

# WINLOW *Place*

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

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Winlow Place News!

[www.winlowplace.org](http://www.winlowplace.org)

## WINLOW PLACE GENERAL MEETING

Thursday, April 17, 7:30 p.m.

St. Stephen's Episcopal Church  
(SW corner of Alabama and Woodhead; South Entrance)

**SPEAKER:** Marlene Gafrick, Director, City of Houston Planning and  
Development Department

“Balancing Developers and Neighborhoods’ Interests”

Refreshments and social time afterwards

### Hi Neighbors!

#### VISUAL CHANGE HAS COME TO THE WINLOW PLACE LANDSCAPE!

Construction is well under way on the 250 unit 2001 Westheimer apartment complex at the end of the 1900 blocks of Harold and Hawthorne. Like it or not, the inner city's density is increasing.

On April 17, we have an unusual opportunity to quiz Marlene Gafrick, Director of the City of Houston's Planning and Development Department for some insight into plans on urban density inside the Loop.

Please support your local Civic Club and attend our 7:30 p.m. General Meeting on Tuesday, April 17th at St. Stephen's Episcopal Church (SW corner of Alabama & Woodhead).

We will have an update on Lee & Hardy Loe's "green" house under construction at 1844 Kipling, and their use of designs and materials that minimize energy consumption and environmental degradation.

The Winlow Place Civic Club (WPCC) is led by neighbors, just like you, who are dedicated to keeping our neighborhood safe, clean, desirable and valuable. Please lend a hand and get involved in our worthwhile organization. It is a great venue to meet neighbors, make friends, network and stay tuned to important events occurring near one of your largest investments.



## **OUR NEXT SPEAKER - MARLENE GAFRICK**

Houston's top planning and development official, Marlene has more than 27 years experience in land development that includes ordinance development, implementation and enforcement, permitting and coordination with public agencies and special districts.

Marlene joined the City of Houston's Planning and Development Department 27 years ago as an associate planner fresh out of school. She most recently held the position of deputy director before being named director by Mayor Bill White on July 7, 2005. She holds a B.S. Economics in Urban and Regional Planning from Southwest Missouri State University in Springfield, MO.

While her work location has stayed the same, her responsibilities and the ways they are fulfilled have seen many changes. As assistant director for development services she was instrumental in the creation and implementation of many new and amended ordinances to encourage growth while protecting and preserving neighborhoods. She is especially adept at harnessing new technologies to improve workflow and accountability.

As director, Marlene is leading efforts to change development rules along transit corridors to increase pedestrian and multi-modal connections to adjacent neighborhoods, revamping development codes to increase park and open space, and create rules to allow mixed use/pedestrian districts. She is overseeing the transition to a Regional Enterprise Geographic Information System (GIS) environment that supports the sharing of data, GIS services and resources among city departments, area governments, utilities and related agencies. She also is partnering with related city departments and outside agencies to increase regional transportation planning including the adoption of a city-wide mobility plan.

Her department provides tools and resources to strengthen and increase the long-term viability of neighborhoods, regulates land development in Houston and the extra territorial jurisdiction and reviews, investigates and promotes land regulation policies for the changing demands on Houston's growth and quality of life.

## **LAST GENERAL MEETING - NOTES**

If you missed the last General Meeting in February, you missed a very interesting presentation by Deborah Morris, the architect who is doing the Loe house at 1844 Kipling. We were joined by some of Deborah's other residential clients and colleagues from Mandell Place.

Deborah has been a practicing architect for more than 20 years; although she was writing articles in 1990 predicting the US would begin to take steps to reduce our energy consumption, it has not really happened in our neighborhood until Lee and Hardy Loe commissioned her to design a replacement for their house destroyed by fire two Christmases ago.

What were the guiding principles that make this house different from most of the construction in Houston?

Lee and Hardy, who were environmental and political activists in Houston long before some of us even moved here, had several very specific concerns that they were not willing to compromise.

1. Reducing the impact of this house on the overall consumption of energy and resources on this "ever-smaller" planet.
2. Insofar as possible, using renewable building materials.
3. Producing a house that made maximum use of the climate we find ourselves in, instead of fighting the climate.

This led to some wonderful innovations, including an engineered “parasol” above the roof which will deflect the heat instead of collecting it in an attic, plus

- a water-collection system which will fill a cistern with rainwater;
- pre-fabricated and pre-insulated walls (the wall itself is about 8” thick and stuffed with tightly packed straw;
- windows are arranged to take advantage of the shade in summer and the exposure in winter when the sun is low;
- large overhangs to help do the same thing so that direct sunlight will never hit the windows on the south side in summer;
- oak floors rescued from a school gymnasium which was being torn down;
- pier and beam construction to allow for maximum water absorption and wind movement under the house;
- interior arranged so that wind will flow through and keep the air moving.

Thanks Deborah – we are looking forward to the house-warming! You can be assured that the Loes will be under pressure to provide an escorted tour once it is finished!

**Next 2008 trash days for the 77098 zip. Mark your calendars**

Mondays	Regular Garbage
Tuesdays	Recycling    April 8, 22    May 6, 20    June 3, 17
Heavy Trash	Second Thursday of the month; April 10, May 8, and June 12

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**2008 DUES ARE DUE**

**Last year we had 65 paid up members! Let’s see if we can do better this year. Block captains— encourage your neighbors to mail in their contributions. In 2007, the 1700 blocks of both Marshall and Kipling had outstanding participation, with over 95% of residents chipping in.**

**Patron:** \$100.00                      Mail to Denise Hanks, P.O. Box 980712/77098 or

**Regular:** \$50.00                      Just pay at the meeting on April 17<sup>th</sup> and save the stamp!

**Sr. Citizens:** \$10 or what you can afford.

(tear here)

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Name: \_\_\_\_\_ Address: \_\_\_\_\_

Email \_\_\_\_\_

**NEIGHBORHOOD NEWS**

Mark your calendar for April 17! We encourage you to support your friendly neighborhood civic association and, as always, we look forward to seeing you there!

—George Barnstone  
WPCC Editor

Once a foundation is poured, the City is unlikely to do anything if it flouts the deed restrictions. The best defense is in vigilance and preventing exceptions!

**What Else is Going On?**

**Town Hall Meeting with City Council Member Wanda Adams :**

Come hear answers to the community's questions to the city regarding crime, infrastructure, city planning, deed restrictions and more on Saturday, April 26th, 10:00 AM at St. Stephen's Episcopal Church, 1805 W. Alabama.

**Crime Reports:**

The theft of an automobile from a driveway (Woodhead/Kipling) was reported last weekend.

Remember, if you know of ANY TYPE of crime (no matter how small an incident,) PLEASE report it both to the police (9-1-1) and to the Constable's office (713) 755-7628. Ask for the reporting officer's name and badge number, as this is the only way that we will have realistic incident statistics.

**Next Recycling Day:**

Tuesday, April 8th. Your recyclables are picked up curbside every other Tuesday.

**Mandell Place;**

Notice that our neighbors to the East suddenly have 3 tear-downs, now vacant lots on Harold and Marshall. When you walk by any tear-downs, keep an eye out for what kind of foundation plans are being drawn!

<b>2008 OFFICERS</b>	
<b>PRESIDENT</b>	Mary Needham
<b>VICE PRESIDENT</b>	Bruce Smith
<b>SECRETARY</b>	Kay Warhol
<b>TREASURER</b>	Denise Hanks
<b>NEARTOWN REP</b>	OPEN

<b>2008 COMMITTEE CHAIRS</b>	
<b>SECURITY</b>	Vernon Durke
<b>DEED RESTRICTIONS</b>	OPEN
<b>PUBLICATIONS</b>	Geo. Barnstone
<b>MEMBERSHIP</b>	Denise Hanks
<b>HISTORIAN</b>	Audrey Cook

<b>2008 BLOCK CAPTAINS</b>			
1700 Hawthorne	Pam Jenkins	1707 Hawthorne	713.927.2880
1900 Hawthorne	Paul Cobb	1900 Hawthorne	713.522.8030
1700 Harold	Jan Ossman	1716 Harold	713.529.3191
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	Sandra Roeder	1817 Kipling	713.529.4111
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	Kathy LeGros	1749 Marshall	713.942.2530
1700 Westheimer	Byron Rusk	1700 Westheimer	713.529.5855

**WWW.WINLOWPLACE.ORG**

*Please check our website frequently and share your news on our blog!*

You can improve our neighborhood security by actively adding news to our website.

**PLEASE ALERT YOUR NEIGHBORS OF ANY SECURITY VIOLATION IMMEDIATELY!**

[wpccblog.winlowplace.org](http://wpccblog.winlowplace.org)

