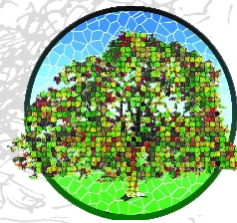


# East Montrose

## Civic Association Newsletter



Connect: [Facebook.com/groups/EastMontrose](https://www.facebook.com/groups/EastMontrose) and [www.eastmontrose.org](http://www.eastmontrose.org) or Mail: PO Box 131363 Houston, TX 77219

September 2021

*It is the mission of East Montrose Civic Association to serve the interests of East Montrose, to promote the safety and welfare of its residents, to foster a sense of community, and to celebrate the diversity and uniqueness of the area. These goals are accomplished through the efforts of its volunteers and elected officers.*

### EMCA 2021 Calendar

September 21—Reg Meeting  
-TBA

October 5—National Night Out  
And Ice Cream Social  
More info TBA

October 30—EM Cleanup  
See page 3

November 16—Reg Meeting  
-TBA

December 7—Social—Holiday  
Party / Elections

April 9, 2022  
EM Biennial Home Tour

**NOTE:** Deadline for submission of newsletter content is ALWAYS the 20th day of the previous month.



POLICE-COMMUNITY PARTNERSHIPS

### Save the Date!

National Night Out is an annual community-building campaign that promotes police-community partnerships and neighborhood camaraderie to make our neighborhoods safer, more caring places to live. It provides a great opportunity to bring police and neighbors together under positive circumstances.

**This year NNO will be held on Tuesday, October 5 from 6pm-9pm.**

There will be police officers, supervisors  
and chiefs making the rounds to as many events possible.

EMCA will also be having the cancelled August 29 Ice Cream Social at the same time!  
More info will be on the EMCA Facebook page and website as they become available.

Please note that due to Covid-19, NNO might possibly be cancelled again this year.



Area crime reports can be found at the excellent and current [www.spotcrime.com](http://www.spotcrime.com)



We are fortunate to have one of Houston's most important art venues here in our neighborhood. Art League Houston (ALH) has classes and exhibits, but also provides important community services.

The June EMCA newsletter mentioned the Marty Party, a fund raiser for the ALH Healing Art Program, which offers classes free of charge for HIV/AIDS and Cancer related illness, taught by Rebecca Bass as well as a class for people with MS and Physical Disabilities, taught by Emily Sloan. These classes start in September and continue through May.

It's September! School is starting and ALH has an in-school artist residency program: ArtBound! This program is provided to Title 1 elementary schools which have little to no visual arts instruction. Classroom teachers participate in the planning process to ensure that the residencies support and enhance classroom instruction. Each residency has an ALH teacher/artist visit a school 8-10 times per semester, working with 3 classrooms per visit.

The current exhibit at ALH is student work from Benbrook Elementary, Codwell Elementary and Wharton Dual Language School.



To find out more about the classes, exhibits and community services at the Art League Houston and how to sign up, request to be put on the ALH e-mail list:

[alh@artleaguehouston.org](mailto:alh@artleaguehouston.org)

Art League Houston  
Montrose @ Willard  
Hours M-F 9-5

If you would like to get more involved in keeping East Montrose a great place to live—then here is your chance!

Volunteers are needed for the following positions:

**Block Captains / Clean Up Crew / Home Tour**

Please contact EMCA President Mary Quinn at [President.emca@gmail.com](mailto:President.emca@gmail.com) or EMCA Vice President Karen Brohn at [vicepresident.emca@gmail.com](mailto:vicepresident.emca@gmail.com) to volunteer.



## Demi's Dog House

239 W. Gray, Houston, TX 77019

713-942-0686

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

Daycare 🦴 Grooming 🦴 Boarding







I don't often drive down Westheimer (lanes too narrow, crappy pavement, dicey curves, and too many people darting back and forth). But in late July I needed a tin (such as your grandma packs Christmas cookies in,,, but I needed to securely store cat treats so they could not be raided...), and, for some reason, the Goodwill over across from Randall's / now the New Target, has always been my go-to, good luck place to find these tins. So west on Westheimer I went!

The parking lot was crammed.... And this was in the middle of the day on a Monday! I found that they have parking behind the store, in the lot of what used to be a church. These days, it's a facility for the Goodwill outreach services (helping disabled people).

I haven't been in this store for a good couple of years. Once inside, I was amazed – it was jam-packed with shoppers! And, like I said, this was on a weekday when most people are at work or at school.

Aside from the crowd and the noise, shopping was easy. Racks and racks of clothing, for women mostly (you know us gals and our outfits!), and also men and children. I'm more accustomed to Value Village, where items are arranged by size and by color, whereas the Goodwill store seemed to be all mixed together. No price tags, because all "similar" items are priced the same. In other words, all "women's tops, sleeveless" were \$4.99. This makes shopping pretty simple. And it seemed like prices were a little less than last time I was there ... Last time, a second-hand dress could have approached \$15. (by comparison, at Value Village, \$3-\$6 more the norm – and they often offer a 50% off coupon). Anyway, back to our Goodwill store ... prices seemed better this visit. And everything was clean and in perfect shape.

They also have a lot of household items, from kitchen to furniture to electronics, picture frames, backpacks, jewelry, yada. Some really good deals on kitchen appliances – such as a "like new" air-fryer for \$25. But check before you buy ... I saw a cool rice cooker for less than \$9 ... but a peek inside revealed that it was missing the cooking pot. And, yes – I found my tin. In fact, I had a whole lot of sizes and shapes to choose from.



## East Montrose Neighborhood Cleanup

Come help keep our "Living Mosaic" beautiful!

Saturday, October 30th

9:00am

Meet at Peggy H Shiffick Park (Bomar Street)

Supplies Provided

Please email [secretary.emca@gmail.com](mailto:secretary.emca@gmail.com) if you plan to help out!



## Application for Minimum Lot Size and Minimum Building Line

There have been recent questions regarding signs around the neighborhood related to Minimum Lot Size ("MLS") and Minimum Building Line ("MBL") applications. Some of the questions I have heard have been ... What is a MLS/MBL? Why would you apply for a MLS/MBL? What is the application process? Below is what I have learned. This information is found on the City of Houston website under Department Links.

[https://www.houstontx.gov/planning/Min-Lot\\_Size-Min\\_Bldg\\_Line.html](https://www.houstontx.gov/planning/Min-Lot_Size-Min_Bldg_Line.html)

A special minimum lot size (MLS) is a request by residents to implement a minimum lot size currently met by at least 70% of the application area. For instance, if you have 4 homes on your block and the lots are all 5,000 square feet, by establishing this standard, lots cannot be subdivided below the "special minimum" lot size in the designated area (5,000 square feet). If a lot is already smaller than the special minimum lot size, it would not be penalized. Existing structures would be allowed to remain and replaced at any time without special permission.

Minimum building line or setback (MLB), is the minimum building line currently met by at least 70% of the structures in the application area. Once established, structures must be constructed behind the minimum building line. If the home on your lot is closer than the minimum building, the existing structure may remain in place; however, any new structure on the lot must conform to the established minimum building line.

The purpose of these designations is to preserve the overall character of the neighborhood. It is a tool which helps protect the application area from overcrowding by potentially helping to abate subdivision of lots and building of townhomes rather than more traditional family residences. These designations are applied for by block face (i.e. - the north side of the 1000 block of Street Name) or can be done by the entire block (i.e. - north and south side of the 1000 block of street name) and therefore only require a small number of active participants.

The best way to proceed is to start by contacting the City of Houston Planning and Development Department (CoH PD) to discuss the application process.

- Application Requirements
  - Applicant Information
  - Alternate Applicant (optional)
  - Evidence of Support (Information and signature of property owners within the proposed boundary)
  - Map of proposed area
  - Sample notification sign
- Once an application is submitted, a hold on permitting gets put on all property in the application area.
- CoH PD has 2-3 days to review the application and accept or reject.
- If the application is rejected, the CoH PD will notify the applicant(s) of the reasons for the rejection.
- If the application is accepted, the CoH PD has 3 days to post the application notice to the website, 15 days to send notification to the applicant(s) and 28 days to determine eligibility.
- 10 days from the date notification to the applicant(s) is sent, the applicant(s) must have signage posted in the designated area which meet the outlined requirements. Signs must remain in place for 30 days.
- Once the 30-day period passes, the CoH PD submits the application to the Planning Commission with CoH PD's recommendation.
- The Planning Commission determines whether an application is denied or approved. Note the Planning Commission can amend an application for consideration.
- Planning Commission approvals are then sent to City Council for final adoption.
- Once approved by City Council, the designation lasts for 40 years from the date City Council adopts the ordinance.

If you are having any questions about this subject you can contact Karen at [vicepresident.emca@gmail.com](mailto:vicepresident.emca@gmail.com).

## Yard of the Season...

by Betsy Anderson

The whimsical home at *515 West Drew* at the corner of Drew and Hopkins is our April through June 2021 Yard of the Season winner. The owners are **Sherri and David Walker**. The following is written in Sherri's own words:

"We bought our home in October 2020, so we are fairly new to the neighborhood. We lived in Deer Park, Texas before moving to East Montrose. We picked the East Montrose area because it made us feel like we were in a Hall-mark movie. We realized immediately how warm and friendly everyone is and how everyone seems to own a dog or be pushing a child in a stroller through the neighborhood. We were incredibly impressed with all the restaurants, but the most important thing to us was the people! We have already met so many amazing neighbors who come right up to us and introduce themselves. We have not had that anywhere else we have ever lived. Our three white fur babies are **LaCie, Chloe, and Dollie**. They love to sit out on the front porch of the house and welcome every person and animal that walks by so, pardon their happy, yappy personalities! Our poor daddy, David, is outnumbered by the girls in his life, as we also have two daughters - **Holli and Heidi**. However, he is now up by one number as we have a one-year-old grandson, **Miles**, as well. You will be seeing a lot of that precious baby walking around, in a stroller, or sitting on our front porch!



David owns a commercial contracting business in LaPorte. He also enjoys racing cars and his favorite thing to do is to eat at Barnaby's or Harry's in Montrose every weekend. I am a retired second grade schoolteacher and my hobby is decorating and sparkling anything around me. I feel life is too short not to sparkle! I am also an avid swimmer. We even put a mermaid at the bottom of our pool at Casa Drew! We want to say thank you to everyone in East Montrose. The diversity of this happy place and the friendliness of those who dwell here make our hearts adore it even more day by day. We can't wait to meet you all."

Check out this beautiful blue and white cottage. It will put a smile on your face.

Our Yard of the Season winner for July through September 2021 is the townhome at *600 Bomar*. The following is written by our winners this quarter.

Hello, my name is **Winthrop Maynard** and I live at 600 Bomar Street with my partner, **Steven Feldman**. Steven is from the Bronx, NY and I am originally from Trinidad and Tobago, W.I. We met in NYC just shy of 16 years ago. Prior to moving to our current residence in June 2013, we had both lived in Allentown, PA. Our household makeup today is a bit different from when we arrived in Houston since our previous dogs, **Monty and Chester**, recently passed within one year of each other. We now have **Figgy**, who is a Labrador mix and the perfect pet to heal the pain of our loss.



Steven and I had different ideas about where we wanted to live upon arriving in Texas. I wanted to live outside the Loop, but Steven was firm in his desire to be in the heart of Houston. East Montrose was an easy choice for us both. The nature of our relationship, the proximity to friends, entertainment, restaurants, and parks suited us perfectly. And we appreciate the elevation of the area, and its feeling of safety. We also love the location of our home within our complex, being that it is closest to the front gate and has its own private entry from the sidewalk, providing safety for Figgy.

With regards to our garden, we have hired several landscapers previously to create the vision of what we wanted. They never truly hit the mark so when the frost destroyed 99% of our garden, it was the perfect opportunity for a DIY project. I enjoyed gardening in the Caribbean from a very young age and have been yearning to start a project from a blank slate. To me, gardening doesn't have to show perfection, but the result must reflect vision, creativity, and visual appeal. Our garden comprises a mix of live and artificial elements. It is our way of showcasing the talent and artistry that exist in those who take pride in the work that they present to others and who assemble these works of art with the sole purpose of beautifying. Though our garden isn't finished, we are grateful that those in our neighborhood see fit to honor our efforts with this award.

Stop by and take a look at the patio of 600 Bomar. It is a delight!





## New Construction Near You? Things to Watch Out For

I wanted to share a bit of knowledge that I have learned after having new construction next door to me. I am hoping that by sharing this information, it may help you avoid some of the challenges that we faced.

I would like to start by saying you are the advocate for your home. It will reap tremendous benefits if you watch what is going on before, during and after construction.

First off, pay attention! New construction is typically built up much higher than older homes, so drainage is a huge issue. Watch what is happening during heavy rains. If you see issues report it immediately and document your communications and findings. If drainage is your issue, call 311 and report a "structural" issue. This way the call will route through the inspecting group whose job it is to watch and ensure no issues are created. Do not delay! This was one of my biggest mistakes, and by the time I called, the project was closed. Call the builder and report it to them too and ask them about the drainage plan for the construction. Educate yourself and be involved.

Second, build a relationship with the construction team. Don't be afraid of the builders and introduce yourself to the project manager. Get their business cards, so when you have an issue, you can get it addressed. When a crane inadvertently hit my home and crunched my gutter, it is not as if the whole project stopped, and someone came over and knocked on my door to ask if everything was okay. They just kept on working. If I hadn't been home when it happened, I might not have noticed the damage.

Third, do a visual inspection of your home on the side where construction is happening a couple days a week to identify issues quickly. Hopefully the builder will work with you to rectify your issues, but if you don't know there is a problem, you cannot get it fixed. After the fact, I noticed a lot of construction debris on my property. If I had paid more attention throughout the process, maybe I could have asked the construction crew to clean it up.

In summary, be present and aware of what is happening with your property. You have rights as a private property owner, and you need to use resources you have available to you. There might be other issues such as trash at the construction site, or no sidewalks to walk on. In those instances report the issue to 311. If you don't know what to do, reach out to the East Montrose Facebook group or to the EMCA Board. I guarantee there is someone who has faced the same issues, and may have some golden advice for you.

Finally, this too shall end. At the end of the process, hopefully you will have mitigated your risk, and have a nice new neighbor. If anyone has any questions or would like to chat, please contact me at [malisa.galvan@yahoo.com](mailto:malisa.galvan@yahoo.com)  
Cheers!



**Saturday, September 11th**  
**11-4 pm**  
**810 Pacific St.**  
**(Parking Lot)**  
**Artists & Makers:**

CTK Creations  
Freddie & David  
Crystal Murley Art  
Mike's Melds  
Ruth Pickthall  
Eliot's Creative Designs  
Plant Dadd-E

Shelby Bird Designs  
Nick Blocha  
Lovely Lailah's Soap  
Hailee Jane Reeder  
Brisket Houston  
Pronto Kreations  
Wickerland

**Community Partner**  
**Donations Accepted**  
100% of t-shirt sales donated  
to



**Pet Friendly on a leash**



**Family Friendly**

# ANDERSON FAIR CONCERTS

ANDERSON FAIR NEWS—September 2021

The Fair will be dark until Friday, September 24. We are taking a break and catching up on repairs while avoiding the latest round of the virus. We had some really nice concerts after reopening in late March when the Covid situation had improved a bit. Thanks to everyone who came out to support the songwriters and original music in our historic listening room and online through our streaming service.



Details are still coming together for fall concerts...

**Friday, September 24.... Lynn Langham & Doug Gill**

**Friday, October 1 ... Brian Pounds**

**Friday, October 8... Matt Harlan**

**Friday, October 15... James Steinle**

**Friday, October 22... Buddy Mondlock**

**Friday, October 29... Shake Russell**

Please check our website for the latest updates and for advance tickets. At the door and at the bar is cash only.

[www.andersonfair.net](http://www.andersonfair.net)

2007 Grant Street, just around the corner from Texas Art Supply, Since 1970.

Doors open at 7:30 and music starts around 8:45.

*In Memoriam*

## ***Nanci Griffith***

*All of us at Anderson Fair are so deeply saddened by the passing of Nanci. She has always held a place near and dear to our hearts. As a friend, as an artist, and as an inspiration for so many of the young song writers that have graced our stage. As we watched, she grew from an aspiring young songwriter into a confident performer who could hold an entire room in her grasp with poignant vignettes and memorable melodies. She was definitely one of a kind, in her own way, one of the last of the true believers. We loved her and will always remember the truly remarkable influence she had on all of us.*

*May she rest in peace.*

- The Anderson Fair Family

## EMCA Sponsors and Advertisers

EMCA would like to thank our sponsors and advertisers!  
The best way to show appreciation is by supporting their businesses!



Chef Soren Pedersen - [www.chefsorenpedersen.com](http://www.chefsorenpedersen.com)



Speedy Printing  
3433 W. Alabama  
Ste. C  
713-877-8466



Midtown Bar & Grill  
415 W. Gray  
713-528-2887



Cowboys & Indians Tex-In Kitchen  
1901 Taft Street 713-485-6724  
<http://www.cni713.com>

### Lee Hudman, ABR CLHMS CNE GPA

Your East Montrose Neighborhood Realtor®

Why should you call me when it's time to buy or sell a home or investment property?

- ◆ Fifth-generation native of Houston.
- ◆ Full time Realtor® for 30+ years.
- ◆ Resident of East Montrose since 2002.
- ◆ EMCA President 2006 and 2007

**Because I know this city, I know this business, and I know our neighborhood!**

**CALL ME TODAY at 713-449-1888**

I'd love to add your address to this list of homes that I've sold in the neighborhood: 19xx Whitney - 4xx Pacific - 20xx Converse - 24xx Whitney - 7xx Bomar - 24xx Whitney (2nd time) - 9xx Willard - 9xx Bomar - 20xx Converse - 5xx Peden - 24xx Whitney (3rd time) - 10xx Peden - 24xx Whitney (4th time) - 9xx Damon Ct. - 26xx Hopkins - 9xx Welch - 8xx Hyde Park - 25xx Whitney - 4xx Pacific - 5xx Peden (2nd time) - 1x Hyde Park - 9xx Willard (2nd time) - 3xx Bomar—6xx Drew—17xx Grant—8xx Hyde Park—8xx Damon Ct—24xx Whitney (5th time) - 9xx Bomar (2nd time) - 3xx Peden—23xx Mason



Call me or use the media icon links above.

Each HomeSmart Office is Independently Owned and Operated—If your property is currently listed, then this is not a solicitation of that listing.

A portrait photograph of Mary K. Quinn, a woman with short brown hair, wearing a red jacket over a black top.

106 Avondale  
Houston, TX 77006

**FAMILY LAW / LITIGATION**  
**Mary K. Quinn**  
Attorney at Law

Phone: 713.225.0094  
Fax: 713.225.0099  
Email: [maryquinn@maryquinnlaw.com](mailto:maryquinn@maryquinnlaw.com)  
[www.maryquinnlaw.com](http://www.maryquinnlaw.com)



Mayor's Assistance Office: Jack Valinski  
[jack.valinski@houston.tx.gov](mailto:jack.valinski@houston.tx.gov), 832-393-5958

Our District C City Council Member: Abbie Kamin  
Contact Ngan Nguyen  
[districtc@houston.tx.gov](mailto:districtc@houston.tx.gov)—832-393-3004

City of Houston Community Liaison  
Carl Davis—832-393-4063

Harris County Precinct One—Commissioner Rodney Ellis  
Contact: Matala Idi  
[Matala.idi@cp1.hctx.net](mailto:Matala.idi@cp1.hctx.net)—346-286-1900

Council Member At Large #5—Sallie Alcorn  
Contact: Mike Watkins

### July Treasurer's Report

Beginning Balance			\$6,190.23
Monies In:	Membership	-0-	
Monies Out:	Storage Unit	\$(64.00)	
	Zoom Meeting	\$(15.98)	
	Quickbooks	\$(26.65)	
Ending Balance:			\$6,083.60

*The treasurer's reporting month is being changed to coincide with the newsletter being created prior to month end.*

### TRASH COLLECTION SCHEDULE

August 30	Monday	Regular Trash & Lawn
September 1	Wednesday	Heavy Trash—TREE WASTE ONLY
September 6	Monday	Regular Trash & Lawn & Recycle
September 13	Monday	Regular Trash & Lawn
September 20	Monday	Regular Trash & Lawn & Recycle
September 27	Monday	Regular Trash & Lawn
October 4	Monday	Regular Trash & Lawn & Recycle
October 6	Wednesday	Heavy Trash—JUNK ONLY

This trash schedule comes from the Rollout app and is subject to change. \*\*\*holiday schedule / not confirmed



## Join EMCA Today!

Membership is open to neighborhood residents or business owners/operators. Payment of dues will apply to current year.

\_\_\_ Single or Guest \$15.00 \_\_\_ Household \$25.00 \_\_\_ Business \$30.00

Name(s): \_\_\_\_\_

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

Home Phone: \_\_\_\_\_ Alt. Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Mail to: PO Box 131363 Houston, TX 77219

OR pay via PayPal at [www.Eastmontrose.org](http://www.Eastmontrose.org)

East Montrose Civic Association Newsletter

## East Montrose C/A Contacts

President: Mary Quinn — [president.emca@gmail.com](mailto:president.emca@gmail.com)  
V-Pres: Karen Bohn — [vicepresident.emca@gmail.com](mailto:vicepresident.emca@gmail.com)  
Treasurer: Malisa Galvan — [treasurer.emca@gmail.com](mailto:treasurer.emca@gmail.com)  
Secretary: Mike McHam — [secretary.emca@gmail.com](mailto:secretary.emca@gmail.com)  
Past President: Sherry Weesner — [pastpresident.emca@gmail.com](mailto:pastpresident.emca@gmail.com)  
At Large 1: Julia Schafer — [rep1.emca@gmail.com](mailto:rep1.emca@gmail.com)  
At Large 2: Dan Ritchel — [rep2.emca@gmail.com](mailto:rep2.emca@gmail.com)  
Neartown Liaison: Julie Young — [wallpaperlady@att.net](mailto:wallpaperlady@att.net)  
Newsletter: Lee Hudman — [newsletter.emca@gmail.com](mailto:newsletter.emca@gmail.com)  
HPD's PIP: Julie Young — [wallpaperlady@att.net](mailto:wallpaperlady@att.net)  
Security: Mark Weesner — [mdwpsbn@gmail.com](mailto:mdwpsbn@gmail.com)  
Trees for EM: Josh & Helen Dubach - [jsdubach@gmail.com](mailto:jsdubach@gmail.com)  
Peggy Shiffick Park: Ellen Yarrell - [ellen@eayatty.com](mailto:ellen@eayatty.com)  
FB Admin: Lee Hudman - [EastMontrose@groups.facebook.com](mailto:EastMontrose@groups.facebook.com)  
Yard of the Season: Betsy Anderson — [bsatexas@sbcglobal.net](mailto:bsatexas@sbcglobal.net)

### The following volunteer positions are currently open:

Block Captains: **OPEN**—block captains are needed for each street in the boundaries of East Montrose

Cleanup Crew: **OPEN**

Home Tour: **OPEN**

Please contact the EMCA Pres or VP to volunteer. We need you!

Total EMCA Members: 140

Extra printed newsletter copies can be found in the mailbox at Peggy Shiffick Park. Digital PDF versions are on the "files" tab of the East Montrose Facebook page and on Eastmontrose.org. Newsletters are normally printed only four times per year. Digital issues are available every month. Send your name, address and email to [treasurer.emca@gmail.com](mailto:treasurer.emca@gmail.com) for a PDF newsletter receipt by email each month including print months. Deadlines for newsletter article submissions is always the 20th day of the previous month. Article submissions are always welcome. No self promotion please!

I would like to help in the following way:

\_\_\_ **Safety and Security:** Promote safety and security in East Montrose through HPD's Positive Interface Program (PIP), Crime-Out activities, and Citizens Crime Patrol.

\_\_\_ **Membership:** Encourage membership enrollment, maintain records.

\_\_\_ **Volunteer:** Database Administrator

\_\_\_ **Volunteer:** Newsletter Team

\_\_\_ **Volunteer:** Biennial Home Tour

Want to submit an article for the newsletter? Please email your article to [newsletter@eastmontrose.org](mailto:newsletter@eastmontrose.org).