

Monticello Park NEIGHBORHOOD ASSOCIATION NEWSLETTER



July - August 2015

MEET THE NEIGHBORS

By Ferne Burney

Last winter, one of our intrepid neighbors and I walked from our homes in Monticello Park to Woodlawn Lake Park. Our intent was to get some great exercise, learn more about each other's lives, and hone a friendship. Our mission was accomplished on all counts!

But what we saw at that time was a park in developmental stages. City bond money has been at work for several years to improve the park.

This park has been here since 1889 when a dam was built across Alazan Creek to create an 80-acre lake, supplied by two artesian wells. The soil taken from the area that is now a casting pond was used to build the dam.



The improvements at Woodlawn Lake are scheduled to be completed by the end of September. The restoration of a walking path around the lake, landscaping and the new Woodlawn Lake sign on W. Woodlawn are the final elements nearing completion. Photo is a mock up of the new sign on W. Woodlawn.

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ATTEND THE
Monticello Park
Neighborhood Association
General Assembly Meeting

Monday,

July 27

7PM

950 Donaldson

Grace Presbyterian Church

Program:

**Transportation and
Capital
Improvements**

will address and listen to MPNA
about infrastructure needs in
Monticello Park. Don't miss it!

President's Message

The summer is finally here! The rain has stopped and its results are prevalent throughout MPNA! Crape Myrtles are bursting with blooms and great color, lawns are green and growing so fast, and the trees have taken a significant growth spurt.

MPNA has been busy during this summer. There are many updates in the form of articles listed in the newsletter regarding 4th of July, new Walmart, 2202 Fredericksburg Rd, Woodlawn Lake improvements, TJHS Right of Way encroachment, and Wilson & Thespian Island improvements. It's my hope that this information provides updates to activities in the community and all the hard work the board of directors puts into this community.

Alleys: With all the rain, MPNA reminds all homeowners to do their part with maintaining the alleyway. It does not matter if the alley is open or closed for trash collection; it must be maintained per City Code. Each homeowner is responsible for maintaining from his/her property line to mid-alley and have an 11' overhead clearance. Thank you for those homeowners who always do their part!

Budget Input: The City of San Antonio is asking for input for the upcoming budget. Link to provide information: <http://www.sanantonio.gov/Budget/BudgetInputBox.aspx> During the last MPNA General Assembly meeting the following items were discussed and considered priority: 1) Funding to fill in the sidewalk gaps on Lake Blvd to provide a continuous sidewalk to Woodlawn Lake 2) Prioritize, move up on the City's 5 year IMP, the alley between 200 block of Club/300 block of Mary Louise for grading to address flooding of 3 homes from alley run off 3) Funding for mill and overlay of 200-500 Blocks of Donaldson Ave 4) Funding for 100-500 block of Club Drive, repair buckling of curbs on 300 block, side walk repair and potential reconstruction of entire street.

Dues: MPNA is a 501(c) 3 non-profit voluntary neighborhood association, and great things have been accomplished by the hard work of many, and a bit of money. Consider paying dues please. Donations by the community assist MPNA to support the MPNA Restoration/Beautification award, MPNA newsletter to every homeowner 6 times a year, social events, alley clean ups, tree plantings, academic scholarships, 4th of July

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President: Bianca Maldonado
385-6188
V. President: Gary Hudman
286-9212
Secretary: Ressie O'Connors
210-284-0092
Treasurer: Richard Weik
512-748-2609

Board Members

Drea Garza 210-643-4760
Laura Reid 215-9589
Tony Sanchez 210-269-2886
Patrick Shea 614-214-0736
Tom Simmons 210-701-4300

MonticelloParkNA.com
or check us out on Facebook
[facebook.com/groups/MonticelloParkNA/](https://www.facebook.com/groups/MonticelloParkNA/)

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Ferne Burney article and event submission
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ferneburney@hotmail.com

For ad pricing info call 734-2445 or visit
monticelloparkna.com

MPNA P.O. Box 5851
San Antonio, TX 78201

HELPFUL PHONE NUMBERS

District 7 Council Office 207-7044
SAWS 724-7097
CPS 353-2222
Officer Joey Vidal 218-6546
207-1363
SAPD, West Substation 207-7420
SAPD Emergency 911
SAPD Non-emergency 207-7273
SAISD Police 271-3124
SAISD Truancy Office 223-2360
VIA Transit 362-2019
Code Compliance 311
Animal Control 311
Office of Historic Preservation 215-9274
Ron Meyers 219-2093
Historic Building Enforcement Officer

.....*President's message, continued from page 2*

Children's Parade, neighborhood socials, National Night Out, and special requests throughout the year for community programs. Thank you for supporting the community whether through dues, giving your time or donation!

2202 Fredericksburg Road: The property is under contract with a developer. More information will be provided at the General Assembly meeting.

TCI: Transportation and Capital Improvements is a division within the City of San Antonio responsible for building and maintaining the City's Infrastructure. This includes bond projects, streets, sidewalks, alley, and drainage. They have been invited to speak at the upcoming General Assembly meeting about MPNA's infrastructure needs.

Hope to see you on Monday July 27th!

Regards,
Bianca Maldonado

The new Walmart at 918 Bandera Rd, intersection of W. Woodlawn Avenue and Bandera Road, will be opening on August 26th. The new store will bring 300 jobs and a renovated retail center to the greater community.



A BIG Thank you to the new Walmart store and their donation of 4 \$20 gift cards to the Woodlawn Lake Children's Parade Winners! Thank you for supporting MPNA and its activities in the community.

Please attend the upcoming MPNA meeting to learn more about future partnerships with Walmart.

FUN, FUN, FUN FOURTH IN MPNA!

Thank you to Tom and Mark for opening their home and hosting MPNA residents on the 4th July. Great potluck with neighbors, square dancing and fireworks!



Top left: Don't tell anyone that we have swingers in MP, but the square dancing was great!

Top right: Our younger Monticellians had a great time.

Left: Those who went away hungry just didn't try....the food was delicious!

Fireworks this year were an improvement over last year's fizzle.

We had a great time....thanks again, Tom and Mark!



DISCOVER THE ARTISTS OF THE DECO DISTRICT. SUPPORT OUR LOCAL RESIDENTS.

About the piece

"Lautner Sconce" hand-crafted light sconce made of powder-coated steel, torch painted copper, verde patina brass, and glass.

This is one of a group of sconces named after prominent mid-century architects the artist admires. For more information, visit www.thesconcequeen.com

About the artist

Dale Jessen has always made things with her hands, and enjoys working with just about any material. When a friend asked her to design and make metal sconces for his B&B, she dove in feet first, even though she knew little about sheet metal fabrication. Dale now has a line of sconces that sell nationally. She also makes, on a custom-order basis: mirror frames, tables, cabinet door panels, and other architectural elements.



Dale is a member of the JNA, Fiber Artists of San Antonio, the local chapter of the American Sewing Guild, and occasionally teaches as an adjunct teacher at the Southwest School of Art.

Dale and her partner Stacy bought their property on Woodlawn and Zarzamora in 2006. As a former Piggly Wiggly grocery store, the property had the space they desired for both living and working. They have extensively renovated the building both inside and out, and are grateful to be part of such a diverse and vibrant neighborhood.

This artist spotlight is brought to you by local Realtor Camille Rodriguez Brigant. Camille specializes in marketing and selling historic properties. Historic homes require a Realtor who knows how to accurately price each unique property and market to specialized buyers.

You can contact her for a free personalized evaluation of your home's value. Looking to buy? Camille can provide information on assistance programs which can enable you to move in with no money down.

Call or stop by her office, conveniently located at Huisache & Zarzamora.



Camille Rodriguez Brigant Realtor®

p: (210) 802-9797

HomesbyCamille@gmail.com

2722 N Zarzamora, SA, TX 78201



DECO MERCADO DAYS

FARMERS' & ARTISAN MARKET

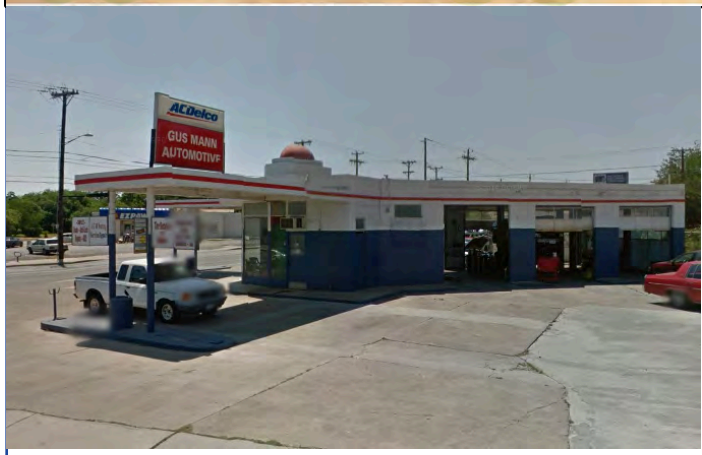


EVERY THIRD SATURDAY 9AM TO 2PM

SAVE THE DATES:
 JULY 18 * AUGUST 15
 SEPTEMBER 19 * OCTOBER 17
 NOVEMBER 21 * DECEMBER 19

WHERE:
 1800 Fredericksburg Rd.
 Deco Building Grounds
 210-432-1896
www.centrozatlan.org

FREE & OPEN TO THE PUBLIC!



The Monticello Park Neighborhood Association supported a Finding of Historic Significance for the commercial structure at 2202 Fredericksburg Road and submitted a letter to the City's Office of Historic Preservation (OHP) on July 1, 2015. OHP is the applicant whom initiated the process to landmark the structure as a response to the owner's request for a demolition permit. The property is currently under contract for sale.

Unlike most neighborhoods of the city, the adjoining commercial buildings are just as important as the homes and schools to the vitality of the area. All contribute to the historic and unique fabric of the neighborhood we call "Monticello Park," and the commercial corridor known as the "Deco District."

The service station is a remarkably intact example of the commercial architectural style prevalent when the neighborhood of Monticello Park was being developed. Its original function on Fredericksburg Road is also a marker of when the "Old Spanish Trail" served as the first Southern transcontinental highway. The orientation of the building respects its placement on a corner lot; while its 10-sided shape, sweeping canopies, and "Y" configuration are rare and possibly unique in San Antonio. As one of the last true examples of Art Deco/Moderne architecture left in the "Deco District", the Monticello Park Neighborhood Association supported OHP's recommendation for landmark.

The case will proceed to City Council during August and if approved, will go to the Zoning Commission and then back to City Council for final approval.



The City of San Antonio's 2012 Bond Program is bring traffic and beautification improvements to the Thespian Island and Wilson Boulevard. The scope of the project at the Thespian Island will assist with traffic improvements around the intersection of Donaldson Avenue and Kampmann Boulevard while providing an area for TJHS buses to pick up and drop off students. The structure of the fountain will be restored and it's unclear at this time if it will be operational due to water location problems. Wilson Boulevard will have a center median installed, as requested by SAISD, to assist with traffic flow in and out of the campus. Also, a new sidewalk and curb will be installed on the west side of Wilson Boulevard to provide additional pedestrian safety surrounding TJHS. These improvements will complement the TJHS master plan as its curb cuts change on Wilson; and pick up and drop off returns to the front of the school. Construction began the first week in June. The Wilson Boulevard improvements are expected to be completed by the first day of school and the Thespian Island in the fall of 2015. City of San Antonio's Transportation and Capital Improvements (TCI) point of contact for the project: Pete Rodriguez 210.207.8154 or pete.rodriguez@sanantonio.gov.



Congratulations to the 2015 MPNA Scholarship Recipients. MPNA awarded \$5,000 to four recipients. Thank you to the Jefferson Woodlawn Lake Community Development Corporation for their contribution and the hard work of the committee Drea Garza-Scholarship Chair, Angela Sanchez, and Patrick Shea.

Ilanna Villagran graduated from Young Women's Leadership Academy and will be attending Georgetown University, pursuing a degree in International Relations.

Madison Halvorson graduated from Young Women's Leadership Academy and will be attending Arizona State University pursuing a Bachelor's degree in Geographic Information Science with a minor in Urban Planning.

Alexis Valdez graduated from Young Women's Leadership Academy and will be attending the University of Texas at San Antonio majoring in Biomedical Engineering.

Destiny Ramos graduated from Thomas Jefferson High School and will be attending University of Texas at Austin to study biochemistry and neuroscience.

We wish all the recipients the best in their upcoming collegiate year!



Proud recipients of the MPNA Scholarships are (left to right): Ilanna Villagran, Destiny Ramos, and Madison Halvorson. We wish them great success in the fall!

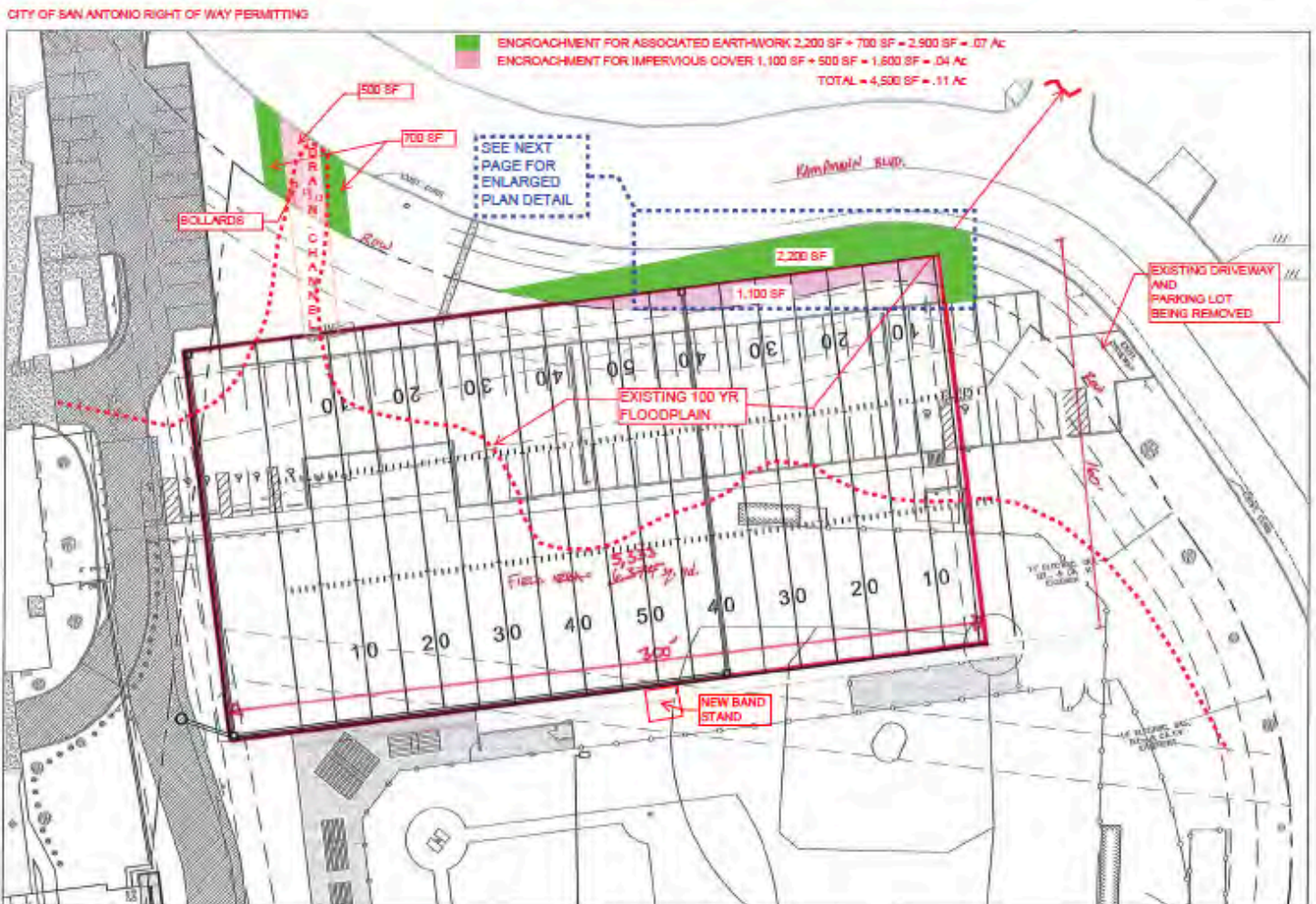
Changes at Thomas Jefferson High School

MPNA supported SAISD's Master plan for TJHS which includes an encroachment in the Right of Way along Kampmann Blvd between Club Drive and Mary Louise Drive for a new JROTC/Band Field. Please see exhibit prepared for SAISD by Rialto Studios.

The proposed encroachment will allow SAISD to construct a full size 360' x 160' concrete JROTC/Band practice field. The field will also serve as a storm water detention facility, providing extra storage volume within the 100-year floodplain during large storm water events. Partial funding for this dual purpose training field and detention facility was provided through the Inter-local Agreements from the City of San Antonio and Bexar County.

MPNA's support was contingent on following: 1) concrete field will be no closer than 14' from existing Kampmann Blvd curb and 2) Landscaping will be added to buffer the field and 30' band stand. SAISD proposed Qty. 10 trees in response to MPNA's landscaping request along the Band JROTC Field.

Thank you to the MPNA Board for all your hard work and special thanks to Rob Sipes for offering technical support. Advocacy by the MPNA Board of Directors and community brought flood control to the forefront during the TJHS master plan development.



4th of July Children's Parade

Thank you to all the Monticello Park residents who volunteered and participated in the Woodlawn Lake Children's Parade! MPNA has hosted this parade since 1999, and it's great to see everyone celebrating our independence. This was another great and successful event. Volunteers: Laura Ried, Gary Hudman, Larissa O'Connors, Charlie O'Connors, Drea Garza, Patrick Shea, Chrissy Shea, Juliana Garcia, Tony Sanchez, Angela Sanchez, Marcel Sanchez, Rob Sipes, Leslie Sipes, Elia Reyna, Richard Weik, Alex Soto, and many Deco District HEB store employees.



Top left: Board members ready the tons of materials for decorations. Top right: Children of all ages have a great time at this event.

Below left: Even the canines get involved!

Below center: We are always grateful for our ever-present HEB Buddy to help the kids celebrate!

Below right: Patrick Shea and wife Chrissy decorated the MPNA golf cart.



.....*Meet The Neighbors, continued from page 1*

The West End, the name for the area around the lake, soon became a pleasure resort destination. It was the first subdivision developed outside the city limits of San Antonio. A trolley ran across the dam at the lake from Woodlawn to Houston Street downtown.

After some financial setbacks, the lake was leased to the Peacock School for Boys in 1910. In 1918, the land was relinquished to the City of San Antonio. By 1920, a group known as “The West End Improvement Club” began to focus on revitalizing the area. At that time, the name Woodlawn Lake was established. The club members built the toilets, a playground, and planted a forest of trees to improve the lake. Mr. W.H. Suden leased the lake from 1915 to 1929 and provided rowboats for rent, showed free movies, ran a hotel, and built an island at the lake.



In 1924, the City of San Antonio passed a \$188,000 bond package and built the pool and community center in 1928.

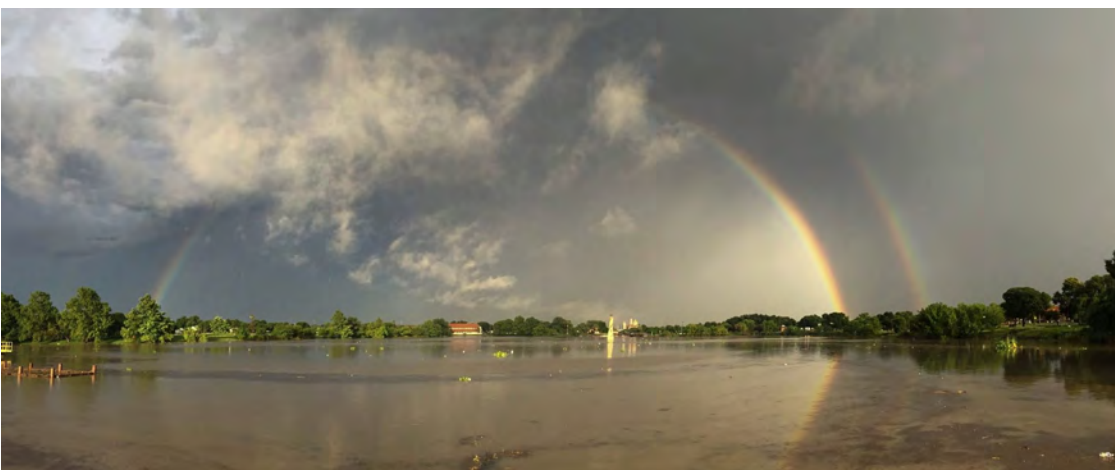
A hot day in the 1950s is improved by a dip in the Woodlawn Lake pool.



Drained Woodlawn Lake in 1974

With the development of Woodlawn Lake, Jefferson, and Monticello Park neighborhoods; more drainage and silt entered the lake. Several dredging projects have restored the depth of the lake. The Works Progress Administration dredged the lake in the late 1930s. The Army Corps of Engineers took a crack at the same project in 1960. In 1970, the city built a spillway and dam as part of a dredging project. In 1981, the lake was drained for almost two years while the city coordinated efforts to dredge the lake to a depth of six feet. The city also created a jogging track with the project. The newest drainage projects have restored true beauty to the area, and an improvement in flood conditions is anticipated.

If you have not visited our neighborhood lake recently, go see what is going on. It is a sight (or site!) to behold and a source of pride for our part of town.



After a recent storm, a neighbor captured the double rainbow over Woodlawn Lake Park. Is this a sign of things to come?

Monticello Park Neighborhood Association 2015 Beautification & Restoration Award Application

The Monticello Park Neighborhood Association (MPNA), with a donation from the Jefferson Woodlawn Lake Community Development Corporation, is proud to announce \$4000 for the 2015 MPNA Beautification and Restoration Award. Please complete the application below. Projects eligible for Beautification and Restoration award must be visible from the street. Some examples: wood window restoration, wood door restoration, roof, exterior masonry repairs, wood screen restoration, painting and new landscaping. New construction projects will not be considered.

Application is due by Sunday, January 31, 2016 and can be turned in to any MPNA board member or mailed. Projects must be completed between 1/1/2015 and 1/31/2016

Name _____
Address _____
Phone _____
Number _____

Please provide a description of the scope of the project. If you need more lines, feel free to answer this on another sheet of paper and attach it to the application. Please write or print legibly.

All Applications MUST include the following documentation:

1. Certificate of Appropriateness from the City of San Antonio's Office of Historic Preservation.
2. Itemized list of all expenditures associated with project for award consideration.
3. Copies of receipts that show proof of payment with detail of the scope of project and materials.
4. Photos of "before" and "after" the project.



MONTICELLO PARK NEIGHBORHOOD ASSOCIATION
The MPNA is for everyone (owners and renters)

Yes, I want to invest in my neighborhood. Enclosed is my 2015 contribution.

Name: _____ Phone: _____

Address: _____

Email Address: _____

I would also like to help on the following committees:

___ Social Activities

___ Garage Sale Fundraiser

___ Historic Preservation

___ Scholarship

___ Home Tour

___ Newsletter

Other: _____

Send to: **MPNA, P.O. Box 5851, San Antonio, Texas 78201**

The MPNA has worked hard to achieve its §501(c)(3) status. What does that mean to you? Any dues paid, any donation to the association (such as for scholarships), any expense to you on behalf of the Association is now tax deductible. Check with your tax preparer concerning any deductions you want to take.



Follow us on Facebook at “Monticello Park Neighborhood Association”
Find out the latest news, find a lost pet, and make a new friendship!

BEFORE YOU BEGIN WORK ON YOUR HOUSE.....

Hardly a month passes that we don't get a call from a neighbor about obtaining a Certificate of Appropriateness for planned work within our historic neighborhood. A few have gone full steam ahead on a project without approval, only to later find themselves in both financial and emotional dilemmas.

In 2012, many volunteers and professionals met to draw up guidelines for our historic districts. Each is distinctive. The Historic Design Guidelines provide historic district residents, property owners, professionals working with historic properties, and potential construction applicants a background history of the City's historic districts, an understanding of architectural design principles, and guidelines which promote predictability and ensure compatibility between new development and the existing historic environment. *Successful historic design guidelines help to reinforce and preserve the character of our historic districts!*

The Cliff Morton Service Center at 1901 S. Alamo is the location for all kinds of city services. Permits for new buildings, garage sales, and certificates of appropriateness are granted there. Often, plans can be approved administratively, and these types of work are spelled out below. Sometimes, plans must be reviewed by the Historic Design Review Commission who will debate and decide the appropriateness of exterior changes within a historic district.

The form to apply for a COA is available at 1901 S. Alamo, it must be completed along with the following:

SUPPORTING DOCUMENTS:

Completed Administrative Certificate of Appropriateness form

Photo of the front of the structure and additional photos of area(s) of work

Site Plan

Specifications of materials to be used

Samples of materials, paint colors, finishes, and/or fabrics

CERTIFICATE OF APPROPRIATENESS - ADMINISTRATIVE APPROVAL: Applications for certain minor alterations, additions, ordinary repairs, or maintenance may be reviewed and approved administratively by the historic preservation officer without review by the historic and design review commission. For those activities that constitute minor alterations, additions, repairs, or maintenance refer to the City of San Antonio's United Development Code, **Chapter 35, Article 2, Sec. 35-61**. Examples of work include: - General repair and replacement using the same material and design as the original and not requiring structural modifications - Replacement of a non-historic characteristic with new that is in keeping with the character and era in which the structure was built - Removal of non-historic windows to replace with windows that match the original windows as closely as possible in material and design - Rear additions under 200 sq. ft. using same (non-historic) material as existing structure as well as existing roof ridgeline for non-contributing structures; must include plans with specifications - Repainting of exterior with same colors or new which are consistent with the district or landmark characteristics - Minor landscaping with 50% or less square feet of front yard replacement, back yard landscaping, installation of parking pads under 144 square feet, driveways less than 12' in width and consistent with guidelines, and sidewalks with contextually appropriate placement - Removal of chain link, plywood, or vinyl fencing, replaced with wood, wrought iron, garden loop or masonry - Signage change in content or configuration (re-facing) that does not involve changes in sign location, dimensions, lighting or total sign area or signage consistent with approved master signage plan. - Construction of rear ADA ramp, rear porch, rear deck, or swimming pool in back yard

So.....think and act before you make an exterior change!

WHO'S COOL! The Deco District!



San Antonio Tourist named Cool Crest Miniature Golf as one of the places to see while in San Antonio.

They also mentioned that when the golfing is done, the place to be is at El Paraiso Original Ice Cream and Fruit Bar, just down the street. Now we know that they know what they are talking about!

ETC...

If you missed it, the link to provide information for City of San Antonio budget consideration is : <http://www.sanantonio.gov/Budget/BudgetInputBox.aspx>. If you are reading this newsletter online, the link is in place. Simply touch the link, and the site will open. (Aren't we getting fancy?)



If you have followed our Facebook page, you may have noticed that several new restaurants have opened in our area. Reviews have been good.

We all need to make an effort to support ALL of the businesses in our neighborhood.....SHOP LOCAL!