



On Common Ground

Volume 30 Number 4

May 2024

Bute 1907 Montrose 1911
Lockhart Connor & Barziza 1873
Obedience Smith Survey 1836

30 Years Preserving Our History
– Protecting Our Future

Gaming Houston’s “Worst First” Capital Improvements Program

MAYOR WHITMIRE IS NOT THE FIRST, BUT HE SURE HAS TAKEN IT TO A WHOLE NEW LEVEL

Branch of Damoclese Dangles precariously Over Jack Street a Week After Derecho

Public Works repeatedly says they’ve “looked at it”

A DANGEROUS HURRICANE SEASON IS HERE PREPARE NOW!



Two large branches were ripped from the top of the massive tree in front of 4205 Jack Street during the derecho May 16th. One fell onto the AT&T fiber cable, the other remains entangled in a macrame of twisted and torn branches high in the tree. This dangerous situation was first reported to 311, who said to call CenterPoint, but since there are no CenterPoint lines involved, they suggested AT&T or Comcast. Another call to 311 provided the government hotline to AT&T and they dispatched a line truck within an hour! The lineman removed the lower branch (now seen blocking the sidewalk) and he tried valiantly to dislodge the high branch – to no avail. Understanding the peril the upper branch presents, he left the lower one to block the stream of mobile device absorbed dog walkers passing immediately underneath, and got some line and red flags to mark the area. Another call to 311 to update them that there are no CenterPoint lines involved – only a potentially deadly branch – resulted in an update to the 311 request. The Service Request Numbers were

forwarded to District C, and a week later – the Branch of Damoclese continues dangling more than 20 ft up above the sidewalk. Personnel from the Houston Parks Department were seen walking about looking at it, but they left without doing anything. A call to District C revealed that Public Works said they’d been out to “look at it” and it was “taken care of”.

We understand that our area was spared the most devastating of damages, but since we are not the “worst” – we most certainly will not be the first to have this dangerous situation addressed. We remind the City of its responsibility for public safety, and that this tree is a public tree – requiring that the City address this issue. We urge residents to call Councilmember Kamin’s office 832-393-3004 and ask to have this dangerous branch removed and the sidewalk cleared. It seems that Mayor Whitmire was much too busy filming a groundbreaking for his new pet project along lower Westheimer to concern himself with the immediate needs of Montrose neighborhoods!
[More inside on Page 2.]

**NEXT MEETING – TUESDAY, June 18, 7:00PM
Room 106, the Montrose Center, 401 Branard St**

2024 CAFMC Officers & Directors

- President
Steve Longmire
- 1st Vice President
Bradley Lau
- 2nd Vice President
William Stewart
- 1st Treasurer
Bradley Lau
- 2nd Treasurer
William Stewart
- Secretary
Richard Peoples
- Historian
Joan Leslie Turner
- Director of Activities
Marlene Matterson
- Director of Communications
Steve Longmire
- Co-Directors of Membership
Nick Whitaker & Natalie Matuszczak
- Director of Neighborhood Safety
VACANT

Director of Neighborhood Safety position on CAFMC Board Remains Vacant as Property Crimes Continue

The position of **Director of Neighborhood Safety** on the CAFMC Board remains vacant as property crimes continue in First Montrose Commons. This position is open to any Member in Good Standing who wishes to make a difference by attending the monthly HPD PIP meetings (1st Tuesdays 7 pm 1602 State St.) and promoting safety and security measures property owners in FMC can take to make our entire neighborhood a safer, better place to live and play.

If you are interested in filling this critically important position, please contact us via the CONTACTS link on the website or by texting us at 346-563-6795 for more information.

YOU can make a difference in YOUR neighborhood!

SPARK Park Hours June
School Days 4:00pm – 8:30pm
7:00am-8:00pm CDT

Park Closes at 8:30pm nightly

If you see persons playing on the soccer pitch after the SPARK

Park closes, please call HISD POLICE DISPATCH AT

713-892-7777

Inform the dispatcher there are persons trespassing in the SPARK Part at the Arabic Immersion School and that you need a patrol unit dispatched.

Note- HISD PD response times are significantly shorter than other agencies, so please help us keep our park safe for everyone.

NO NON HUMAN ANIMALS AT ANY TIME IN THE PARK!



Failure to Achieve Quorum at May Meeting

Once again, we failed to achieve a quorum at the May CAFMC Meeting. This means we will consider a revision to the bylaws defining a quorum at the June meeting.

It's been nearly 12 years since Houston implemented its "Worst First" approach to Capital Improvement Projects At the Time it Sounded Fair & Reasonable

BUT LEAVE IT TO OUR POLITICALLY DRIVEN LEADERS TO QUICKLY FIGURE WAY TO GAME THIS SYSTEM! What's "Worst" in Worst First is determined by some mystery formula which includes periodic surveys by vehicles equipped with sensors designed to measure how rough a roadway is, for example. This portion of the score seems highly weighted. SO - if you put a "skim coat" over the rough patches *voilà! The road is no longer worst!* And therefore, it gets pushed back to the bottom of the stack of projects.

This is exactly what Mayor Turner did for/to us along lower Richmond Avenue prior to his last election - a "scrape and skim" job. But a funny thing about this job was that none of the manhole covers were raised to be level with the skim coat of concrete - and, the quality of the pour was questionable at best. Even so, it bought Turner 4 more years without hearing about how terrible Richmond was; it paid some construction firms a lot of money for little work; and sadly - *it lowered our expectations of what good infrastructure really involves.* NO improvements to drainage - no painting of lane markings (not even at the crosswalk where a woman was run over and killed in broad daylight!). And so, **Richmond Avenue lost its priority in the Worst First algorithm - for YEARS.**

Mayor Whitmire has taken this to an entirely new level. By ousting the METRO Board members from Houston and appointing new members he is even on par to exceed Bob Lanier's raiding of METRO funds to make up for the City's deficits. On face, his grand plan to scrape & skim coat lower Westheimer is brilliant! It saves Houston millions of dollars and gets a pretty new cosmetic filler over the cancer underlying that roadway. One wonders how well the skim coat will adhere to the brick road foundation under that portion of Westheimer - or indeed whether anyone at METRO or the Mayor's office realizes that only a layer of bricks lays beneath years of asphalt cosmetic fill. *The Mayor's grand plan does NOTHING to replace or repair the ancient water lines, sewers or storm drains* beneath Hathaway Avenue (er - lower Westheimer- the name was changed to - well you get it). Instead, **it wastes money covering up the cancer with a cosmetic solution not likely to last even 4 years** under the intense pressures of METRO's most heavily used route. And METRO's Board proudly stood alongside the Mayor - with a cadre of workers in yellow vests to film a grand groundbreaking touting his brilliant new plan to give Houstonians what they want! All this occurred less than a week after the "major improvements to downtown's skyscrapers after Alicia" were revealed to be also nothing more than window dressing.

Worst First was, and can be, a good strategy to replace our aging and obsolete infrastructure. But only if, like dedicated revenue streams, it is not subverted by the exigencies of politicians that understand little about engineering or resilience.

Responsible Agent Located for Vacant Home Brings Hope to save another Contributing Structure in FMCHD

Persistent work by Philip Kropf and his wife Sandra has at last paid off. The home at 516 W Main has been in a reverse mortgage limbo for more than a year while vagrants have continually broken in and taken things from it. Now at last the HUD Agent responsible has been located and a maintenance crew assigned to clean and secure the property. It is believed that a decision on its sale could come as soon as June 4.

With Bleak Financial Outlook Dept of Neighborhoods Seeks Complete Makeover of Super Neighborhood Councils

DESPITE BLEAK PROSPECTS FOR THE CITY'S FY 26 BUDGET, the Department of Neighborhoods has pushed forward with its plans to exercise more control over the City's Super Neighborhood Councils – requiring changes to their Bylaws to make them conform to the Department's new boilerplate, and most significantly – prohibited the collection of dues as a condition of membership or voting.

This prohibition is understandable if the Department of Neighborhoods is the controlling and responsible entity for the Super Neighborhood Alliance. As a governmental agency, it is bound by the provisions of the Voting Rights Act and so requiring dues to vote could be construed as a form of poll tax which is prohibited. However, many of the Super Neighborhood Councils, Neartown included, long preceded the creation of the Super Neighborhood Alliance or the Department of Neighborhoods and incorporated as nonprofit organization under Texas law in their own right. As private corporations, they are free to organize as they see fit and are indeed corporations independent of the City of Houston or its Department of Neighborhoods.

The *DON* is proffering these changes to re-establish some uniformity among the SNC's and the SNA, and to establish some basic ground rules for these organizations tasked with advising the Mayor about the unique needs in each of their service areas. Again, this doesn't sound bad on its face. However, the "guidelines" were published in the closing days of the Turner Administration by a Director of DON who is no longer present, and then pushed out shortly after a new Director was named, and a significant changeover in DON personnel occurred. The result has been an intense pressure campaign for the SNC's to revise their Bylaws and to remove provisions regarding dues. It should be noted that the City has never provided funding to run these Councils before. The new proposal is to provide a budget and funds for each SNC. But, with less than one month left to finalize the Budget, **there have been NO guarantees that the funds promised for FY 25 will be available in FY 26 or beyond.** Worse still, there is great confusion about whether the prohibition on dues extends down to the level of member Civic Associations – NONE of which has received operating funds from the City of Houston.

The stated goals of providing a more uniform and inclusive method for the Super Neighborhood Councils to operate is laudable. But shouldn't it have involved the SNC's in the creation of the guidelines – as well as the criteria the City intends to use to recognize an organization as a SNC? Why was this not done? The intense push now is because DON must submit its final budget proposal to the City within weeks.

So, the constituent Civic Associations of the Neartown Association are now asked to ratify significant changes to Neartown's Bylaws that surrender control of its funding to the City of Houston and its notoriously structurally unsound budget processes – and to do so by June 1.

The Presidents' Council of the Neartown Association will meet this week to discuss these changes and what recommendations to make to the Neartown Board. Then, any changes to Neartown's Bylaws would have to be ratified by vote of its members at its June 25 meeting.

I stated as President of the Civic Association of the First Montrose Commons, Inc. my duty is to protect our corporation, and so, if the City intends to enforce its prohibition on dues at the civic association level, CAFMC will withdraw from Neartown SNC, and continue as our own independent corporation. It should be noted that DON's proposal includes no mention of funds for civic associations.

The last-minute actions of an out-going director should not be allowed to tie the hands of members of the Super Neighborhood Alliance. This organization has provided FREE research and consultative services for every mayor since Lee Brown.

If Mayor Whitmire is sincere in his commitment to transparency and inclusion in government, he should direct DON to suspend these proposed guidelines and engage the member SNC's of the SNA to review and revise them to encourage greater community participation, rather than to hold a stick with a rotten carrot over our heads.

La Niña Returns – Bringing Record Forecast for Dangerous Hurricanes in 2024

HURRICANE SEASON IS HERE ARE YOU PREPARED?

NOAA Predicts 85% chance of up to 25 named storms and up to 7 CAT 3 (111mph) or higher.

The time to prepare your emergency kit is NOW. You need enough fresh drinking water for at least 7 days for each person. **The Derecho last week lasted less than an hour—Hurricane Harvey lasted 4 days.**

FEMA recommends that you never have less than ½ tank of fuel in your vehicle during hurricane season. The intensely warm waters deep in the Gulf can spawn a tropical storm in the morning which rapidly intensifies into a major hurricane in less than 24 hours, leaving little to no time to complete preparations.

Have your trees trimmed of bad branches now, and maintain the street drains free of debris. We are not in an evacuation zone here, so you should be fully prepared to shelter in place.

Check that your generator is operating and have a battery CO alarm. **Never run a generator indoors or on a porch.**

Monarch Community Director Meets with CAFMC to discuss Plans for Renovation and Remodeling

The Director of the Monarch Community and the architects tasked with the project met with CAFMC President Steve Longmire May 16.

The Monarch Community is the successor organization to the former Shaunty Healing Center (née Mental Health Coop). They currently occupy buildings in the 500 blocks of Sul Ross and Branard, with plans to acquire the gray apartments at 510 Branard.

The facility was taken over by a private 501(c)3 corporation following the death of its founder- Grover Shaunty. Clinical services are provided by psychiatrists and clinicians from the Methodist Hospital. There are approximately 75 client/residents under care now.

They plan an ambitious program to bring all buildings up to present codes, and to remove non-contributing structures to create a large greenspace in the center. They have been working with CAFMC and the HOP to create plans compliant with the Historic District and will present a draft of their proposal at the June 18 CAMFC meeting.

The takeover of the former Shaunty Healing Center by the new Monarch Community is a huge step forward in providing high-quality affordable residential mental health care in a community setting and stands out for its unique methods to provide care.

I encourage everyone to learn more about this outstanding facility in the heart of First Montrose Commons by attending out June 18 CAFMC Meeting (7:00pm in room 106 of the Montrose Center).

**Need Extra Assistance
during a storm?**

Call 211 now to register

How Long is Too Long?

The Downsides of having or not having Term Limits

Every organization seeks to achieve the oft conflicting benefits of highly experienced leadership and innovation to keep up with the times.

The United States, for example, sought this by at first having no term limits on its President. They believed a seasoned leader was necessary to survive. But Washington knew it was far better to risk a less seasoned leader that would of necessity adapt to the changing conditions of a growing and diversifying nation. He stepped down after serving only eight years and distanced himself from influencing his successors. He let them develop their own solutions and make their own mistakes. The Framers believed that political parties would inevitably lead to dangerous divisions, and their fears seem now well justified.

It took more than 160 years, an invasion, a civil war, and two world wars before the United States implemented term limits on its executive, and in that time only a single person ever served more than two terms.

The City of Houston implemented Term Limits –first in 2015 (3 two-year terms for a maximum of six years) for both the Mayor and Council members, and then revised them to extend how long they may serve to 2 four-year terms (8 years). The hope was that cronyism and shady dealing would be avoided in this scheme. What happened however, is that far from avoiding such temptations, the scheme has resulted in a governing body with no long-term vision or method to implement it for our City. Each office holder is concerned about building their own legacy, from which they will presumably profit once their elected terms run out. This begat the current scrape and skim approach to big infrastructure projects, as well as the paroxysms of feast and famine in our budgets. No one is accountable for anything lasting longer than 4-8 years. The result is the nation's 4th largest City largely runs on a strange autopilot controlled by developers and bureaucrats, with periodic interruptions by political decisions.

Our Civic Association was founded by a small group of individuals who dreamed of bringing neighbors together to act collectively to improve one of Houston's oldest urban residential neighborhoods. Their initial success still amazes those of us who came later. True, there were a few very lean times in terms of membership or participation, but for the most part our thirty years has seen remarkable successes in updating our infrastructure, our safety, and

in preserving what's best about our historic neighborhood.

I have served the longest term of any of the presidents of our Civic Association—certainly not by plan, as my original intent was to get us through the mammoth CIP project and then step aside. But “things” kept happening and so I stayed on to get us through the next big thing. Now we face another downturn in participation and membership. Readership of this newsletter is critically low, so much so that I question whether it is worth the hours to publish something read by so few.

Our meetings in late 2023 and 2024 have seen an alarming incidence of failure to achieve a quorum. (Our quorum is only 10% of active members, which means than we need as few as 10 to show up to a meeting.)

Everyone who lives in or owns property in First Montrose Commons has benefited greatly from the efforts of our Civic Association – not from the efforts of a single president. Everyone who lives or owns property here has a stake in our future. But far too few are willing to work for it.

So, I must conclude that I no longer have what it takes to motivate enough residents to get involved for our Civic Association to survive. And that will not do!

Perhaps the answer to the question of this article is:

Eight Years.

All I know for sure is that we are blessed with enormous talent in our 31 blocks, and someone will surely step up to motivate and engage this talent. So now the question is, **“will the transition be smooth or turbulent?”**

I put it to you that the future of our neighborhood is up to its residents – as it has been since 1873!

Choose wisely.

Act now.

Any Residential Member in Good Standing may seek a position on the Board of Directors.

The position of Director of Neighborhood Safety remains vacant.

Contact VP Stewart if you are interested in filling this position.

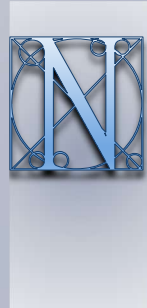
The Board also offers interested persons the chance to serve as “seconds” in each of its positions. Such seconds may not vote on Board matters but can learn what is required.

Failure to attend CAFMC Meetings is a CHOICE to SUPPORT the decisions of those who do!

*Stephen Longmire, MD
President*

the
**Montrose
Center**

EMPOWERING LGBT HOUSTON
WWW.MONTROSECENTER.ORG
401 BRANARD STREET 77006
713.529.0037



Neighborhood Patrons provide substantial financial support to The Civic Association of The First Montrose Commons, greatly facilitating our work to preserve and protect our unique historic urban neighborhood.

If you own a business in or near First Montrose Commons and are interested in becoming a Neighborhood Patron, please contact us via email at president@firstmontrosecommons.org. We'd be happy to discuss this program with you!



The Center for Women's Healthcare

4100 MILAM STREET
AT WEST MAIN

TUESDAY – FRIDAY
9:30AM – 3:30PM

713-797-9200 cwhccopier@gmail.com
[HTTPS://WWW.THECENTERFORWOMENSHEALTHCARE.COM](https://www.thecenterforwomenshealthcare.com)



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If you own a business and wish to become a commercial member of First Montrose Commons, please contact us via our web page:

<https://firstmontrosecommons.org>



firstmontrosecommons.org
stay connected

Are You Planning to Move Out of First Montrose Commons?

We hate to see you leave us, but we ask that you let us know

Maintaining an accurate and complete mailing list is an essential requirement to run a successful Civic Association – and to avoid wasted time and frustration sending out emails for unpaid dues.

You can help!

If you are planning to move out of First Montrose Commons, please let us know. You can either email president@firstmontrosecommons.org or you can click the **UNSUBSCRIBE** link at the bottom of any email announcement we have sent you – just list “**Moved**” as the reason for unsubscribing, we’ll take care of the rest.

Letting us know you are moving also helps us to keep an eye on the property until our new neighbors move in—avoiding costly vandalism or squatting.

We enjoyed having you as part of our vibrant community and thank you in advance for helping us out one last time before you go. Best of luck in your new location!

Have you seen Trespassers or Squatters in Vacant Houses or Buildings in FMC?

CALL HPD

713-884-3131

Several properties in FMC are currently vacant and at risk for occupation by trespassers or squatters. More than a mere nuisance, this is a real danger to all residents of our neighborhood, as there is the risk of fires, property destruction, and other criminal activities.

We must call HPD EVERY TIME Criminal Trespass is observed to preserve the safety of all of us!

If you see that the property has filed a No Trespass Affidavit with HPD—indicated by the posting of multiple NO TRESPASS signs around the property and/or a copy of the affidavit in the window—let the HPD Dispatcher know. It makes the officer’s job much easier.

Do Not Attempt to Repair or Replace Your Windows without First Calling 832-393-6556

Building Permits are REQUIRED ANY time you replace a window in the City of Houston.

No window replacement company currently advises potential customers of this fact.

It’s worse in the Historic Districts, *because homeowners are frequently persuaded to sign purchase contracts to replace all their windows to get the best price during a “special discount period”. This is a TRAP! Once the homeowner signs the contract, they are faced with a stop work order (RED TAG) from the City Inspectors, and then must appear before the Houston Archaeological and Historical Commission to obtain a Certificate of Remediation before any work of any kind can move forward on the property.*

Failure to obtain such a certificate can result in a civil citation by the City with fines, and the requirement to remove the non-approved windows. The current penalty for a CoR is three times the actual fee for a Certificate of Appropriateness. That’s just to get the hold on the permit released- you must also pay more for the permit itself.

Every month the HAHC meets to consider applications for Certificates of Appropriateness, Designations of Landmarks and Protected Landmarks, and then Certificates of Remediation. Over the past two years the numbers of CoR’s issued because of windows being removed, repaired or replaced without a CofA or Permit have increased to the point that the hearings for them now consume HOURS at each HAHC meeting.

Commissioners were so frustrated by this trend at their last meeting that they spent nearly 20 minutes discussing ways the City could get the word out to property owners, whether they could require realtors to advise potential buyers of the requirements in Historic Districts, or penalize window sales companies who have long been aware of their requirements but continue to sell windows without warning their customers. This matter has been referred to the Planning Department and City Legal Department for advice before the HAHC considers recommendations to protect homeowners from this very costly and entirely preventable violation.

You can **SHOULD** call 832-393-6556 and ask to speak to the planner of the day the moment you first think you need to repair or replace your windows. The call and consultation are **FREE – NO APPLICATION IS REQUIRED FOR THIS CONSULTATION** which can save you thousands of dollars.



**DON'T GET DUPED!
ALWAYS CALL FIRST**

Jumpstart Our Fourth Decade of Service
FIRSTMONTROSECOMMONS.ORG
THE CIVIC FIRST ASSOCIATION MONTROSE OF THE COMMONS
our social network works for you™
2024 membership drive
firstmontrosecommons.org
our social network works for you™
stay connected
30 Years Preserving Our History Protecting Our Future
Pay Dues Online Here



CALL BEFORE YOU START
832-393-6556
AVOID RED TAGS & CERTIFICATES OF REMEDIATION

Action in the First Montrose Commons Historic District

All Applications for Certificates of Appropriateness MUST be filed ONLINE <https://cohweb.houstontx.gov/hpt/Login.aspx>

Next HAHC Meeting Thursday, June 20 2:30pm IN PERSON at
900 Bagby St, City Council Chamber.

Have your design plans *pre-reviewed* by a staffer at the Historic Preservation Office – NO FEE or SIGN REQUIRED

Announcement: Beginning in May, all proceedings of the Houston Archaeological and Historical Commission, Houston Preservation Appeals Board will be conducted in person only.

All meetings will adhere to previously stated schedule and location, but there will no longer be a virtual Microsoft TEAMS option available for the public to join or address the Commission. Anyone wanting to provide comments may continue to do so in person or via email, phone or mail. To watch a live broadcast, please visit www.houstontx.gov/htv.

https://www.houstontx.gov/planning/HistoricPres/docs_pdfs/Worksheets/Design%20Review%20form_2020.pdf

It is ALWAYS recommended that owners and contractors working in any of the City's Historic Districts call the Historic Preservation Planner of the Day at 832-393-6556 BEFORE beginning any project on the exterior or any project which requires a building permit (electrical, plumbing, roofing, or structural interior work). Although these types of construction don't fall under the Historic Preservation Ordinance, you cannot obtain a permit without first clearing it through the Houston Office of Preservation.

Please SECURE YOUR PROPERTY WHILE RENOVATIONS ARE OCCURING HELP US AVOID PROPERTY CRIMES – FENCE AND LIGHT CONSTRUCTION SITES

REAL ESTATE AGENTS: Please inform prospective buyers that NO BUILDINGS IN THE FIRST MONTROSE COMMONS HISTORIC DISTRICT CAN BE DEMOLISHED. WE HAVE NO TEAR DOWNS! NO EXTERIOR MODIFICATIONS VISIBLE FROM A STREET MAY BE MADE WITHOUT A CERTIFICATE OF APPROPRIATENESS. WE HELP HOP ENFORCE THE HISTORIC PRESERVATION ORDINANCE!

The HAHC will meet Thursday, June 20 9, 2024 at 2:30pm.

APPLICATION FEES – 2024	TOTAL*
CERTIFICATES OF APPROPRIATENESS	
New Construction and Additions – Commercial and Residential	\$ 322.41
– Accessory Structures**	\$142.29
Restoration & Alteration (No Additions)	\$145.72
Demolition/Relocation	\$ 356.97

Required fees must be paid no later than close of business on Monday after the COA deadline. Administrative approvals that are not subject to monthly COA deadlines will not be processed until the fee is paid. If you fail to pay the application fee on time, your application may be deemed incomplete.

Please contact Historic Preservation staff at 832-393-6556 or historicpreservation@houstontx.gov if you have questions about your project type, fee amount, or payment deadlines.

It is the policy of The Civic Association of The First Montrose Commons to review all CoA's and CoR's affecting the First Montrose Commons Historic District, and to provide consultation to HOP Staff, and to attend hearings on such matters before the HAHC.

If you SEE work being done without permits displayed – CALL 311 immediately.
The only way to prevent irretrievable loss of historic materials is to promptly report unauthorized work

2024 Board of Directors – The Civic Association of The First Montrose Commons, Inc.

Stephen Longmire PRESIDENT		William Stewart 1 ST VICE PRESIDENT-TREASURER	
Bradley Lau 2 ND VICE PRESIDENT-TREASURER	Richard Peoples SECRETARY	Leslie Turner HISTORIAN	
Marlene Matterson DIR. OF ACTIVITIES	Stephen Longmire DIR. OF COMMUNICATIONS	Nick Whitaker & Natalie Matuszczak DIR. OF MEMBERSHIP	VACANT DIR. OF SAFETY

The Civic Association of The First Montrose Commons, Inc. is a not-for-profit 501(c)4 Corporation. Dues and Donations are NOT tax deductible under IRS Regulations. We meet at 7:00pm each third Tuesday. Residential Membership is open to anyone who lives or owns property in our incorporated area (bounded by W. Alabama, Richmond, Montrose, and Spur 527-Milam). Dues are \$20 per person per year, payable each January. Commercial Memberships are open to qualifying businesses and institutions subject to Board approval – see our website for details.

The First Montrose Commons Historic District of the City of Houston is wholly contained within First Montrose Commons. It is the policy of our Civic Association to attend each meeting of the Houston Archaeological and Historical Commission to assure full compliance with the provisions of the City’s Historic Preservation Ordinance as it applies to our Historic District.



The Civic Association of The First Montrose Commons will meet Tuesday, June 18 at 7:00pm at the Montrose Center, 401 Branard, Room 106. You will receive an email reminder.



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HELPFUL CONTACT INFORMATION

CRIMEREPORTS™

<https://www.crimereports.com/>

LEXISNEXIS® | COMMUNITY CRIME MAP

<https://communitycrimemap.com>

EMERGENCIES -LIFE, PROPERTY IN

IMMEDIATE DANGER **911**

NON-EMERGENCY POLICE

(Parking Violation, Crime Report)

713-884-3131

HPD NO DOPE HOTLINE

713-466-3673

ALL OTHER CITY SERVICES 311

BEST TO USE WEBSITE PORTAL

NEXTDOR.COM

– South Montrose Group

NEVER LEGAL



1. Parking on any street for more than 24 hours.
2. Parking blocking ANY portion of ANY sidewalk – EVER.
3. Parking between the sidewalks and the curb.
4. Parking within 20 feet of ANY intersection.
5. Parking within 30 feet of STOP sign or crosswalk.
6. Parking facing the wrong way.



Not even for “just a minute!”

The STREET IS NOT YOUR GARAGE

CALL BEFORE YOU START

832-393-6556

AVOID RED TAGS & CERTIFICATES OF REMEDIATION