



# On Common Ground

Summer 2026

Volume 32 Number 2

30 Years of Preserving Our History  
and Protecting Our Future

## CAFMC Newsletter Summer 2026

MEETINGS EVERY 3<sup>RD</sup> TUESDAY - ROOM 106 THE MONTROSE CENTER 401 BRANARD STREET



**A Message from the President:** Happy summer everyone! Many of us are taking vacations as we enter the hottest months of the year, but CAFMC is still hard at work. Currently, we are updating the website and considering a plan to adopt the Richmond esplanades with the goal of making a visible impact on the neighborhood. We are also preparing to advocate for a safer W. Alabama at the upcoming TIRZ meetings regarding its reconstruction. I would like to give a special thanks to Bruce Clark and Scott and Anna Deans for helping lock and unlock the SPARK park this summer. The park is a great place for families to meet and children to play and it wouldn't be both accessible and secure without their help.

## A Brief History of FMC's Original Developers

The First Montrose Commons was originally platted from Montrose to about halfway between Jack and Garrott in 1873 by three real estate partners: Robert Lockhart, John. C. Connor, and Philippa Barziza. Many homeowners probably recognize their names from the legal descriptions in their deeds.

Robert Lockhart was born in Pennsylvania in 1814 and moved to Houston when he was 23 years old. In 1843 he married Anna Lubbock, the sister of Francis Lubbock who became the governor of Texas in 1861. He lived in Houston until his death in 1886. As described in his obituary, "[h]e was a man who attended strictly to his own business and was strongly attached to the early pioneers of this city, and prided himself on being called a Texan."

Philippa Barziza was born in Virginia in 1820 and moved to Texas with her family around 1859. She was the sister of the storied Decimus et Ultimus Barziza, who was named for being the tenth and last child of the Barziza family. Philippa was a prominent socialite who never married and handled some of the family's business affairs, which was unusual for a woman at the time. She lived in Houston until her death in 1898. "No one in Houston was better known and more beloved among old Houstonians than Miss Barziza" according to her obituary.

Not much is known about John C. Connor, whose name is alternatively spelled "Conner" in different documents. His name does not appear in local newspapers except for references to the Lockhart, Connor, and Barziza subdivision. He was likely a well-to-do businessman, but not as prominent as Robert Lockhart or the Barziza family.



# All About Residential Parking Permits

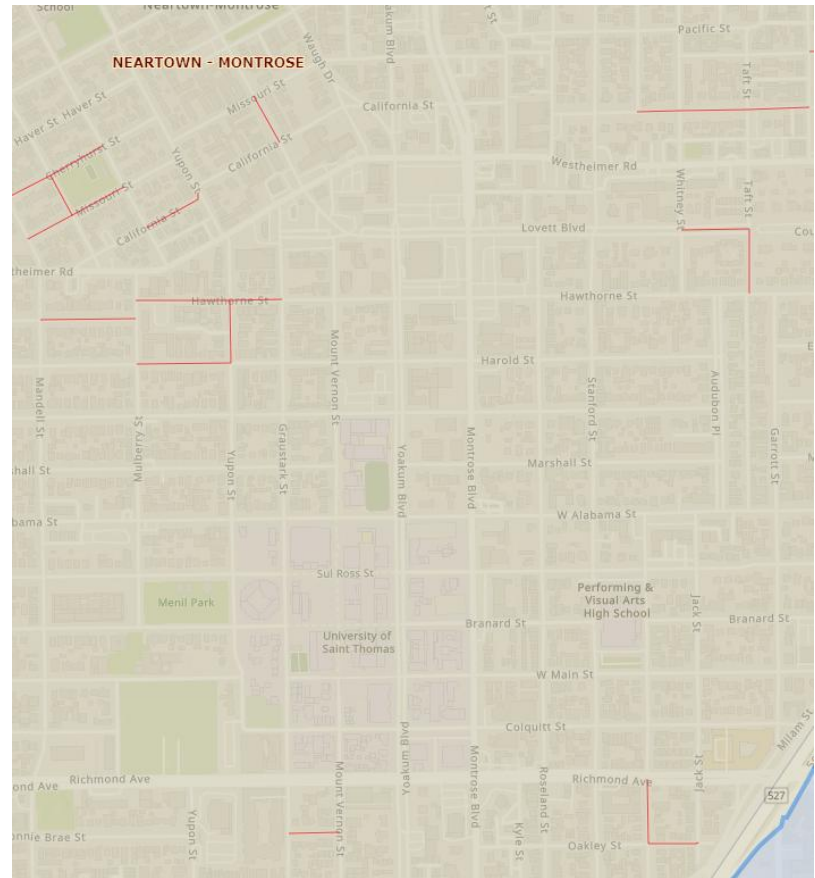
The Civic Association routinely receives questions about limiting parking in the neighborhood to residents and their guests. The City of Houston has a Residential Parking Permit program that allows residents of a block to limit parking to residents and their guests during designated times. Vehicles that park in the area without a permit during the designated times are subject to ticketing, with exceptions for emergency and delivery vehicles. Residents must renew permits every year, which cost about \$32 per permit, and can get up to 4 visitor permits. Currently there aren't any blocks with permit parking in FMC, but there are some nearby as shown on this map:

Any interested resident who lives on an eligible block can apply to require residential parking permits on their block. For a block to be eligible, 75% of the curb space must be occupied by single-family homes or multi-family homes with eight or fewer units. In addition to the application, the applicant must get a petition signed by a representative resident from each residential address on the block indicating whether their support or non-support. Signatures from property owners are not required. For multi-family homes, a signature from each unit is required.

The completed application and petition are submitted to Public Works for review and ParkHouston then conducts a parking survey. The survey identifies the days and times of greatest non-resident parking on the street, which usually means 60% or more of on-street parking spaces are occupied and 25% or more of on-street spaces are occupied by non-resident vehicles. Once the survey is complete, ParkHouston conducts a public hearing on the matter and gives notices to all addresses on the block. ParkHouston then forwards a recommendation to City

Council based on the survey and hearing and City Council votes on the matter.

If you live on a block with significant on-street parking from non-residents and are interested in the Residential Parking Permit program, please contact CAFMC. We can answer questions about the program and help you with the application process.





the  
**Montrose  
Center**

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

**N**eighborhood 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](mailto: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](mailto:cwhccopier@gmail.com)  
[HTTPS://WWW.THECENTERFORWOMENSHEALTHCARE.COM](https://www.thecenterforwomenshealthcare.com)

## COMMERCIAL MEMBERS

**VIEBIG, McCOMMON & ASSOCIATES, P.C.**  
CERTIFIED PUBLIC ACCOUNTANTS

EXPERIENCE      JUDGMENT      TRUST

401 W. Alabama Street      (713) 529- 9949      [info@vmatax.com](mailto:info@vmatax.com)  
Houston, Texas 77006      (713) 529- 9702 fax

*Beauty & Beyond Skin Care Center*

410 Sul Ross  
Houston TX, 77006  
713-528-SKIN  
[www.beautyandbeyondhouston.com](http://www.beautyandbeyondhouston.com)  
[formybeautyusa@gmail.com](mailto:formybeautyusa@gmail.com)

**Paul Davis Photography**  
Ph: 832.655.8706  
[pdcitywide@gmail.com](mailto:pdcitywide@gmail.com)  
<http://paulrdavisphoto.com/>

**Tony's Tree Care INC.**

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[www.tonystreecare4u.com](http://www.tonystreecare4u.com)

**ANTONIO SALAZAR**      *Call us now!*  
**832.594.9052**

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

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](mailto: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 safety for 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.*



#### SPARK Park Hours

School Days 4:00pm –5:50pm  
7:00am-5:50pm CDT

Park Closes at dusk (8:30 PM currently)

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.

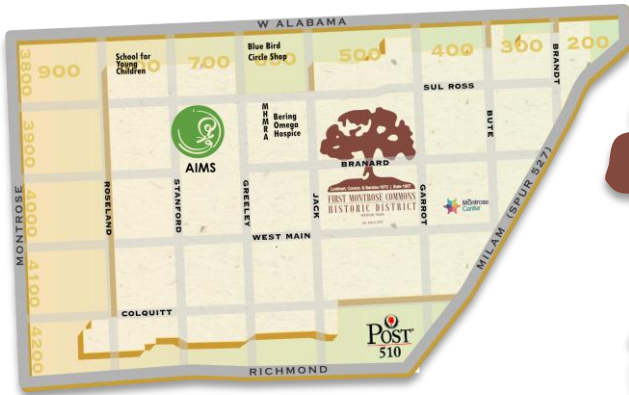
Note- HISD PD response times are significantly shorter than other agencies, so please help us keep our park safe for everyone.

**NO NON HUMAN ANIMALS  
AT ANY TIME IN THE PARK!**

Report All  
Graffiti  
to  
**311**

### HAVE SUGGESTIONS FOR THE NEWSLETTER?

Email: [president@firstmontrosecommon.org](mailto:president@firstmontrosecommon.org)



CALL BEFORE YOU START

832-393-6556

AVOID RED TAGS & CERTIFICATES OF  
REMEDICATION

## Protect the First Montrose Commons Historic District!

All Applications for Certificates of Appropriateness **MUST** be filed ONLINE

<https://cohweb.houstontx.gov/hpt/Login.aspx>

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/hpv](http://www.houstontx.gov/hpv).

[https://www.houstontx.gov/planning/HistoricPres/docs\\_pdfs/Worksheets/Design%20Review%20form\\_2020.pdf](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. More details: <https://www.houstontx.gov/planning/HistoricPres/HistoricPreservationManual/certifapp.html>

**SECURE YOUR PROPERTY WHILE RENOVATIONS ARE OCCURRING**

**AVOID PROPERTY CRIMES – FENCE AND LIGHT CONSTRUCTION SITES**

**We are proud to have over a hundred contributing structures in FMC. These require a certificate of appropriateness (COA) for any alterations outside of ordinary repair. While a COA is not required for demolition of a non-contributing structure, a COA is required for new construction and any other alterations visible from the street in FMC. Please respect our historic district and seek a COA for your work project.**

APPLICATION FEES – 2025	TOTAL*
<b>CERTIFICATES OF APPROPRIATENESS</b>	
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](mailto: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

2025 Board of Directors - The Civic Association of The First Montrose Commons, Inc.

Nicholas Whitaker PRESIDENT	Andrew Badachhape VICE PRESIDENT
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	Stephen Longmire HISTORIAN

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 at 7:00pm on the 3<sup>rd</sup> Tuesday of every month in the Montrose Center, 401 Branard, Room 106. You will receive an email reminder.



our social network works for you<sup>SM</sup>  
**firstmontrosecommons.org**  
 stay connected



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

**NEXTDOOR.COM**  
 – South Montrose Group

HIDE - LOCK – REPORT EVERYTHING!

**POLICE PATROLS ARE DATA DRIVEN**

**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