

## HYDE PARK

NATIONAL  
NIGHT OUT  
TUES. OCT 7  
SEE PAGE 4

SEPTEMBER 2014

[www.facebook.com/groups/HydeParkUnited/](http://www.facebook.com/groups/HydeParkUnited/)[hydeparkhouston.org](http://hydeparkhouston.org)

Hyde Park Civic Association

**Letter from the President****Dear Hyde Parkians,**

It's wonderful living in this urban community where neighbors can still get to know each other and residents are



willing to give their personal time for the betterment of all.

Sincere thanks are extended to our two newest volunteers. **Travis Marshall**, new to the neighborhood, has been appointed to the role of Board Secretary. Travis replaces **Daniel Stidham**, who served us well and has moved to another lovely neighborhood in the Heights. **Sandie Zilker** has been appointed to the role of Membership Chair, taking on responsibilities previously held by **Susan Ellis**, who did a fine job of managing our membership. She will still remain on the Board as Director At-Large.

On Tuesday, October 7, the annual **National Night Out** event will be held in Lamar Park beginning at 6 p.m. Please plan to join other residents to socialize, hear from HPD about neighborhood safety and crime prevention. Enjoy food and beverages donated by our generous local restaurants and community

partners. This event takes the place of our regular October monthly meeting.

At the event, take advantage of a special opportunity to become an official member of the Hyde Park Civic Association. New members and renewing members can sign up early for a 2015 membership and get full member benefits beginning in November. Annual fees are just \$30. Please consider joining. These fees pay for this newsletter, which every household receives, and help maintain Lamar Park. Yet only about 10% of the community retains membership. See full details about National Night Out on page 4.

Our next Civic Association monthly meeting is on Monday, September 8. Watch our Facebook page for information on a guest speaker and topic of discussion at <https://www.facebook.com/groups/HydeParkUnited/>. All residents and homeowners are invited to attend.

Lastly, our Board is elected to serve YOU, the neighborhood. Feel free to reach out to any Board member if you have something to share - see the email list to your right.

Hope to see you on Sept. 8 and again at National Night Out!

**Macy Bodenhamer**, President

**Easy Steps to Secure Minimum Lot Size**

By Delia Cuellar

The City of Houston adopted measures in 2002 to enable residents to add protection to their neighborhoods in the form of a Minimum Lot Size (MLS) and/or a Minimum Building Line (MBL) application that is approved by City Council and entered into the city's Code of Ordinances. What do these designations mean exactly?

Simply put, the MLS protection

specifies that each lot on a given block or block face must conform to a minimum lot size. This legal protection effectively prevents the subdividing of lots for 40 years. The MBL protection designates that each new structure on a given block or block face must be built within a specified number of feet from the sidewalk. The MBL legal protection is good for 20 years.

Continued Page 2

**NON-EMERGENCY CONTACT INFO**

**HPD Non-Emergency Line**  
(713) 884-3131

**24/7 Montrose Management District Security Patrol**  
(832) 370-9191

**Dial 311 for City Helpline**

**UPCOMING EVENTS****Next Association Meeting -**

Mon, September 8, 6:30 p.m. at Rudz

**National Night Out -**

Tuesday, October 7 (See ad page 4)

**Annual Election**

Monday, November 3, at Rudz

**BOARD CONTACTS**

**PRESIDENT - Macy Bodenhamer**  
[president@hydeparkhouston.org](mailto:president@hydeparkhouston.org)

**VICE PRESIDENT - Tammi Wallace**  
[vicepresident@hydeparkhouston.org](mailto:vicepresident@hydeparkhouston.org)

**SECRETARY - Travis Marshall**  
[secretary@hydeparkhouston.org](mailto:secretary@hydeparkhouston.org)

**TREASURER - Rex Richardson**  
[treasurer@hydeparkhouston.org](mailto:treasurer@hydeparkhouston.org)

**PAST PRESIDENT - George Sroka**  
[pastpresident@hydeparkhouston.org](mailto:pastpresident@hydeparkhouston.org)

**DEED RESTRICTIONS - Diana Mobley**  
[deedrestrictions@hydeparkhouston.org](mailto:deedrestrictions@hydeparkhouston.org)

**MEMBERSHIP - Sandie Zilker**  
[membership@hydeparkhouston.org](mailto:membership@hydeparkhouston.org)

**DIRECTOR AT-LARGE - Susan Ellis**

**CITIZEN PATROL - Cynthia Greenwood**  
[citizenpatrol@hydeparkhouston.org](mailto:citizenpatrol@hydeparkhouston.org)

**NEWSLETTER - Paul Civiletto**  
[newsletter@hydeparkhouston.org](mailto:newsletter@hydeparkhouston.org)

**ADVERTISING - Carlos Fernandez**  
[advertising@hydeparkhouston.org](mailto:advertising@hydeparkhouston.org)

**LAMAR PARK**  
Rodney Morris and Dean Emmons  
[lamarpark@hydeparkhouston.org](mailto:lamarpark@hydeparkhouston.org)

## Seeking Block Captain for Montrose Blvd.

Contact: [vicepresident@hydeparkhouston.org](mailto:vicepresident@hydeparkhouston.org)  
with interest

### BLOCK CAPTAINS

#### Bomar

Greg Jeu & Jim Hurst 281-541-6756

#### California / Westheimer

Cecilia Kammer 832-788-1586

#### Commonwealth

Liz Hudson & Carol Brownstein 713-527-9852

Mark McCreary

#### Fairview

Irene Dahlgren 713-299-5190

#### Hyde Park / Hyde Park Apts.

Linda Carter 713-524-2952

Alex Aranda 713-533-9474

#### Hyde Park Crescent

Susan Ellis 713-528-8289

Carlos Fernandez 713-520-7017

#### Hyde Park Townhomes

Daniel Posada 713-454-7834

#### Indiana / Yupon

Alice McCarthy 713-521-5807

#### Jackson

Brandon Bartee 832-866-1426

#### Maryland

Cathy Hanchett 713.542.4921

#### Michigan

Tom Whitworth 713-523-8035

#### Missouri

Tammi Wallace 713-301-2266

#### Montrose

Volunteer Sought

#### Peden

Lori Corwin 832-582-6520

#### Vermont

Sharon Lord 713-522-9427

#### Waugh

Christina Ptasinski 832-516-9811

#### Welch

Scott and Lina Rigrod 713-528-2791

Cliff Jones 713-524-3055

#### West Drew

Mike McKann 713-526-6777

#### West Gray / Hazel

Sherry Waddell 713-252-3968

#### Willard

Delia Isabel Cuellar 832 819-0813

#### Yoakum/Van Buren

Macy Bodenhamer 713-201-5810

**Block captains: Notify**  
[vicepresident@hydeparkhouston.org](mailto:vicepresident@hydeparkhouston.org)  
any changes in contact information.

## Annual Election Monday November 3

By Tammi Wallace

The Hyde Park Civic Association annual Board of Directors election is scheduled on Monday, November 3 during the regular monthly meeting. If you are interested in serving on the board or would like to nominate a candidate or volunteer in any capacity, please email **Macy Bodenhamer** at [president@hydeparkhouston.org](mailto:president@hydeparkhouston.org) or call 713-201-5810. Board candidates must be current paid members of the Association.

A Nominating Committee has been formed and committee members are **Macy Bodenhamer** (Chair), **Alice McCarthy** and **George Sroka**. Positions up for election include Vice President, Treasurer and Deed Restrictions, Position #1. The position responsibilities are listed in the Hyde Park Civic Association bylaws which can be found online at [www.hydeparkhouston.org](http://www.hydeparkhouston.org). The following individuals are currently serving in these positions and have been nominated by the Committee for reelection:

- **Tammi Wallace** - Vice President
- **Rex Richardson** - Treasurer
- **Finis Cowan** - Deed Restrictions, Position #1

Full bios for all candidates will be available in the October newsletter.

### Minimum Lot Size (Continued)

Both types of protections, enacted into the Code of Ordinances, were created to preserve the lot size and setback character of existing neighborhoods like Hyde Park. So, how can this information benefit you?

Unless you've been living in a cave these past few years, you may have noticed that Hyde Park's 5000 square-foot lots are being cut up to allow for the construction of two (2) or more townhomes, condominiums, or apartments on a single lot. As impressive as these new homes can be, they increase traffic and reduce street parking spaces on a given block. A few town homes can be a welcome and pleasant addition to a block, but too many of these structures can erode the quiet and charm of the neighborhood.

The MLS protection can prevent traffic congestion and reduced parking, and, best of all, it is not that difficult to achieve. Residents of Bomar Street turned their MLS application with signatures to city planners in only one week; West Drew did the same in about three weeks. Other applications are in progress on Peden Street and Welch Street (between Waugh and Montrose). To submit an application, all it takes is for volunteers on a given block to work in tandem - someone does the paperwork while residents on the street help promote it.

The website [www.ch42.org](http://www.ch42.org) has been set up to help explain a streamlined method for pursuing this objective. **Cynthia Greenwood**, a Willard Street resident and champion of this movement, has dubbed it a "guerrilla style" approach to protecting our neighborhood. **Diana Mobley**, **Alice McCarthy**, **Paula D'Amico**, and **Divya Chandrasekhar** are also very committed to these efforts to secure MLS and MBL protections.

Please check it out [www.ch42.org](http://www.ch42.org) and get it going on your street! The website has a contact link for any questions.

### CITIZENS ON PATROL – JULY 2014

#### Volunteer Patrol Hours for July:

58.5 hours/car; 125.5 hours/foot

Number of incidents reported to police: 1 (July 30) Vehicle broken into in the 1300 block of Willard Street. Belongings scattered throughout neighborhood.

## GENERAL MEETINGS:

Rudyard's (upstairs) at 6:30 p.m. **Sep 8,**  
**Oct (National Night Out); Nov 3**

## NATIONAL NIGHT OUT:

**October 7 in Lamar Park**

## TRASH/RECYCLING:

**TRASH PICK-UP: MONDAYS**

**SINGLE STREAM Sep 2, 15, 29, Oct 13, 27**

**TREE WASTE: Sep 3; Nov 5**

**HEAVY/JUNK: Aug 6; Oct 1; Dec 3**

**NEWSLETTER:** newsletter@hydeparkhouston.org

## August 4 Meeting Minutes

The meeting was called to order by President **Macy Bodenhamer** at 6:38 p.m. with about 30 guests present.

The speaker was **Christina Cicack**, director of Operations at Central City Co-op, who discussed "Buy Organic Produce Locally or Grow it Yourself." See page 9. New volunteers were introduced. **Travis Marshall** will serve as the Secretary and **Sandie Zilker** will serve as the Membership Chair.

The following volunteer positions are open: Montrose Blvd. Block Captain, Newsletter Bundler and Coordinator/Committee for Citizens on Patrol.

Treasurer **Rex Richardson** reported the association's financial update and account balance of about \$17,000. \$1,500 in revenue was due mostly to ads (Thanks, Carlos!). Watch for an October fundraiser at California Pizza Kitchen.

Membership Chair **Susan Ellis** reported 20 new members since February and encouraged neighbors to invite other neighbors to meetings. Only 10% of the 1,100 households are paid civic association members. Deed Restrictions Chair **Diana Mobley** reported some new developments and that Chapter 42, which protects against lots from subdivision, is in place on Bomar and parts of W. Drew.

Lamar Park Dolphin Fountain Restoration Project is still seeking donations to reach the fundraising goal. The next meeting will be on September 8. The meeting was adjourned at 7:55 p.m.



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**Saturday**

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**Sunday**

12:00 Noon — 9:30 p.m.

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# Free Food, Drink & Fun Tuesday, Oct. 7

6 PM until ...



[nationaltownwatch.org/NNO/](http://nationaltownwatch.org/NNO/)



*Bring a lawn chair—and your appetite—to Lamar Park on Hyde Park Blvd. between Waugh and Commonwealth\**

## Our Sponsors:

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Health Services  
Nidda Thai  
Niko Niko's  
Realtor Mike Spear  
Rivas  
Rudyard's British Pub

**THANK YOU!**

## Membership Special:

Non-members or expired members who join the Hyde Park Civic Association during National Night Out get the last three months of this year for free. If you pay your 2015 membership dues at National Night Out, you can vote in our November election and attend our annual holiday party at Rivas. **You must pay your \$30 dues that night** by cash, check or credit card.

## Location:

Lamar Park is located on Hyde Park Boulevard between Waugh & Commonwealth. The Dolphin Fountain is at the eastern end of the park.



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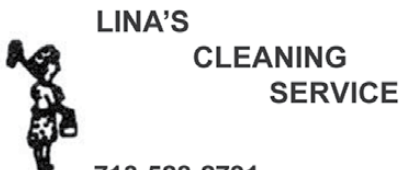
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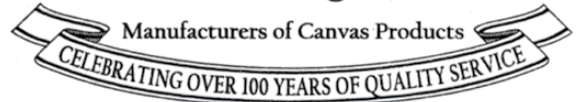


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# Management District Establishes Special Parking Area

Submitted by George Sroka

The Montrose Management District (MMD) is establishing a Special Parking Area (SPA) in the blocks near the intersection of Westheimer and Montrose to enable new and existing businesses to share off street parking. The SPA does not regulate on street parking or affect residential parking permits.

The MMD recently submitted its application for the SPA to the City of Houston Planning Commission. Final approval by City Council is expected within two months, according to MMD Executive Director **Bill Calderon**, who outlined the parking proposal August 19 at a meeting in the Cherryhurst Community Center attended by representatives from local civic associations.

Businesses must provide off street parking within 600 feet (50% of it

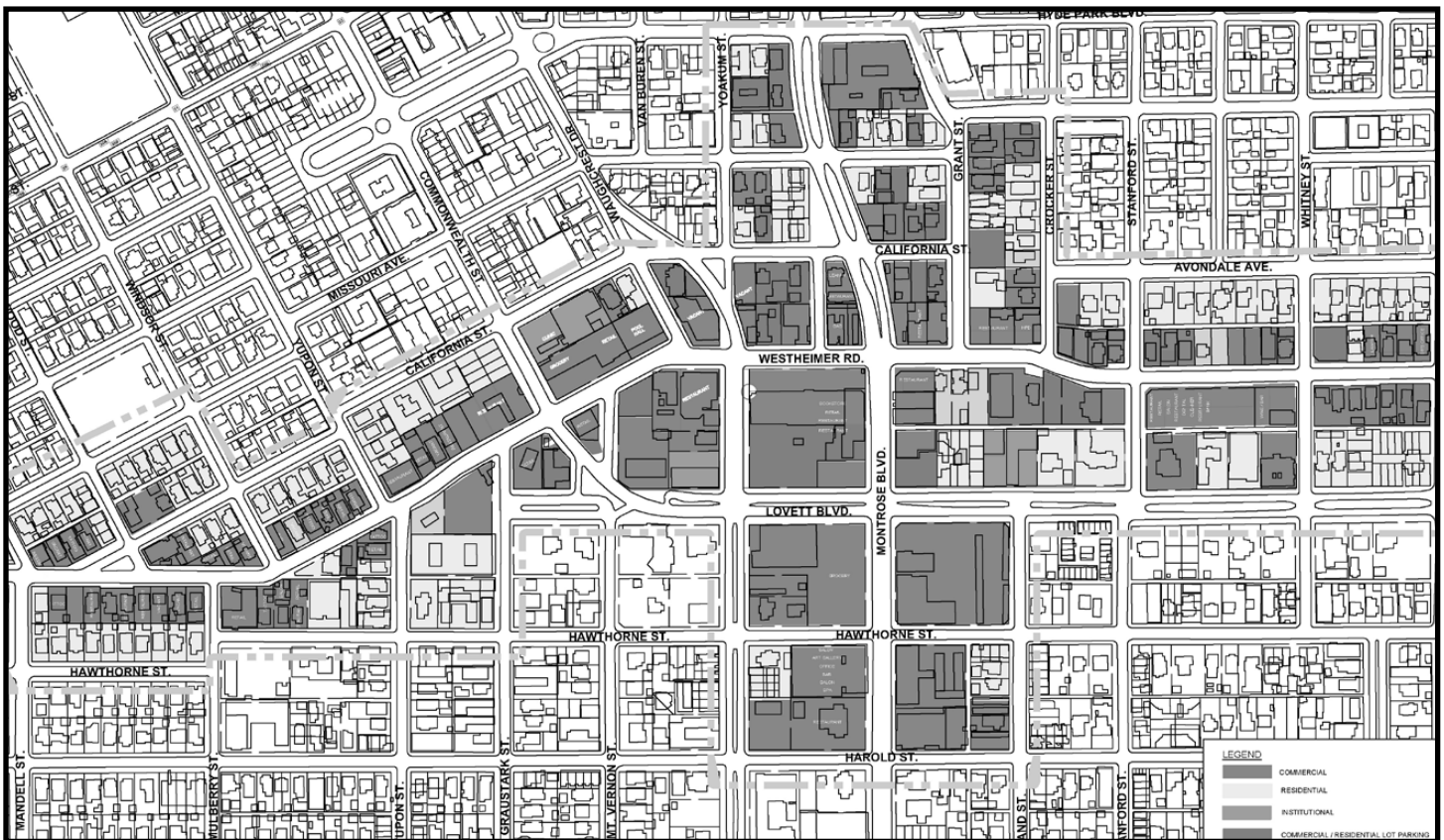
within 250 feet) of the front door of the business to receive an Occupancy Permit. The size and type of business determines how many spaces are required. Within a Special Parking Area, businesses can utilize off street parking within 1000 feet of their businesses - much further than the current limit.

Calderon said that increased flexibility will enable businesses to expand and new ones to relocate to the area. "We think this tool will enable us to catalyze economic development," he added. The general boundaries of the SPA extend from the intersection of Montrose and Westheimer north to Hyde Park Boulevard, south to Harold, east to Taft, and west to Mandell. (See map for detailed boundaries.)

**Jeremy Rocha**, who joined Calderon in explaining the SPA, offered Kroger on Montrose as an example of the new approach. "We can negotiate with Kroger for the use of their parking lot by other businesses in the evening," Rocha said. "It enables us to have a discussion with those who already have or will be adding parking."

Calderon said he hopes the SPA will also result in improvements to the sidewalks. "If we increase the allowable distance to 1000 feet, those sidewalks must be walkable."

After a SPA is established, City ordinance requires a review of it every two years, including public hearings.



**National Night Out • October 7 • 6:00 p.m. • Lamar Park**

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# Central City Co-Op - Organic, Local and Just Around the Corner

Submitted by Macy Bodenhamer

At the August Civic Association meeting, guest speaker **Christina Cicack**, director of operations for Central City Co-Op, introduced their concept as a buyers' club type collective of paid members who place advance orders, so that products are sourced and inventories supplied accordingly.

This supports local farms and sustainable agriculture by giving members an easy way to buy a variety of local and organic healthy produce each week and always in season.

All produce is sourced from local growers, distributors and suppliers within 100 miles of the city and guaranteed organic, which means that no chemicals, toxins or genetically modified organisms (GMO) were used.

Central City sets up market at Grace Lutheran Church, located on the corner of Waugh and Missouri, each Wednesday from 9 a.m.-6:30 p.m.

Annual memberships are \$40. Member pre-order "shares" online or in person at the Co-op, which can then be picked up the following week. Mixed shares contain assorted fruits and vegetables from local growers and an organic distributor. Share sizes suit a variety of households, priced from \$11-\$40.

In general, a mixed share will include at least:

- Two-three green leafy vegetables
- 3 - 6 assorted vegetables
- mix of 2 - 4 kinds of fruit
- Not all shares will receive the same mix of produce. This depends on what suppliers provide each week.

Shoppers can also simply purchase a "day pass" for \$2 and shop from the market's selections as they wish, in lieu of membership. It is

recommended to visit earlier in the day, versus later, for the best inventory.

For now, the market provides mostly fruits and vegetables, with some packaged products like organic jams also available. The produce varies by season and availability.

In the near future, cheese by the Houston Dairymaids will become available, along with some meat products.

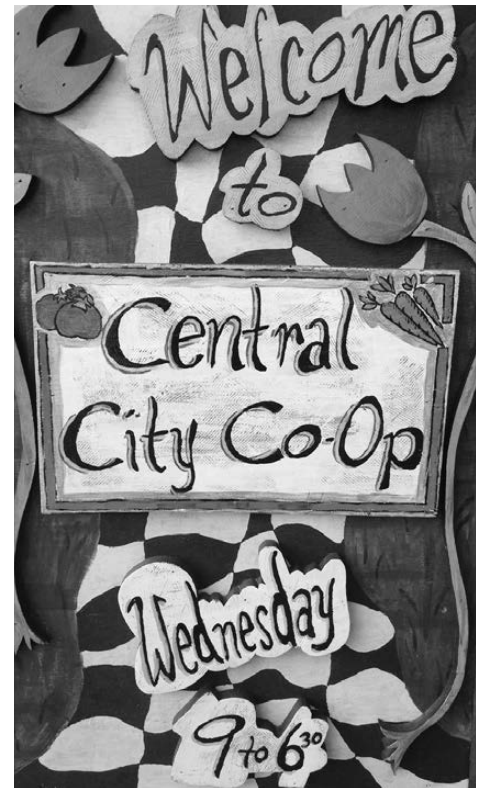
Find full info at [www.centralcityco-op.com/](http://www.centralcityco-op.com/).

## Urban Gardening Tips

Christina also mentioned that now is a great time and climate for lawn and container gardening. Kale, peppers, bok choy, broccoli, tomatoes, fennel, dill, leeks, and collard and mustard greens all grow well in our area and will be ready to harvest by Thanksgiving if planted in September.

It was recommended to use organic soil, be sure to plant in areas which receive at least six hours of sunlight daily and water regularly and heavily.

Suggested resources for more information on gardening were [www.buchanansplants.com/](http://www.buchanansplants.com/), [www.joshuasnativeplants.net/](http://www.joshuasnativeplants.net/) and [www.wabashfeed.com/](http://www.wabashfeed.com/).



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## A Joint Project of the HYDE PARK CIVIC ASSOCIATION and the HOUSTON PARKS BOARD

Every person who lives in Montrose does so because he or she is drawn to the unique charm of one of Houston's most diverse and exciting neighborhoods. The museums, the antique shops, the restaurants, the nightlife and, most importantly, the residents all contribute to make living in this area so desirable. Unfortunately, one of Montrose's most charming features needs your help.

The Hyde Park Civic Association is asking our neighbors to help restore the historic Dolphin Fountain on the corner of Hyde Park and Waugh. Dating from 1946, this fountain is believed to be one of the oldest continually operating water features in the city. But almost 70 years of Texas summers, along with a colorful life lived entirely in Montrose, has taken a toll on this quirky neighborhood mainstay.

The Dolphin Fountain Restoration Project seeks to return this fountain to its former glory. Plans are now underway to repair the fountain and beautify the area surrounding its base. Landscaping will be enhanced and light features will be added so that you may enjoy the fountain at night.

The project will be supported through tax-deductible gifts kindly given by our neighbors. We ask that you consider participating in this project that will beautify our neighborhood and enhance the overall "Montrose-experience" of living in this wonderful area.

### How to Donate

- 1 Go to: [www.houstonparksboard.org](http://www.houstonparksboard.org); then...
- 2 Click the "**Donate Now**" button (found in the top right corner); then select...
- 3 **Payment Options:** Credit card, personal check, or business check; then select...
- 4 **LAMAR PARK** (found in the Drop Down Box). This selection required to direct your donation to our restoration project and receive recognition.

### Donor Recognition Deadline

All donations received prior to completion of our fundraising goal will be eligible for the DONOR Recognition outlined on this page. (The recognition deadline may be found on the project link at [www.hydeparkhouston.org](http://www.hydeparkhouston.org).)

### For More Information

For a full listing of the project scope and planned improvements, email your request to [lamarpark@hydeparkhouston.org](mailto:lamarpark@hydeparkhouston.org). The fund total encompasses total restoration of the antique fountain, the entire area surrounding the fountain, as well as funds for future maintenance needs.

### DONOR RECOGNITION LEVELS

#### \$250 MINIMUM DONATION

Personalized Brick Paver (only 250 available) For each \$250 tax-deductible donation, you will be able to reserve a place in Lamar Park's history. Your name, a family member's, a business, or even a pet's will be inscribed on a personalized paver when the project kicks into full swing! Every brick will represent the people who went before and paved the way for our local community to enjoy Lamar Park and our Dolphin Fountain for years to come.

#### \$5,000 MINIMUM DONATION

For a \$5,000 tax-deductible donation, the donor will receive recognition around the base of the fountain. In addition, donors will be able to participate in the naming of the dolphins. Your donation will build the foundation to ensure our community will enjoy our Dolphin Fountain.

#### \$25,000+ DONATION

For a \$25,000+ tax-deductible donation, the donor will receive special consideration for project recognition. In addition, donors will be able to name a dolphin. This generous commitment to our local community ensures future generations will enjoy Lamar Park.

Funds must be secured prior to start of project. All work must be completed through the Houston Parks Board.

## \$150,000 FUND RAISING GOAL

The Houston Parks Board is a 501 (c) (3) non-profit organization. ALL donations made through the Houston Parks Board (Attn: Lamar Park) are tax-deductible!

We are proud to be  
a part of Hyde Park!



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# September 2014



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**BACK TO SCHOOL SPECIALS**

rokk43@sbcglobal.net

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 <i>Labor Day</i>	2 <i>First Quarter</i>	3	4	5	6
7 <i>Grandparents Day</i>	8 <b>Hyde Park Monthly Meeting</b> Rudyard's 6:30 p.m. <i>Full Moon</i>	9	10	11 <i>Patriot Day</i>	12	13
14	15 <i>Last Quarter</i>	16	17	18	19	20
21	22	23 <i>First Day of Autumn</i> <i>New Moon</i>	24 <i>Rosh Hashanah Begins</i>	25	26 <i>Rosh Hashanah Ends</i>	27
28	29	30				

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