

WLP Civic Association Board Members

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Website: www.wlpca.org

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Vice President: Pat Holmes
Treasurer: Michael Paneral
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DEAR NEIGHBORS:

How shall we describe 2020, “**The Year of Living Cautiously?**” “**Love in the Time of Covid?**” “**A Tale of Two Thousand Cities?**” There’s no denying that this year has been epic and stressful, and that nothing has escaped its impact, including our civic association. We had to forego our annual meeting last May, which meant our elections were conducted remotely, and our directories delayed. We were again disappointed when the **National Night Out** as we have known it in the past was canceled. (Please see more about this, page 2.) Despite the challenges the pandemic created, the board of the West Lane Place Civic Association has been functioning in reimagined ways. We remain a strong, cohesive neighborhood!

The election that would have been held in May at our meeting, if we had met, was instead conducted by mail. We thank each of you who returned your ballot, and we are happy to report that **you unanimously approved the proposed slate, now the 2020-2021 officers and directors of WLPCA.**

Because the election of our new board was delayed, production of our directories was delayed, too. They currently are in production, though, and when they are ready, they will be better than ever. **Director, Darryl Shields**, West Lane, has taken over as **Chair of Membership**, and he immediately plunged into updating our rolls and organizing the new directories. If you have not received an email or phone call from Darryl, you can expect to hear from him soon as he confirms your information for the directory. (Be sure to read Darryl’s article, page 2, about the expanded information to be included in the next issue of the WLPCA Membership Directory.)

Since we did not have the opportunity to thank her publicly at our nixed Annual Meeting, we now

thank **Diane Kiecke**, our outgoing president, for leading us the last two years. In addition to the many demands of her busy real estate career, Diane took on this big job and gave it her all. Thanks, Diane!

As the new president, I thank *you* for placing your confidence in me. I appreciate how important our civic association is as we face the pressures of growth and expansion that surround us. We are a tiny, tranquil oasis in the epicenter of an increasingly congested urban explosion, and I will do my best to keep us this way.

Everyone, please stay close while far apart!

Gilda Bayegan
President-WLPCA

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*** **Special Election Insert** ***

This newsletter is published and delivered to you
by the **West Lane Place Civic Association**

The views and opinions expressed herein are those of the author(s) of each article, and not necessarily those of the WLPCA.

Please contact Block Captains, Phyllis Maddox and/or Sherryl Gorman, concerning any problems you may experience receiving your newsletter.

The New and Improved 2021 WLPCA Membership Directory by Darryl Shields, West Lane

This year, while we are prevented from getting together in person as we normally would do, the WLPCA board realized it is more important than ever to stay in contact with our neighbors in other ways. To that end, we decided to expand the information we will publish in our next membership directory.

Starting with the 2021 issue, each paying member will have the option to have her or his name listed in the directory individually, along with the telephone number she or he prefers. In the past, we have printed only one listing per household despite the number of paid members who live there. We now will offer a separate listing for any member, that is, anyone who has paid the annual membership fee. If two people live in a household and pay for two annual memberships (\$15 or \$25 each,) each name can be listed on a separate line. If two people live in a household but pay only one membership fee, there will be one listing for the household. Of course, separate listings are elective. In other words, the individual listing is not mandatory, two members can continue to be listed together in harmony!

Is the listed number a cell phone or a landline?

Recognizing that many people have eliminated their landlines, and that people like to send text messages, the WLPCA board made the decision to offer **a notation in the directory to indicate if the published number is a mobile phone.** Again, this information is completely voluntary. If a member prefers not to receive text messages, then she or he should simply decline to indicate that their number is a cell phone.

Email address? We are happy to include the email address of any member who elects to include it.

Is the member new to West Lane Place? To identify new neighbors, and identify long-time residents who know the area well, we will include a note in the next directory indicating the year the member moved to West Lane Place. If you want to keep this information secret, don't tell us when you moved here.

I am currently sending emails and calling each member in our records to confirm that our information is accurate, and find out how you wish to be listed. Don't be surprised when you see me in your In Box or on your caller ID!

 "Didn't we send our information with our ballots in May?"

Yes, you did. Unfortunately, the WLPCA board had not yet made the decision to expand the listings in the directory when we sent you that form, that's why we didn't ask for the additional information then. Please forgive us for asking you to submit it again. We want the new directories to be better than ever, and we don't want to leave you out! ... WLPCA



Since we could not meet with police officers this year at **National Night Out**, the WLPCA board voted to express our solidarity with a **message on a bottle**. The images you see above appear on 1,728 custom printed bottles of spring water we sent to the Central Division of the Houston Police Department. Our HPD liaison, **Mike Weingart**, West Lane, informed us during the summer that many of our officers were dehydrated from the intense heat and needed water. We decided a message of support might be as important to them in this time of upheaval as a drink of water, so we contacted **Talking H2O**, a company in Dallas, who gave us a police discount and rushed to have our bottles delivered to HPD in time for the traditional date of NNO, October 6.

The front of the label is printed with a red heart and a thin blue line below. The back of the bottle shows our neighborhood, and where we are located compared to Nielsen's, a favorite HPD stop.

In addition to water, WLPCA is sending **"Blue Bucks"** coupons to the sixty-three officers that patrol our area on the day shift. The officers can present their coupons to Nielsen's Deli, on Richmond, for any sandwich they like. We learned that Nielsen's has a program for HPD officers to buy menu items for \$5. We partnered with Nielsen's to cover that cost so our officers will know how much we appreciate they are here, and in hopes they will visit West Lane Place often on their way to Nielsen's.

We are looking for similar programs to thank our officers on the evening and night shifts.

West Lane Place, a Brief History

by Pat Holmes, *Mid Lane*

Today, West Lane Place is a tight collection of upscale urban homes located in the middle of one of the busiest retail and business centers of Houston, but that's not how it started. As World War II was ending in Europe, four developers--Jess Little, L.C. Ferguson, Harry E. Cagle, and H.S. Proctor--received approval to develop a 22-acre tract located south of Westheimer and west of the Union Pacific railroad tracks, to be known as "West Lane Place." The original 1945 plat included 38 lots of approximately one-half acre each. They subdivided some of the lots and built 45 one story, wood siding "starter homes," selling for \$10,000-\$15,000, to meet the demand for housing for the returning soldiers and sailors. At that time, the Houston city limits, as well as Richmond Avenue, ended at the Union Pacific railroad tracks. Westheimer Road was unpaved with ditches on either side and ended at Post Oak Lane. Loop City bus service ended at River Oaks Boulevard. Highland Village Shopping Center, one of the first suburban shopping centers in the country, had just been developed and contained a drug store, hardware store and a Weiners department store. Everything west of West Lane Place was prairie.

"West Lane" and "Mid Lane" were originally short dead-end streets north of Westheimer. They were built as part of a 1930's residential development, the Hearle Home Addition, that contained 40 small houses. Before West Lane Place, it was the only development west of the railroad tracks.

The original streets in West Lane Place were dirt or shell and open ditches sufficed for drainage. Flooding was common and wildlife abundant. There were few native trees. Most of the beautiful trees we see today were planted by homeowners. Original residents recount that West Lane Place was considered "out in the boonies" or "halfway to San Antonio" by friends who lived closer to downtown. There are several fascinating personal accounts of the "Leave It to Beaver" lifestyle of West Lane Place in the 1950's on the civic association website, wlpca.org.

In 1947, Jess Little began construction of homes on the 90 lots in the 24 acre West Lane Annex, stretching between West Alabama and the south end of Hackberry Lane. Lana Lane was named for Jess Little's daughter and Hackberry for a tree that grew abundantly in the area. In 1949, West Lane Place Section Three was established with 47 lots. Bash Street was named for a respected Black worker who was involved in the construction of many of the houses in West Lane Place.

In the early 1950's, the City of Houston annexed a large area of land that included West Lane Place. The original sewage treatment plant on Bash at Richmond was replaced with city services, the streets were paved, and

the dirt drainage ditch along the west side of the railroad tracks built, which ended flooding. Residents chipped in to build the curbs and gutters for West Lane and West Lane Annex. Residents on Bash didn't participate in that project, and that is why the street levels are different today. Bash, or West Lane Place Section Three, is also different from the other two in that the deed restrictions do not allow the subdivision of the original lots, maintaining the single residence nature of the street.

Unlike Afton Oaks, which was developed in 1953 as one subdivision, each of the three subdivisions in West Lane Place has its own unique plats, deed restrictions, and deed restriction enforcement committees. By 1975, residents revised the deed restrictions for the original West Lane Place (between Westheimer and West Alabama) to allow developers to subdivide the original lots, build multi storied homes, town homes, and condominiums. In 1984, the owners in West Lane Place Annex, (Lana, Hackberry, and the portion of Mid Lane between them) revised their deed restrictions, allowing developers to subdivide lots to permit more than one house on a lot. Bash Place still does not allow subdivided lots. This mishmash of restrictions limits our ability to form contracts with third parties, such as private security, or assess fees for neighborhood projects, but at this point, even if we could all agree to one set of restrictions, the legal costs to accomplish that unity would be staggering.

Originally, there were approximately 175 lots within the three subdivisions. As of 2015, there were 350 lots, and today there are even more. In addition to subdivision deed restrictions, there are many gated communities that have their own restrictive covenants, which complicates matters further.

Only a very few original or early residents of West Lane Place still live here. The original residents formed close relationships because their children played together, and they shared family and home-oriented suburban lifestyles. One early resident who has lived in the neighborhood for 65 years, recalls taking his children, then his grandchildren, and finally some of his ten great grandchildren for walks in the neighborhood.


West Lane Place in 2020 is a vibrant, sophisticated urban neighborhood that continues to see beautiful new homes in the higher price range being built all the time, attracting a wide range of interesting and diverse residents from other parts of town and other parts of the world. What a great place to live! (*Please see our website, www.wlpca.org for the complete version of this article.*)

Pat Holmes is an accomplished writer, now working on her second novel after the success of her first, [Searching for Pillar](#). She is an historian by education and a retired partner of the law firm, Vinson and Elkins. We are very happy to have her in West Lane Place, and as Vice President of the board of the WLPCA. ... WLP News

OCTOBER

Su	Mo	Tu	We	Th	Fr	Sa
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	J	29	30	31


NOVEMBER


Su	Mo	Tu	We	Th	Fr	Sa
1	2	*3*	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24		26	27	28
29	30	31				

DECEMBER

Su	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	J	23	24	*25*
26	27	28	29	30	31	

JANUARY

Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25		27	28	29
30	31					

 = Tree waste; **J** = Junk waste pick up

Weekly household trash pick up on Mondays. NOTE: Recycling is every other Monday, on highlighted days in boxes. Please have your bins out on the curb by 7 am and in by 10 pm.

“Tree Waste” is defined as “clean wood waste such as tree limbs, branches, and stumps (lumber, furniture, and treated wood will NOT be accepted.)”

“Junk Waste” is defined as “items such as furniture, appliances, and other bulky material.”

Want to play cards? Our new neighbor, **Linda Barcelo, Mid Lane**, is in search of new friends who like to play Canasta or Mexican Train Dominoes. If you don’t know how to play these games, it’s not a problem. Linda says, “I can teach you. It’s a fun way to meet nice, interesting ladies once or twice a month in the afternoon.”

Call or text her at 713-858-7311, or send her an email: lhwqueen@gmail

PLEASE! VOTE !!

Early voting begins October 13 and goes through **October 30**. Please be aware that the Harris County Annex on the 610 feeder, where we have voted in the past, is **not** listed as a polling location this year.

For more voter information, including locations of polls, please see the special insert included with this issue, and visit the website HarrisVotes.com.

National Night Out . Due to isolation and distancing efforts, the NNO gatherings that otherwise would have occurred on **Tuesday, October 6**, were canceled nationwide. The NNO organization suggested we find alternative ways to thank our law enforcement officers and first responders for their service. Be sure to read our article on page 2 about National Night Out and how the WLPCA participated.

Once the fear of contamination subsides, we hope to gather as a group to reacquaint ourselves, catch up, and celebrate the end of the plague. Date to be determined once conditions allow (before too long, we hope!)

Non-Partisan Gardening. One of the conditions shared by everyone in West Lane Place is our climate and the challenges it poses to beautiful, happy gardens. If you are interested in forming a group to share garden triumphs and find ways to overcome garden problems unique to our area, please contact Gilda Bayegan, Mid Lane: gildabb@msn.com

Special thanks to the outgoing president of WLPCA, Diane Kiecke, to directors, Sue Peterson Shivers and Pat Fant, and Membership Chair, Anthony Davis. We appreciate the years you served West Lane Place in so many ways, and that you have promised to continue to work with the board. Diane will advise the WLPCA board as Past President. Sue will continue to welcome new residents to the neighborhood, and Pat has agreed to work on special projects as they arise. We are keeping Anthony close as well!

Pedestrians in the streets. We’ve been asked to remind you that **cars use the streets, too**, and at times, pedestrians, pedestrians’ dogs, and pedestrians’ dogs’ leashes become invisible to drivers, especially in low light. When you are walking together, please be mindful of cars and walk in single file, keep dogs near you, and wear reflective collars and clothing. (Please discuss with your dog which of you should wear the reflective collar.)