be asked to speak, but you **ARE ASKED TO COME AND SUPPORT THE SPEAKERS** who are standing against Trammel Crow's plan to build a new entrance/exit directly into Winlow Place just west of Lanier Middle School.

**NUMBERS TO CALL:**

**CITY PLANNING COMMISSION**

Carol Abel Lewis, Chairwoman  
  
Marlene Gasrick,  
Director, Planning Commission

Patricia Cotton, Assistant

These three women share a fax:  
713-837-7994 (fax)  
It is apparently not possible to reach them by telephone.

**PLANNING DEPARTMENT**

Amar Mohite  
713-837-7950 (direct number)

Amar is aware of our concerns but needs to know that a lot of people are VERY interested in Trammel Crow's proposal. Many residents calling saying that we have seen the site plans and have a lot of reservations about them would help put on pressure.

**CITY COUNCIL**

Ada Edwards  
  
Kaitlyn Murphy, Assistant  
713-247-1247 direct number  
kaitlyn.murphy@cityofhouston.com

Ada Edwards is our representative on council and her assistant, Kaitlyn Murphy, has been extremely helpful in listening to our concerns and passing the information on to Ms. Edwards. Express your interest in the Planning Commission hearings / say you will be there on the 25th / you are very interested in the TC plans because what you have seen to date looks very ominous for Winlow Place, etc.

**TRAFFIC**

I do not have a specific traffic person identified yet, but 3-1-1 should be able to point us in some direction. Safety ought to be a huge concern if there are hundreds more cars, van, trucks, etc., pouring on to Harold and streaming through Winlow Place throughout the day and night. When we were agitating about the closure of Spur 527, the traffic impact assessments done at that time showed that our streets were at saturation then. Trammel Crow has NOT done a traffic Impact Analysis, and needs to be forced to do so. We want to adamantly refuse any entrance/exit into our neighborhood, even if they plan to use it for emergencies, etc. They may "say" it will only be used as such and later use it as a delivery, resident entrance, etc.

**ARBORIST**

Victor Cardoba is a supervisor and is very interested in the preservation of large old trees, such as those located in front of the existing apartment complex and the even larger one that is set about 30' back on the left hand side. In order to reach anyone in this department, you must call 3-1-1. They will not put you through directly, but they will make a report to our forestry division. You must give the 3-1-1 agent the address of the property you are concerned about which is **2001 Westheimer**. They say that they cannot give out Victor's number. I have filed one call and my "request number" is 110976; I have not had a call back from anyone to date.

**Please** call these numbers and voice your concerns to the City of Houston. We are all aware of how sensible development benefits us and by working together we can collectively protect our beautiful Winlow Place neighborhood and surrounding areas.

Thanks all,  
Mary Needham  
WPCC President



**CITY of HOUSTON WEBSITE**  
[www.houstontx.gov](http://www.houstontx.gov)



NEIGHBORHOOD UPDATE



**ARCHITECTURAL GUIDELINE COMMISSION**

Are you interested in helping define what makes Winlow Place special? There are many wonderful things about our neighborhood including the character of our buildings and landscapes. Kay Warhol, WPCC Secretary, is seeking committee volunteers to help update the Winlow Place Design Guidelines. As renovations continue and new development increases, these guidelines complement our deed restrictions to help builders and renovators understand what they can do to contribute to the environment that makes Winlow Place so attractive. The plan is to start with the current document posted on our website at [winlow-place.org](http://winlow-place.org) and update and enhance it to provide greater clarity and more attention to both aesthetic and practical considerations. If you're interested in working on this, especially if you have architectural/design/planning expertise (or know a willing party who does) please contact Kay Warhol at [warhol1@swbell.net](mailto:warhol1@swbell.net).

**PROPERTY TAX PROTEST**

The city has changed the format for assessing our property taxes from appraised value to market value. You will want to take a good look at your assessed taxes and consider protesting your increase. **Remember...your protest form must be postmarked by Wednesday, May 31!**



**GOOD NEIGHBOR WARNING**

We send our condolences to good neighbor Laura Pauly and her family on the death of their beloved dog. Laura generously submitted very important information for our newsletter warning neighbors of a fatal disease contacted by her pet:

*My dog has been diagnosed with leptospirosis. It is a very serious bacterial infection that can infect dogs and humans. It is usually fatal in dogs if not diagnosed early on. My dog caught it from rat urine/feces in our front yard. About 3 weeks ago, our front yard was full of rat feces and it was very strange. I have never seen anything like it before or since. I swept off our sidewalk but took no further action. Several days later our dog started acting sick (lethargic, tail was down, spit up.) No other real symptoms, but just got weaker as time went on. The vet at West Alabama Animal Clinic has only seen leptospirosis 4 other times and 3 of those dogs died. It is not something they usually test for, but when I remembered about the rat feces, I did an internet search and requested the leptospirosis test. If treated early, it can be cured. The incubation period is 3 to 30 days. Even if a dog can actually survive the first 5-10 days of the infection, he or she usually dies later from permanent liver and kidney damage caused by the bacteria. It is a very nasty disease. Pet owners be aware that the disease is in our neighborhood as it may save your pet.*

— Laura Pauly

NOTE: If you have rats living on your property, hopefully Laura's unfortunate story will prompt you to get rid of them as soon as possible. They are a violent health hazard and need to be addressed as soon as noted.

Please do your individual part to keep Winlow Place clean and pest free. You can rat on a rat by dialing City of Houston at 3-1-1.



**DIAL 3-1-1**

**CODE VIOLATIONS:** Please report any seeming housing and property code violations, nuisances, or city-related issues to City of Houston at 3-1-1. WPCC neighbors working together will enable us to maintain the beauty, security, value and strong community that makes our neighborhood so unique.

**GRAFFITI:** If you see a new tag in progress, call 9-1-1. If you see it after the fact, call CoH at 3-1-1 to register the location. If possible, take a picture of the site and clean the graffiti asap.

**WP HEAVY TRASH 2nd THURSDAY of EACH MONTH**

Once a month, you can dispose of large bulky items such as furniture and appliances through the heavy trash pickup service. Heavy trash includes white goods such as refrigerators, washing machines and dishwashers (freon must be taken out of appliances), old furniture, mattresses and wood waste such as large tree branches. A maximum of four cubic yards of building material (not including brick, plaster or concrete) generated by the resident in connection with the maintenance of the resident's property will be collected by heavy trash.

**WP RECYCLING**

**TUESDAYS  
May 23, June 6, June 20**

**WINLOWPLACE.ORG**

Our new website has the opportunity to be one of our best means of communication! Neighbors are encouraged to check the website frequently and also share news. We want everyone to be an active participant in improving the security and quality of life within our neighborhood and surrounding areas; such affiliations will only make us stronger. Please use our web links to learn what's happening around us and to also send us your news!

— Vernon Durke  
WPCC Security and Webmaster

**UPCOMING WINLOW PLACE GENERAL MEETING**

**THE WESTHEIMER SQUARE APARTMENT AREA PLANS  
WILL AFFECT OUR NEIGHBORHOOD.  
PLEASE ATTEND OUR GENERAL MEETING TO LEARN MORE.  
TUESDAY, MAY 23, 7:00 P.M.  
Home of Randy Mitchmore and Michael Horner  
1722 W. Alabama**

**2006 WP OFFICERS**

**PRESIDENT** Mary Needham  
**VICE PRESIDENT** Bruce Smith  
**SECRETARY** Kay Warhol  
**TREASURER** Jim Cooney  
**NEARTOWN REP** Audrey Cook

**2006 WP BLOCK CAPTAINS**

1700 Hawthorne	Pam Jenkins	1707 Hawthorne	713.927.2880
1900 Hawthorne	Paul Cobb	1900 Hawthorne	713.522.8030
1700 Harold	Bill Barton	1742 Harold	713.294.2465
1800 Harold	Connie Reilly	1829 Harold	713.524.9821
1900 Harold	Bob Mercado	1901 Harold	713.522.4433
1700 Kipling	Kris Kelly	1756 Kipling	713.523.2721
1800 Kipling	John Bradley	1720 Kipling	713.524.2245
1900 Kipling	Donia Caspersen	1902 Kipling	717.522.6543
1700 Marshall	Audrey Cook	1745 Marshall	713.522.9398
1800 Marshall	Bruce Chambers	1848 Marshall	713.822.1577
1900 Marshall	Denise Hanks	1911 Marshall	713.520.1277
1700 W Alabama	Randy Mitchmore	1722 Alabama	713.592.9300
1800 W Alabama	Erick Borlasca	1864 Alabama	713.523.6194
1700 Westheimer	Byron Rusk	1700 Westheimer	713.529.5855

**2006 WP COMMITTEE CHAIRS**

**SECURITY** Vernon Durke  
**MEMBERSHIP** Jim Cooney  
**PUBLICATIONS** Kris Kelly  
**DEED RESTRICTIONS** Denise Hanks  
**HISTORIAN** Audrey Cook  
**SPECIAL PROJECTS** OPEN

**THANK YOU WPCC MEMBERS FOR YOUR 2006 DUES!**

1704 Harold	1702 Hawthorne	1701 Kipling	1701 Marshall	1700 W Alabama
1707 Harold	1707 Hawthorne	1704 Kipling	1705 Marshall	1722 W Alabama
1708 Harold	1714 Hawthorne	1712 Kipling	1715 Marshall	1734 W Alabama
1711 Harold	1717 Hawthorne	1720 Kipling	1719 Marshall	1818 W Alabama
1712 Harold	1719 Hawthorne	1723 Kipling	1720 Marshall	1822 W Alabama
1715 Harold	1721 Hawthorne	1727 Kipling	1723 Marshall	1854 W Alabama
1721 Harold	1722 Hawthorne	1728 Kipling	1731 Marshall	
1723 Harold	1733 Hawthorne	1739 Kipling	1735 Marshall	3604 Woodhead
1725 Harold	1748 Hawthorne	1741 Kipling	1736 Marshall	3606 Woodhead
1733 Harold	1759 Hawthorne	1742 Kipling	1739 Marshall	
1739 Harold	1900 Hawthorne	1744 Kipling	1740 Marshall	
1750 Harold	1907 Hawthorne	1748 Kipling	1748 Marshall	
1755 Harold	1919 Hawthorne	1755 Kipling	1748 Marshall	
1759 Harold		1756 Kipling	1749 Marshall	
1760 Harold	3614 Hazard	1801 Kipling	1750 Marshall	
1809 Harold		1802 Kipling	1751 Marshall	
1817 Harold		1819 Kipling	1824 Marshall	
1823 Harold		1823 Kipling	1829 Marshall	
1829 Harold		1826 Kipling	1838 Marshall	
1829 Harold		1832 Kipling	1901 Marshall	
1849 Harold		1840 Kipling	1905 Marshall	
1851 Harold		1850 Kipling	1909 Marshall	
1901 Harold		1901 Kipling	1910 Marshall	
1908 Harold		1902 Kipling	1911 Marshall	
		1915 Kipling		
		1924 Kipling		

WP Newsletters  
are Available in Large Print.  
Call 713.523.2721

**IF YOU HAVE NOT YET PAID YOUR 2006 DUES,  
PLEASE SUBMIT TO:  
JIM COONEY, WPCC TREASURER  
PO BOX 980712, HOUSTON, TX 77098**

Senior Owner(s) (65+)	\$ 5.00
Individual Owner/Renter	\$10.00
1+ Owner or Renters	\$15.00
Non-Resident Owner	\$15.00
Business Owner	\$15.00



**PLEASE EMAIL YOUR NEWSLETTER INFORMATION TO:**  
[kriskelly@houston.rr.com](mailto:kriskelly@houston.rr.com) or mail to: PO Box 980712, Houston, TX, 77098  
*All news is welcome and encouraged...help keep your WP neighbors informed!*