

Council Member Abbie Kamin to speak Sept. 9 at Kindred

Submitted by Mary Ellen Whitworth

From working closely with city departments to address community concerns during the Yupon Local Drainage Project, to delivering millions in infrastructure and safety improvements, Council Member Abbie Kamin is a staunch fighter for our neighborhood. Kamin will speak Sept. 9 at our general membership meeting, which will be held at Kindred, 2515 Waugh Drive.

While focusing on constituent services and ensuring residents have access to local government, she has championed flood mitigation and neighborhood improvements, advanced policies to support women and families—spearheading the creation of Houston’s first prenatal wellness and paid parental leave policies for all city employees—

and leads efforts to improve public safety through firearm safe storage programs, domestic violence awareness campaigns, and cybersecurity investments.



Council Member Abbie Kamin

Council Member Kamin is a native Houstonian, civil rights attorney, and dedicated advocate for families, public safety, and climate action.

Nationally recognized for her work, she is Vice Chair of the National League of Cities’ Large Cities Council and the Energy, Environment, and Natural Resources Committee. She previously served as Houston’s Chair of Public Safety during her first term and currently chairs the City’s Labor Committee and is Vice Chair of the Resilience Committee.”

joined the Hyde Park board of directors a decade ago. In the past, she has served as secretary, vice president and president, is a block captain and Facebook group admin, and she manages the Hyde Park website.

Professionally, Macy is a civic

See Bodenhamer on next page

Meet At-Large Director Macy B.

Macy currently serves on the Hyde Park Board of Directors in the at-large position. A Montrose resident of over 30 years, Macy is originally a native Louisianan whose soul lies in the Bayou State but heart resides in the Bayou City. She has also lived in Tennessee, Georgia, Mississippi, and New Jersey. Macy

Upcoming Events

- > **General Meeting**
Tuesday, September 9th
7 pm @ Kindred
2515 Waugh Drive
- > **Neartown Association**
Tuesday, September 11th
The Women’s Home
602 Westheimer
- > **TIRZ Meeting**
Monday, September 15th
6:30 pm, at Havens
Center, 1831 W. Alabama St.
- > **Happy Hour**
Thursday, September 18th
5 pm @ La Mexicana,
1018 Fairview at Montrose

Important Phone Numbers

- HPD Non-Emergency 24-Hr Hotline:
713-884-3131
- Harris County Dispatch:
713-755-7628
- City of Houston Service Line:
3-1-1
- HSPCA Cruelty Hotline:
713-869-7722
- Illegal Dumping Hotline:
832-927-1567
- Human Trafficking Hotline:
888-373-7888
- Illegal Removal/Pruning of a Tree:
832-395-7100

Save the Date:

National Night Out
Tuesday, Oct. 7

MEMBERSHIP UPDATE

Hey, Neighbors. You're important to Hyde Park. Thank You!

Submitted by Karen Baribeault

One month until my favorite night of the year – National Night Out on Tuesday, October 7 2025. Check out all the information right here in the September newsletter.

Hello. Have I told you lately how important you are to Hyde Park and HPCA? This feels like a good time to tell all 172 HPCA members that I'm glad you are a part of the neighborhood and part of the civic association. You voluntarily paid dues and gave me your name, address and contact information and voila! You helped build our community. Please keep it up. We need you. Thank you.

Are you thinking about getting more involved? We have two great options – become the HPCA volunteer coordinator and guest

speaker host. Call Mary Ellen Whitworth (713-823-6939) and she will be happy to give you more details and help you decide if the role is right for you.

For the first time in months, we need a block captain for Westheimer and Montrose. This block captain needs to deliver about 52 newsletters – about an hour/month. I love this route because you get to connect with businesses and check out the inside of places like Magik Cauldron, Tradesmen Barber, Slick Willies and Catbirds. All these businesses have been in Hyde Park for many years. Send me a text (708-870-6870) and I will sign you up!

And now for my HPCA membership pitch - if you join HPCA or renew your membership between now and the end of 2025

your membership will be good until January 2027. This is a great deal and it's easier for me to track renewals when they are in January. There's 4 ways to pay the \$30 annual dues:

1. Venmo @HydeParkCA
2. PayPal – starting at [HydeParkHouston.org](https://www.hydeparkhouston.org)
3. Credit cards – starting at [HydeParkHouston.org](https://www.hydeparkhouston.org)

4. Paper check to
Hyde Park Civic Association
PO Box 66422
Houston, TX 77266-6422

Love Hyde Park!

Love Hyde Park!

Karen Baribeault

HPCA Membership

Karen.baribeault@comcast.net

Mark Your Calendars



**National Night Out
Tuesday, Oct. 7th.**

Bodenhamer: “What I love most ... is the sense of community”

Continued from previous page
leader and an award-winning marketing communications consultant with over 20 years of experience in branding and messaging strategy, advertising, and public relations. She has worked in corporate and nonprofit environments, including healthcare, senior living, financial services, and wireless technology. She is a Leadership Houston alumnus and the recipient of the Patrice Johnson Distinguished Alumnus Award. In 2009, she led the organization's public art project that brought the colorful mosaic mural displayed on the corner of Montrose and California. She and her class members raised over \$25,000 to fund the project.

Macy shared, “What I love most about Hyde Park is the sense of community and the people. Of all the urbanization changes in our neighborhood, the single consistent factor is meeting neighbors who breathe diversity, love, and life in this wonderful mosaic fabric we live in.”

Her hobbies include urban spelunking, travel, music, dance, photography, creative writing, and historic graveyard exploration. Her travels include nine countries and four continents. Her favorite place in our city is Glenwood Cemetery and her place of peace is lying under the famed giant oak tree there, writing in her journal. She shares a home with her two playful feline companions, Cheese and Luna Belle. For fun, you can find her biking on Buffalo Bayou

and working weekends at the nearby local legendary nightclub, Numbers. When is not working, you'll see her on the dance floor!



At-Large Director Macy Bodenhamer

AUGUST MEMBERSHIP MEETING:

How to preserve historic buildings and neighborhoods

Submitted by Sarah Frazier

Emily Ardoin, Preservation Services Director for Preservation Houston spoke to us August 12 about what Preservation Houston does, and what protections exist for historic buildings and neighborhoods. I recommend this group – they do good work under hard circumstances and are great to work with.

Montrose still has a critical mass of older places that make it Montrose. Emily lives in Montrose herself.

Why value historic neighborhoods like Hyde Park?

- Walkability
- Human scaled, with human doors rather than garage doors
- Quality of life
- Quality of construction – old growth wood, denser because it grew slowly – posts are more dimensionally stable and insect resistant.

It's a waste when we discard wood like this. Salvage is an option.

Preservation Houston activity & mission:

- Good Brick Awards since 1950's beginning with Hogg Palace
- Preservation services – helping you improve, keep your building, connect you to contractors
- Advocacy – let owners know about incentives to preserve buildings

Means of Protecting Historic Buildings:

City historic districts.

- The only measure that protects buildings – subject to review. Eligibility is mostly about the outside of the building, not the inside, or painting, fences, etc.
- In an historic district, buildings are either contributing or not

contributing.

- 15 year tax exemption based on renovation of a building – good for bigger projects.
- 40% reduction in parking for commercial properties for contributing.
- Most buildings in proposed district must be historic.
- Requires 10% of owners to agree to district. Then 60% of owners need to vote yes.

Heritage districts:

- Not about private but public property
- Nonprofit has authority to protect and enhance the heritage district
- Freedmen's Town received designation in 2021. They say they have more support for brick streets now.
- Could use for Dolphin fountain.
- Doesn't provide money
- HPCA could be a sponsor
- Requires nonprofit to prove financial stability
- At least one block, no max.
- City has to approve changes after.

Minimum lot and setback ordinances – used in Hyde Park

- Minimum lot prevents townhomes. 5 or more block faces for minimum lot.
- Setback can limit construction, too.

They last 40 years.

Conservation districts

- Passed years ago but have never been used.
- The problem is a provision granting 1 year to opt out after formed.

Protected Landmark

- Only designation that protects

individual buildings

- Preservation Houston will help write
- Can be based on brushes in history with important person
- 50 years or older
- Could be 70's or older right now.
- No known landmarks in Montrose. Go to River Oaks Theatre for nearby example.

Landmarks

- 90 day waiver, then can tear down

- That's the difference between landmark and protected landmark

National Register of Historic Places

- You can tear down building with this designation
- Access to incentives (for income-producing properties only)
- Can earn 45% of cost of rehab in tax credits

State Register

- 25% franchise tax credit when register & approved rehab
- Can sell the tax credits to someone who can use if nonprofit or otherwise ineligible.
- Examples are Rice Hotel, Eldorado Ballroom, Le Meridien Hotel

- Heights rental residential example – super common in New Orleans

Preservation Houston Events:

<https://www.preservationhouston.org/calendar>

- "Time & Place" Lunch n'learns to be announced soon
- Sept. 14 Broadacres Architecture Walk 6-7pm
- Sept. 27 Glenwood cemetery tour: 20th century
- Nov. 8-9 – Good Brick Tour - Nominations for Good Bricks due 3pm Sept. 8

TIRZ MEETING SUMMARY:

Underground work on Montrose Blvd. almost finished

Submitted by Sarah Frazier

Public comment began the meeting. Thunderstorms aggravated sound issues for those attending remotely, which included at least one board member. Public comments were not particularly long. I had a brief comment suggesting TIRZ use a revolving fund to buy current modestly priced apartment buildings so that they don't become luxury housing.

Several comments related to back to school crossings to Wharton in the construction area. TIRZ hired 4 uniformed officers to help. Issues with their staying in their cars etc.

Procedural motions included bookkeeping and the paying of bills. Much time was spent scrutinizing Goodman's bill for coordination of programs paid under grants before it was tabled for next time, and everything was approved except a

check to Montrose Collective for parking.

Montrose Boulevard: They are almost done with the underground work and will finish over the next month. It will appear to go much faster when that is done.

Gauge's David Greaney reported that on Friday morning they saw the early problem that the officers needed to get out of the car to help people cross and that was remedied quickly. He will follow up to make sure all shifts are getting the message. He met with the Wharton principal at a coffee event. To get one hour in morning and one hour at night TIRZ has to pay for all day - \$220,000 if for the rest of the construction time. Not in budget. Looking at shifting to crossing guards as soon as can, and will have officers until then. They are not HPD and their cars are not the most

recognizable type of police car.

West Alabama: West Alabama has a page on the TIRZ website under Projects. The plan was submitted to the City this past week. Helen & Murad asked about burying utilities. TIRZ not allowed to pay. Need a management district. Could we form a utility district? Would have to be approved by City. Gauge will talk to Center Point re paying for West Alabama.

Metro raised crosswalk at Katz's is gone. Metro plans a substitute feature – probably a hawk or blinking signal.

Cherryhurst. Still waiting on the agreement's approval from the City to get started. Should be any day.

Mandell St: TIRZ's professional engineering proposal has been in the works for 4-5 years. New to these board members. Vote deferred to next month.



Is Using Your Computer More Frustrating than Fun?

- Go beyond the basics with your computer skills.
- Zip through tasks that used to take forever
- Avoid the frustration of not knowing what to do when @#%!*&! happens
- Lessons in person or on Zoom

Contact George, the Houston Tech Guru

support@houstontechguru.com

713-522-7050

The May crime report in last month's newsletter included an HPD reporting error. The report of a forcible rape on 5/14 at 1700 Block Commonwealth was false. HPD investigated and determined the crime did not occur.

June & July HPD Crime Report for Hyde Park Compiled by Ross Lee

This report is a reminder to be aware and be vigilant. We live in a large city with lots of car and foot traffic. Most incidents are a crime of opportunity and most criminals want to take the path of least resistance.

Quick Reference

- 911 - Report a life or death emergency that requires immediate response from police, fire or ambulance
 - 713-755-7628 - Dispatch for Harris County Constable Precinct 1 - Alan Rosen
 - 713-884-3131 - Request non-emergency Houston police service
 - 311 - City of Houston Service Helpline - Also available via the web www.houstontx.gov/311 and smartphone apps
- Examples - From traffic fines and sewer concerns to pothole problems and neighborhood complaints

June 2025				
Offense Type	Date	Hr	Address	Premise Type
Theft	24-Jun-25	22	1700 Block COMMONWEALTH	Apartment
Burglary of a Motor Vehicle (BMV)	28-Jun-25	23	1100 Block W DREW	Road, Street, or Sidewalk
Burglary Habitation	10-Jun-25	2	1500 Block FAIRVIEW	Residence or House
Theft.	13-Jun-25	17	1300 Block W GRAY	Other, Unknown, or Not Li
Theft.	07-Jun-25	11	1300 Block W GRAY	Apartment
BMV	30-Jun-25	1	1200 Block HYDE PARK	Road, Street, or Sidewalk
BMV	07-Jun-25	11	1200 Block HYDE PARK	Road, Street, or Sidewalk
BMV	20-Jun-25	19	1300 Block HYDE PARK	Residence or House
BMV	06-Jun-25	17	1300 Block HYDE PARK	Road, Street, or Sidewalk
Theft.	29-Jun-25	15	1400 Block HYDE PARK	Apartment Parking Lot
BMV	20-Jun-25	21	1400 Block INDIANA	Road, Street, or Sidewalk
Auto Theft.	10-Jun-25	19	1200 Block JACKSON	Apartment Parking Lot
Auto Theft.	12-Jun-25	21	1400 Block MARYLAND	Road, Street, or Sidewalk
BMV	22-Jun-25	1	1500 Block MISSOURI	Road, Street, or Sidewalk
BMV	07-Jun-25	23	2300 Block MONTROSE	Miscellaneous Business (N
Theft.	27-Jun-25	14	2300 Block MONTROSE	Vehicle/Auto Sales/Lease/
Theft.	01-Jun-25	2	500 Block PEDEN	Apartment
Burglary Habitation	06-Jun-25	14	800 Block PEDEN	Residence or House
BMV	24-Jun-25	14	1100 Block PEDEN	Residence or House
Auto Theft.	18-Jun-25	22	1300 Block PEDEN	Road, Street, or Sidewalk
BMV	08-Jun-25	3	2500 Block WAUGH	Road, Street, or Sidewalk
BMV	30-Jun-25	3	600 Block WELCH	Road, Street, or Sidewalk
BMV	23-Jun-25	0	700 Block WELCH	Road, Street, or Sidewalk
Rape.	28-Jun-25	0	1600 Block WELCH	Apartment
Theft.	14-Jun-25	5	1600 Block WELCH	Apartment Parking Lot
Burglary Building	22-Jun-25	2	2100 Block WELCH	Miscellaneous Business (N
Burglary Building	22-Jun-25	16	2100 Block WELCH	Specialty Store (Non-Spec
Agg. Assault.	23-Jun-25	22	900 Block WESTHEIMER	Service or Gas Station

Continued on next page

Crime Report continued

BMV	23-Jun-25	22	900 Block WESTHEIMER	Restaurant or Cafeteria P
BMV	03-Jun-25	12	900 Block WESTHEIMER	Restaurant or Cafeteria P
BMV	08-Jun-25	21	900 Block WESTHEIMER	Restaurant or Cafeteria P
BMV	24-Jun-25	3	1000 Block WESTHEIMER	Other Parking Lot
July 2025				
Offense Type	Date	Hr	Address	Premise Type
BMV	21-Jul-25	9	1400 Block INDIANA	Residence or House
Theft.	03-Jul-25	12	1100 Block JACKSON	Road, Street, or Sidewalk
Agg. Assault.	10-Jul-25	12	2700 Block MONTROSE	Restaurant or Cafeteria
Theft.	06-Jul-25	20	2700 Block MONTROSE	Restaurant or Cafeteria
Theft.	07-Jul-25	23	1100 Block PEDEN	Residence or House
BMV	16-Jul-25	18	2000 Block WAUGH	Other Parking Lot
Drugs.	02-Jul-25	10	2300 Block WAUGH	Residence or House
Burglary Building	07-Jul-25	12	1200 Block WELCH	Garage or Carport
BMV	24-Jul-25	21	1300 Block WELCH	Road, Street, or Sidewalk
Theft.	15-Jul-25	1	900 Block WESTHEIMER	Convenience Store
Burglary Building	30-Jul-25	21	1200 Block WESTHEIMER	Specialty Store (Non-Spec



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Hey You! (Yes, we mean YOU)

Help us identify and invite speakers

Submitted by Mary Ellen Whitworth

Interested in becoming more active in your Civic Association? There are several areas where we can use your help.

Speaker's Bureau-Help
identify speakers for our general meetings. Write an article on the speakers for our monthly newsletter. Assist speakers at the meeting and write a thank you note for their presentation. 1-2 hours/month, 3 members needed.

Fundraising Committee-
Assist in planning our yearly events, popcorn sales and wine tasting. Or have another idea for raising money? This is a great way to help and meet your neighbors. Time commitment will vary depending on the event. Several members needed.



Constable Alan Rosen spoke at our June meeting, offering lots of useful information and answering questions from the floor. Would you like to hear a particular person address our civic association? Get involved in the Speaker's Bureau.

Neighborhood Clean-up-Help
pick up trash. These events occur about 2-3 times per year. Look for upcoming dates in the newsletter. If you are interested in any

of these opportunities contact Mary Ellen at volunteer@hydeparkhouston.org or leave a message at 713-523-8035

NATIONAL NIGHT OUT OCTOBER 7 - SEE YOU THERE!

Your local civic association needs YOU!

Scan QR code to join!



Memberships sustain the civic association. With your support of just \$30/year, we:

- print this newsletter
- help maintain Lamar Park
- manage deed restrictions
- subsidize activities

Help us maintain National Night Out, the Christmas Party, Christmas Caroling, Happy Hours, and exciting new events planned for 2025. We need your support and welcome your involvement!

Mail form and check to:

Hyde Park Civic Association
PO Box 66422
Houston, TX 77266-6422

Check No: _____
Date Paid: _____

Hyde Park Civic Association Annual Membership

Yes, I would like to support my local neighborhood association

Name 1: _____

Name 2: _____

Address: _____

Email: _____

Telephone: _____

(Check one) ☐ New ☐ Renewal

(Check one) ☐ Individual (\$30) ☐ Couple (\$60)

I/We would like to make an additional donation for _____

Or just pay online at www.hydeparkhouston.org

TOTAL _____

Tree Protection Quick Reference Guide



photos, including photos of the tree, the people on site, company vehicles, etc. Collect any information that might help the City's Legal Department investigate the matter.

- **Step 3:**
Call or email 3-1-1 to file an official case for the violation
- **Step 4:**
Email president@hydeparkhouston.org

Permits

If you need a permit for tree removal or maintenance for a protected tree, email ForestryPlanReview@houston.tx.gov to request one.

Protected Tree Species

The lists of protected COH trees can be found in the Code of Ordinances / Ch. 33 - Planning and Development / Appendix A-1 (Large Trees) and Appendix A-2 (Small Trees)

Note: Additional tree regulations are found in the Hyde Park Deed Restrictions for deed-restricted properties.

**SAVE FOR
FUTURE
REFERENCE**

Submitted by Rocky Kneten

City of Houston Definitions and Regulations

Corridor Trees

- Corridor Trees are those within the building setback, whether residential or commercial.
- Corridor trees that are 20" diameter or greater, AND are of a species on the street tree list, are protected. A permit is required for removal of these trees.
- A permit is also required for any work that is performed within the drip line of the tree,

which includes such maintenance as tree trimming

Right-of-Way Trees

- A permit is required to remove ANY tree of ANY size that resides within the public right-of-way. Only those trees that qualify for protection will require mitigation upon removal.
- A permit is required for any work that is performed within the drip line of the tree, which includes such maintenance as tree trimming.
- A permit **MUST BE POSTED** on or near the tree 20-days prior to service, unless the

work is to remedy an immediate hazard, in which case an applicant can forgo the public notice.

Action Items

If a possible tree code violation is observed, do these procedures in this order:

- **Step 1:**
Call Urban Forestry office at (832) 395-8450
- **Step 2:**
Email ForestryPlanReview@houston.tx.gov Include the nearest physical address where the violation is occurring, and any relevant

HYDE PARK CIVIC ASSOCIATION



Enjoy an evening filled with community, food & prizes!

TUESDAY, OCTOBER 7
AT 6:00 PM

KINDRED CHURCH
2515 Waugh Drive

**It's a free
event!**

Board and Committee Members

President – Sarah Frazier
president@hydeparkhouston.org

Vice President – Dmitry Bazykin
vicepresident@hydeparkhouston.org

Past President – Chris Delphin
pastpresident@hydeparkhouston.org

Treasurer – Vincent Vega
treasurer@hydeparkhouston.org

Secretary – Liam McElhiney
secretary@hydeparkhouston.org

Board - General
board@hydeparkhouston.org

Deed Restrictions
deedrestrictions@hydeparkhouston.org

Rocky Kneten
 #2 – Barry Baumgarten
 #3 – Colin McCulley

At Large – Macy Bodenhamer

Lamar Park Committee Chair –
 Stephen Todd Cook
lamarpark@hydeparkhouston.org

Volunteer Coordinator –
 Mary Ellen Whitworth
volunteer@hydeparkhouston.org

Membership Chair –
 Karen Baribeault
membership@hydeparkhouston.org

Newsletter Advertising –
 Carlos Fernandez
advertising@hydeparkhouston.org

George Sroka – Newsletter Editor
newsletter@hydeparkhouston.org

Jim Patera – Newsletter Coordinator

Hyde Park Civic Association Boundaries



Scan the QR code
 to sign up for your
 Hyde Park
 Civic Association
 membership via
 PayPal!

Block Captains

Bomar

Greg Jeu & Jim Hurst
 281-541-6756

California / Missouri

Patty Hunt 713-447-1115

Commonwealth

Kathy Overly 713-419-8228

Fairview

Karen Baribeault 708-870-6870

Hyde Park / Hyde Park Apts.

Melba Bowen 713-526-9212

Hyde Park Crescent

Carlos Fernandez 832.541.9246

Hyde Park Townhomes

Clint Harbert 832-428-0158

West Gray & Indiana / Yupon

Dmitry Bazykin 281-771-4799

Jackson

Peter McGillivray 504-231-8565

Maryland

Francisco Gutierrez 832-597-3299

Michigan

Tom Whitworth 713-523-8035

Montrose

Francisco Gutierrez 832-597-3299

Peden / Hazel / North Van Buren

Lori Corwin 469-323-0626

Upas

Melba Bowen 713-526-9212

Vermont

Jimmy Wead 713-392-6985

Waugh

Ross Lee 708-203-2333

Welch

Scott and Lina Rigrod

713-528-2791

Cliff Jones 713-471-6936

West Drew

Andrea Oyuela 281-406-0566

Westheimer

Francisco Gutierrez 832-597-3299

West Gray / Hazel/ Van Buren

Dmitry Bazykin 713-446-8213

Willard

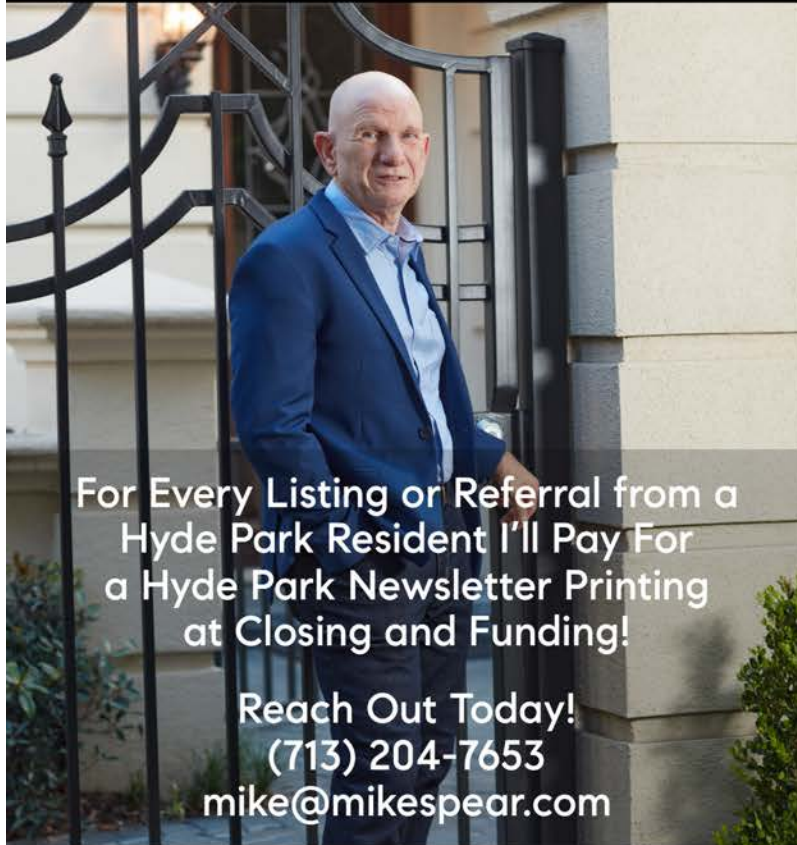
Aleks Gallagher 281-781-3298

Yoakum/South Van Buren

Macy Bodenhamer 713-201-5810

Block captains: Notify president@hydeparkhouston.org of changes in contact information.

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mike@mikespear.com

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Hyde Park

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4 BD 4 BA 3134 SF \$1,260,000

Paid for a Hyde Park Newsletter printing: Listing
from within Hyde Park listed and SOLD. SOLD in 3
days!



Hyde Park

1118 Welch Street, Unit B

3 BD 4 BA 2416 SF \$740,000

Paid for a Hyde Park Newsletter printing: Buyer
referral from outside of Hyde Park but buyer
bought within Hyde Park



Montrose

1311 W Bell Street

3 BD 3 BA 2443 SF \$735,000

Paid for a Hyde Park Newsletter printing: Buyer
Referral by resident of Hyde Park, bought outside
of Hyde Park, still qualifies for a newsletter printing




Hyde Park

1110 Peden Street

3 BD 2 BA 1861 SF \$659,900

Paid for a Hyde Park Newsletter printing: Listing
referral from within Hyde Park listed and SOLD!
Sold while NOT listed.

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KWIK KOPY MONTROSE

1405 Waugh Dr

September 2025

SUN	MON	TUE	WED	THU	FRI	SAT
	1 Labor Day Trash Yard Waste & Recycling	2	3 Tree Waste	4	5	6
7 Grandparents Day	8 Trash and Yard Waste	9 General Meeting 7 pm Kindred Church	10	11 Patriot Day Neartown Association The Women's Home	12	13
14	15 Trash, Yard Waste & Recycling TIRZ 6:30 pm Haven's Center	16 Hispanic Heritage Month through Oct. 15	17	18 Happy Hour 5 pm La Mexicana	19	20
21 International Day of Peace	22 Autumn Equinox Trash and Yard Waste	23	24	25	26	27
28	29 Trash, Yard Waste & Recycling	30				