

Monticello Park NEIGHBORHOOD ASSOCIATION NEWSLETTER



March – April 2016

MEET THE NEIGHBORS

By Jan Peranteau

Hildebrand Avenue assaults the senses. Little houses in various states line the streets. A palm reader and spiritual advisor butt up to an oil-drenched Church's Fried Chicken. Lines of VIA buses surround the HEB parking lot. An electrical power station is next to the torn down Gus Mann Automotive. A makeshift car wash, primarily a self-car wash, has been turned into an amended version where a few workers will do the job for a fee. Automotive shops punctuate the landscape. A lawyer's office, quick stops, gas stations, and a beauty parlor stream down the street; occasionally interrupted by a little house perched between businesses. Chaos reigns.

*Las Rafas
Café on
Hildebrand*



The El Rafas Café is ever busy. This house converted into restaurant has been in business for 15 years. Robert Valasquez and Maria Trevino own the place. A nephew, Daniel Marez, spoke about the business. "Breakfast prices are between \$5-\$6. Lunches are from \$6.50-\$8.75. He said, "We have fresh food at reasonable prices. " The reporter ate tasty puffy tacos on freshly made corn tortillas. The place is open every day of the week. Hours vary with Monday –Saturday being 6:30 a.m.-9:00 p.m. The restaurant closes at 4:00 p.m. on Sundays. And the name? " It was named after our grandfather, " Marez said.

.....continued on page 5

ATTEND THE Monticello Park Neighborhood Association General Assembly Meeting

Monday, March 28
7PM

950 Donaldson
Grace Presbyterian Church

Program:

**Raul Hurtado of DocUrProp
will present information on
home security**

**Office of Historic Preservation
will provide updates to the
community and answer
questions and concerns**

President's Message

Greetings Neighbors!

Spring is finally here! Where is the time going?

The newsletter is packed full of information on the happenings in the MPNA community and the City of San Antonio.

Important items for all Neighbors:

1) UPS/USPS/FedEx deliveries to your home have become a target for thieves. Many packages have been stolen in the community during the holidays and now well into the new year. Thieves are following delivery trucks and stealing packages from porches. Tips: have packages delivered when someone is home, do not leave packages out in the open on a porch, and set up delivery notification emails or texts to alert when a package has arrived to remove from porch.

2) May is Historic Preservation Month-The City's Office of Historic Preservation will have a month packed with many events: Amazing Preservation Race, Kid's Amazing Preservation Race, Socials, Networking opportunities and an event right in our community. The schedule was not available at time of printing but will be posted by the end of March please check their website: www.sanantonio.gov/historic or call 210.215.9174

3) Office of Historic Preservation will have individuals at the MPNA General Assembly meeting to answer questions and announce new programs.

4) The MPNA 2016 Beautification and Restoration Application is posted in the newsletter! Now is the time to plan those home restoration or beautification projects! Please take advantage of this unique resource offered to MPNA residents!

5) The City is undergoing a significant planning process to support the projected 1 Million new people moving to San Antonio by 2040. Planning today for tomorrow is the foundation in which decisions are being made to prioritize the City's needs. The plan will be used to prioritize funding

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President: Bianca Maldonado
385-6188
V. President: Gary Hudman
286-9212
Secretary: Drea Garza
210-643-4760
Treasurer: Tom Simmons
210-701-4300

Board Members

Ron Hubbert 215-5875
Jaime Jasso 818-4593
Ressie O'Connors 284-0092
Laura Reid 215-9589
Tony Sanchez 210-269-2886
Patrick Shea 614-214-0736

MonticelloParkNA.com
or check us out on Facebook
facebook.com/groups/MonticelloParkNA/

Newsletter Committee Editors:
Ferne Burney article and event
submission please call 734-2445 or email
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 Vincent Cano 207-0803
394-1398 mobile
vincent.cano@sanantonio.gov

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

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

for the upcoming 2017-2022 City of San Antonio Bond which is projected to be over \$700 Million. Let your concerns be heard: take the SA Tomorrow survey highlighted in this newsletter.

6) Pink Flamingo MPNA Social: Thank you to Tom Simmons and Mark Skruhak for hosting the last social. It was a great time had by all!

Thank you to all the volunteers in the community who make this a great place to live.

Please let us know if you have any needs or areas of concern.

Regards
Bianca Maldonado

It's almost **Pink Flamingo Social** time again.....

Wait till you see the Flamingo: it's grown about 3 feet taller!

The Flamingo can soon be seen on the lawn of Mary and David Guerrero at 230 North Drive, the hosts for the **April 8th** Pink Flamingo Social. If you've attended any of the Flamingo Socials, you already know it is a great way to meet your neighbors and to catch up with your friends. It's a wonderful way to unwind after a stressful workweek or to kick start the weekend. The social starts at **6:00 PM**, and please bring a covered dish or food to share.

Hope to see you there! If you would like to host a Flamingo Social, please contact Ressie O'Connors, at 270 284 0092



CHAMBER ORCHESTRA



of SAN ANTONIO

The Chamber Orchestra of San Antonio
Cordially invites you to attend an exclusive fundraiser
Generously hosted by Dr. Wayne Ehrisman.

\$75 donation per person / limited space
RSVP by March 25, 2016 to
rsvp@ChamberOrchestraSA.org
Cocktails and Hors d'oeuvres will be served

To attend this event please visit our website
and make your donation at www.ChamberOrchestraSA.org
or mail to: Chamber Orchestra of San Antonio
P.O. Box 6846, San Antonio, TX 78209

March 30, 2016
6:30 p.m. – 9:00 p.m.
402 Mary Louise Drive
San Antonio, TX 78201

Featuring
Tenor Rafael Moras, Jr.
And
Dr. Rafael Moras, accompanist



TENOR RAFAEL MORAS

Tenor Rafael Moras is a member of LA Opera's Domingo-Colburn-Stein Young Artist Program. He was a grand finalist in the 2014 Metropolitan Opera National Council Auditions, Operalia 2014 quarterfinalist, and a 2013 and 2014 finalist in Houston Grand Opera's Eleanor McCollum Competition. Career highlights include singing alongside Plácido Domingo as a featured soloist in 2014's *When East Meets West* with Plácido Domingo in Beijing and singing the tenor solo in Rossini's *Petite Messe Solennelle* under the baton of Maestro Domingo in 2015. He obtained his Bachelor of Music Degree at the University of Texas at San Antonio under Dr. Diana Allan and a Masters in Voice at Rice University under Dr. Stephen King. While studying at Rice, Moras sang Ferrando in *Così fan tutte*, Bonario in *Volpone* and Lurcanio in *Ariodante*. He has also performed the roles of Fenton, Tom Buchanan, and Rinuccio in Aspen Music Festival productions of *Falsta*, *The Great Gatsby*, and *Gianni Schicchi*, as well as Gonzalve and Pedrillo in Houston Symphony productions of *L'heure espagnole* and *Die Entführung aus dem Serail*. As a National Foundation for Advancement in the Arts YoungArts Winner and United States Presidential Scholar in the Arts, Rafael Moras was featured in the HBO documentary *Masterclass*. This season, he will sing Flavio in LA Opera's production of *Norma* and cover Greenhorn in the company's *Moby Dick*.

OUR MISSION

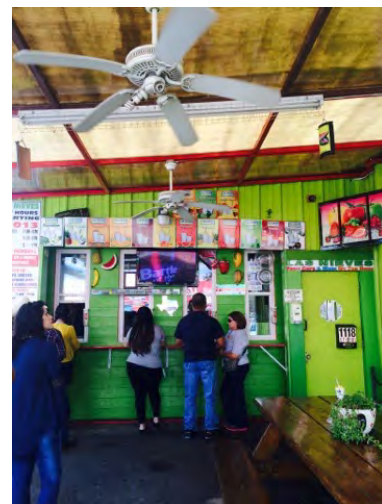
The Chamber Orchestra of San Antonio (COSA) is devoted to cultivating the realm of classical music for new and versed music lovers through education and performances that present rarely experienced as well as timeless works.

OUR VISION

COSA's vision is to bring a new, shared experience of international classical music to listeners of all ages, backgrounds, and aspirations. COSA believes that the universal language of classical music encompasses human emotion, edifies the spirit, and promotes understanding of the world.

Continued from page 1.....

Moving on down the street, amid more automotive shops, is Las Nieves, Fruit Cups and More. Here on a rainy day, lines formed. This lime green building with picnic tables, benches, and a small bar is packed most days. They even have a lot next door for parking. The pace of the day is relaxed since everything is made by hand. Simply too cold for shaved ice, most people ordered corn cups, fresh squeezed juice drinks, and fruit cups. The price range is quite affordable with most items from \$3-\$4. The menu, written mostly in English with a few items in Spanish, offers everything from ice cream bars and sundaes to fruity concoctions. Servers often speak little English; however, someone usually appears from the back to give a description of some food items. Delicious again! Children swing from the bar while waiting. Mothers scold to get down, followed by obedience, and more swinging.



Find a tasty treat at Las Nieves, Fruit Cups and More,

Next stop—Big Grass. Still, there are more used car lots, tire shops, and yet upon entering this fenced area, a sense of peace blankets the place like the soft rain that falls. It is beautiful and refreshing—even in the rain. A shopkeeper said that products come mainly from Thailand and Viet Nam. In fact, the owners, John and Duang Hanesworth, are on a buying trip right now. A brochure for Big Grass



describes the store as, "the largest provider of sustainable home and garden décor in Texas and the only source for the decorative Ong rainwater harvesting jar." The largest ong jar will hold 450 gallons of water and comes in various earth colors. The price is a little over \$1000; but this concrete jar, complete with screens, a threaded drain plug, a faucet fitting, and a metal lid for easy downspout insertion is very beautiful.

That decorative elephant keeps watch over the traffic on Hildebrand at Big Grass

A trip down Hildebrand would not be complete without stopping into one of the many antique shops. The one chosen, Lasting Impressions, is housed in a big blue warehouse-type building with three people sharing the space. Carmin Morin, sitting at a cluttered desk, said she had been in the business for 23 years. Her collection includes American and European antiques, primitives, wrought iron, some art, and a bit of oriental. Out back, there are also furnishings for the yard. Her welcoming smile makes one feel quite at home and comfortable. In another part of the space, Kimberley Mark greets customers with a British accent. He described an earlier life working in an auction house in London. "I am mainly interested in early 19th century European furniture." He also uses reclaimed wood to make furniture. The table observed is a copy of an 18th century table, called a scrub-top table, because people scrubbed the surface with water and bleach to clean it..



Scrub-top furniture

continued on page 6.....

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The wood comes from a barn in Texas. The third vendor, Patricia Toscano, seemed busy with sales, so she was not interviewed. This store is open Tuesday through Saturday, 10-5, and on Sunday 12-5. They are closed on Mondays

Nearby, a dark gray and sparkling white cottage, named Farm House Vintage, catches the visitor's eye with a colorful array of hanging baskets, piñatas, and Fiesta wreaths. But the owner, Armando Sose Ayala said, "that is not the correct name. It is In and Out Solutions. We just haven't changed the name yet." When asked how long he had been in business, he announced, "two weeks." He quickly explained they had been in business on Blanco Road. Before that, the business was located at the Flea Market on Fredericksburg Road. Luscious plants hang everywhere. Potted plants line tables and the porches. Some of the plants featured include yellow roses, impatiens, bougainvillea, geraniums, and begonias.

And for a little nightlife, come to Babio's. Mainly a gay bar, owner Santos Salazar welcomes straights who want to have fun as well. Drink and dance the night away to Latin music while relaxing in this gleaming white leather-couched bar complete with sparkly chandeliers and lots of mirrors. An

exotic drink menu features many delicious drinks. Another co-owner, Lazaro Anzores, said the business has been in operation for four years. They are open Thursday through Sunday from 7p.m.-2a.m.

This is just a taste of the adventure that awaits along Hildebrand. Now, GO EXPLORE!



In and Out Solutions offers a variety of beautiful plants for your Monticello home.



At least one neighbor has availed himself of the little library on his own street. Our neighbor Tristan enjoyed reading *Around The World in 80 Days* while on Spring Break. This type of book and many others are available for the taking at the Little Library at 340 Mary Louise Drive. It's easy to spot: it's a large, rural mailbox with a caption on the west side of the box with illustrations of books and the admonition to READ. And NOW, there is a second library at 222 North Drive (photo on left). We are taking our reading seriously in Monticello Park!

Please help yourself to the books, returning them if you want.

Leave books if you can. If there is no room in the box, leave the books on the front porch of the house. They will go inside when room allows.

We want our neighbors to READ!



Join Little Joe Y La Familia

in supporting the next generation of stars.



Network for Young Artists
Youth Ambassador (12 years old)

The Network for Young Artists (NYA) presents its official Fiesta event, the Deco District Arts and Music Festival! This free world-class celebration brings together dozens of performances by local and national musicians of all ages, local art vendors, food vendors, which creates a community spirit for all to enjoy.

This event highlights the cultural, economic and social vitality of the Deco District.

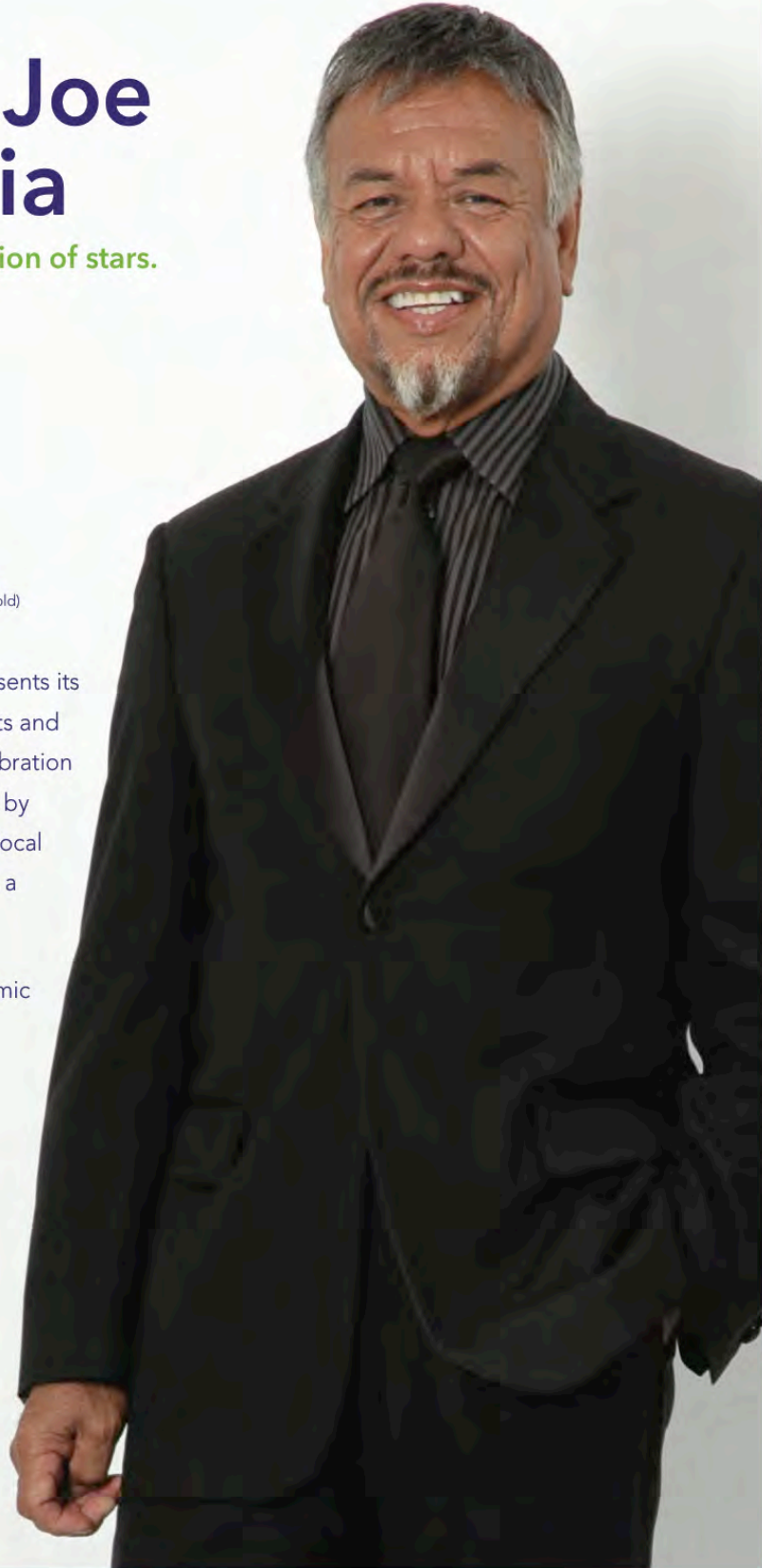
FREE ADMISSION

Sunday, April 17, 2016

12:00 Noon-8:00 PM

1800 Fredericksburg
(corner Fulton & Fredericksburg)

www.nya.us



The 2016 Deco District Arts and Music Festival



During Monday's General Assembly meeting MPNA will be recognizing winners of the 2015 Beautification and Restoration Award! \$7,000 will be awarded to 9 homeowners who made substantial improvements to the exterior of their property. The \$7000 is a combination of \$2000 from MPNA and \$5000 from the Jefferson Woodlawn Lake Community Development Corporation (JWL CDC). The JWL CDC is committed to housing renovation and restoration. MPNA is thankful for their donation and its lasting impact to our community.

This year's applicants represent a total of more than \$40,000 of exterior home improvements within our community. 2015 Applications include the following: wood screen construction and/or restoration and casement repairs, 3 homes completely painted and rotted wood replaced, a stone collapsed chimney rebuilt, front porch restoration rotted wood replaced and painted, 3 homes with landscape improvements new beds, 1 home with a 125 gallon tree installed, removal of 1970s storm doors and glass door installed, historic fence painted and addition of new custom fencing. All items were specific to the application: must be in the front or side yard (corner lot) and visible from the Right of Way, OHP approval if needed, receipts, and before and after photos. About half of the improvements were completed by the applicants themselves.

Attend Monday's Meeting to congratulate the winners!

Photos will be in the next newsletter!

Please take the time to provide feedback! It's important and will be directing funding and resources for our city.

By completing the survey, residents can prioritize the goals and direction of the SA Tomorrow Comprehensive plan, including improving community health and wellness, historical and cultural preservation, housing, economic competitiveness, military, natural resources and environmental sustainability, public facilities, community safety, transportation and connectivity.

Join the conversation! Your input, with that of your fellow community members, will provide valuable feedback on San Antonio's goals to prepare for growth.

<http://bit.do/SATomorrowsurvey>



City of San Antonio Office of Historic Preservation's New Initiatives for 2016

Rehabber Club:

In 2016, OHP launched the SAPreservation Rehabber Club in response to a common problem. There are plenty of people in San Antonio who would like to begin a rehabilitation project but simply don't know where to begin. Or maybe they aren't able to connect with the experts or resources they need for a project.

The Rehabber Club mission is to build and support a network of do-it-yourselfers, craftsmen, contractors, historic homeowners, realtors, and everyday citizens to revitalize San Antonio's historic buildings. We accomplish this through networking, training, certification, and plain ole encouragement.

We're just getting started, so stay tuned for announcement of future meetup dates and locations.

What should you bring to Rehabber Club?

Innovative ideas

Your own expertise

Willingness to lead

A passion for keeping San Antonio unique



If you have any questions, suggestions, or would like to receive e-alerts for Rehabber Club, please see the contact information for Edward Hall at 210.207. 4680 or ohp@sanantonio.gov.

Link: <http://www.sanantonio.gov/historic/Programs/RehabberClub.aspx>

ScoutSA:

ScoutSA is a campaign which identifies, inventories, and documents potential historic landmarks and districts in San Antonio. Beginning in 2016, ScoutSA will be used to expand existing OHP property surveys to include all portions within Loop 410.

Purpose of ScoutSA

Preserve the authenticity of San Antonio's diverse neighborhoods

Plan for the future and identify resources that may someday be eligible for landmark designation.

Engage the public

Promote the benefit's of San Antonio's intangible and tangible heritage

Build awareness of the economic opportunities and positive impact of historic reservation.

Provide resources that encourage development while protecting our resources.

Connect people to the places that make San Antonio unique



We can't do it without YOU! ScoutSA is open to everyone. You don't have to be an architect or an historian. As long as you care about documenting places in your neighborhood and San Antonio, we'd love your participation.

ScoutSA utilizes a mobile web service that anyone with a smartphone or wireless device can access. While OHP staff will routinely host survey days and ScoutSA meetups, the service is intended to promote data crowd sourcing that any group or individual can initiate.

How to participate

STEP 1: Join the survey and create a free username.

STEP 2: Select a property on your screen and record the places that are important to you. Make sure Location Services is activated on your device. You will then be prompted to answer a few questions and take a photo of your building, place, or thing.

Don't have a phone? No problem, we'd still love your help! Contact staff below for information on how to get involved.

Be sure to check back here for scheduled meetups and training days.

Link: <http://www.sanantonio.gov/historic/Programs/ScoutSA.aspx>

Council District 7 Special Meeting on Monday February 29th

The D7 Meeting was held to discuss city resources and neighborhood projects.

Representatives from City's Transportation and Capital Improvements (TCI) were present to address questions and concerns. Updates were provided on the Seeling Channel Phase II, Proposed Seeling Channel III, and Woodlawn Lake Park Improvements. The meeting was informal. MPNA was given a copy of a map showing all areas of the community scheduled on the City's 5-year Infrastructure Maintenance Program (IMP) for streets, alleys, sidewalks and drainage.



Monticello Park Neighborhood Association requested the following from the Councilman:

- 1) 2202 Fredericksburg Road development agreement
- 2) Laddie IV Bond Funding for resources to acquire land and design to remove more homes from the 100 year Flood Plain with an addition to the Laddie detention ponds
- 3) Monticello Pocket Park 444 Club Drive- funding to finish the gazebo, benches, lighting, and landscaping
- 4) Sidewalks on Lake Boulevard to provide a continuous linkage to the Woodlawn Lake-fill in the gaps
- 5) Gaps in the IMP for continuous alley improvements 200 blocks of Mary Louise/ Furr and 300 blocks of North/Quentin
- 6) Lack of trees in the new median on Wilson
- 7) Sidewalks along Fredericksburg Road to fill in the gaps---Bond monies evaluation
- 8) Lack of City resources being allocated to update our community's Near NW Plan.
- 9) Request Signage Overlay zoning for Fredericksburg Road corridor to provide uniformity with signage and protect the character of the community.

D7 indicated these meeting would be bimonthly with updates being provided at the next meeting.



MPNA held another successful candidate forum with the Jefferson Neighborhood Association and the Woodlawn Lake Community Association. A BIG thank you to the League of Women Voters who moderated the forum and all neighborhood volunteers! We look forward to additional joint events in 2016!



Monticello Park Neighborhood Association 2016 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 \$5000 for the 2016 MPNA Beautification and Restoration Award. Please complete the application below. Projects eligible for the 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 January 31, 2017 and can be turned in to any MPNA board member or mailed. Projects must be completed between 1/1/2016 and 1/31/2017

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 and meet specified criteria:

1. If the property is within the Historic District then a copy of the Certificate of Appropriateness from the City of San Antonio's Office of Historic Preservation must be provided for scope of work.
2. Itemized list of all expenditures associated with project for award consideration.
3. Copies of receipts which show proof of payment with detail of the scope of project and materials.
4. Photos of "before" and "after" the project taken from the same location/orientation.
5. Applicant must pay their dues for the year: \$15 per household or \$10 per senior household.

2202 Fredericksburg Road Update

Demolition is completed on 2202 Fredericksburg Road, clearing the way for a new development. The demolition permit issued on 2/29/2016 indicated language to protect and preserve the dome and its placement on the proposed development. An email dated 3/10/2016 from District 7 states a Starbucks is slated for a new development. The District 7 email contained a forwarded email (dated 3/5/2016) from the lawyer who represented the former owner of Gus Mann Automotive and Developer to District 1 Council Aide. Starbucks has not confirmed the new store location.

MPNA has requested on multiple occasions since August 2015 with District 7 for a copy of the agreement District 1 Councilman executed on behalf of the City of San Antonio with Gus Mann Automotive owner in lieu of historic landmark designation to preserve the dome and positioning of the building on the property. District 1 Councilman promised to forward a copy upon execution during the hearing.

Renderings below were attached to the 3/10/2016 email MPNA received from District 7 and are identical to what was previously presented in 8/2015 with the exception of logos and signage being added.

New building permit indicates a value of \$169K for new structure: 1856 square feet. Permit fee was paid on 3/15/2016. The renderings show the drive thru lane parallel to Fredericksburg Road. Look forward to hearing more information.

1 W. HILDEBRAND AVE
Scale: 1/4" = 1'-0"

4 CORNER AT ANGELES DR
Scale: 1/4" = 1'-0"

3 CORNER AT FREDERICKSBURG RD
Scale: 1/4" = 1'-0"

2 FREDERICKSBURG RD
Scale: 1/4" = 1'-0"

ARCHITECT OF RECORD

ROGUE ARCHITECTS
11000 W. CAMP BOWIE BLVD. SUITE 200
FORT WORTH, TEXAS 76107
(817) 797-7377

12-14-2016

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS OF THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR IMPROVING ANY WORK. SEE 0107 LOCAL ORDINANCES.

CJ REAL ESTATE, LLC

3825 CAMP BOWIE BLVD
FORT WORTH, TX 76107
817.665.5243
(214) 797-7377

REVISION SCHEDULE

REV.	DATE	BY	DESCRIPTION

PROJECT NAME:
PROPOSED DRIVE THRU RESTAURANT
2202 FREDERICKSBURG RD SAN ANTONIO, TX 78201

PROJECT # 150144
ORIGINAL DATE: 7-18-15
PRODUCTION DRAWING: R. CHILLAGA
CHECKED BY: M. HARRA

SHEET TITLE:
PROPOSED ELEVATIONS (RED DOME)

SCALE:
AS SHOWN

SHEET NUMBER:
PR-1.1

150208.1230.15 TM R:\Projects\2202 Fredericksburg San Antonio, TX\Drawings\2202 Fredericksburg RD (Small) Render Model.rvt

Living in the Monticello Park Historic District

by Bianca Maldonado

A portion of the homes within the Monticello Park Neighborhood Association are zoned historic: the Monticello Park Historic District. Property owners within the Monticello Park Historic District must seek a certificate of appropriateness from the City's Office of Historic Preservation for all exterior home renovations, improvements, and landscaping. Failure to obtain a certificate of appropriateness can bring a \$500 fine to a homeowner. A certificate of appropriateness declares a homeowner's intentions on exterior improvements and approval of their appropriateness by the city for the Monticello Park Historic District. A certificate of appropriateness must be displayed in a visible area while work is being performed.

Examples of items requiring a Certificate of Appropriateness: all exterior repairs, repainting same color, repairing rotted wood, roof repair, wood screen repair, window repair, window replacement, stone/brick work, stone/brick cleaning, color change in exterior paint, landscaping, irrigation systems, carports, fences, gates, concrete work, gutters, French drains, doors, ponds, pools, retaining walls, home additions, garage additions, demolition of accessory structures, garage door removal/repair, tree removal, driveway expansions/repairs, solar panels, exterior lighting and so much more. All areas of a property (rear of home, side yard, right of way, and back yard), where changes can occur require a certificate of appropriateness. When in doubt, ask the Office of Historic Preservation.



The Certificate of Appropriateness precedes all city permits and is step one for any improvements on a property in a historic district. Permits should be obtained where required by City code to provide a safe community and must be displayed in a visible area too.

Detailed application process is highlighted in this newsletter on pages 17 – 19. Please be aware that we are providing a yoga exercise at no charge to you in order to read this information.

City of San Antonio Office of Historic Preservation

210.215.9274

ohp@sanantonio.gov

www.sanantonio.gov/historic

Lauren Sage

Historic Preservation Specialist assigned to the Monticello Park Historic District

210.207.3327

lauren.sage@sanantonio.gov

Club Drive Improvements Update from Community Meeting held on February 11th:

The improvements on Club Drive 100-500 blocks will occur in two phases: Phase 1) Contractor is Austin Constructors LLC will perform concrete work-curbs, sidewalks, and driveway approaches removal and new installation will be done block by block. It is estimated to take 6 weeks per block and will be completed by August 19, 2016 Phase 2) asphalt work-mill and overlay of entire street will occur all at once. Estimated time to complete is 4 weeks. All work to be finished by the end of the City's fiscal year September 30, 2016.



Important information: Vehicles should not be parked on Club Drive from 7AM to 6PM (when construction is active on block) and can be towed if no one is available to relocate the vehicle. Irrigation: If you have a sprinkler system with a back flow preventer, as required by SAWS and city code, the system will be placed back into service. If you do not have a back flow preventer, the impacted heads will be cut and capped behind the new sidewalk and not returned to service. All new driveways will be 10' in width. The contractor may encroach onto a homeowner's property to ensure proper connection between existing and new driveways/steps dovetailing at property line. Also, it is anticipated there will be minimal impact to landscaping in the right of way. The contractor will work with each homeowner to restore property to its original condition after the completion of work. Take photos before work begins so that there is a point of reference in the event there is a discrepancy. Sod will be replaced with like sod so don't expect St. Augustine if you have Buffalo Grass.

If you have concern about access to your property, please communicate with the contractor!

On-site Inspector is Roy Stout, LAN Inc. and my be reached at 210.508.5825 between 8 AM-4:30 PM

Special accommodations, questions, concerns regarding the project: Call Chris Wall, LAN at 210.499.5082.

After-working hours or on the weekends, call 311 with concerns.

City of San Antonio TCI department hand delivered a letter to each homeowner dated 2/16/2016. If you did not receive it, contact LAN or call a MPNA board member.



Please be patient with traffic detours and construction: a little bit of hassle should deliver another 90 years of concrete life!

Thomas Jefferson High School Construction Update

Construction is almost most over!

The projected date of completion: April 2016. Items to be finished in the coming weeks:

- 1) exterior: baseball and softball fields, Band/JROTC concrete performance pad, and landscaping
- 2) interior: the new East Wing addition and dance studio

A landscape barrier will be planted on the Kampmann side of the baseball and softball fencing edge, existing tree line along Kampmann will be extended to continue along perimeter of the Band/JROTC pad, and plantings will be made around administration walkway off Donaldson. Also, as the construction crew pulls out, there will be some repair work done to access points used during construction and silt screens will be removed.

MPNA is proud to see SAISD respond to one of our largest concerns, storm water runoff, in their master plan and execution of improvements. The homes around TJHS (Kampmann and Club) are in the 100 year flood plain and therefore, SAISD improvements should not add more run-off. A total of \$3M was provided by Bexar County and the City of San Antonio to offset the additional costs associated with these additional, non-required, storm water improvements.

We look forward to highlighting more behind the scenes improvements at TJHS in the coming newsletters. Aerial view below was taken in early March.



SCHOLARSHIPS!

The MPNA honors seniors at Thomas Jefferson High School, Young Women's Leadership Academy, and seniors who reside in Monticello Park through scholarships. The application process is not onerous, but must be done very quickly since the deadline for application is **APRIL 1, 2016**.

Seniors can obtain applications from their counselors or on our website:

<http://www.monticelloparkna.org>.

Awards will be made at our June 6th General Assembly.

SAWS Programs!

Remember to get your Certificate of Appropriateness for properties in the Historic District. Both programs expire on April 30, 2016. For more information go to

<http://www.saws.org/conservation/outdoor/>

1) WaterSaver Patioscape Coupon:

Replace your lawn with a patioscape and save yourself some outdoor watering. And we'll give you a \$100 or \$200 coupon to help you do it!

The Patioscape Coupon provides SAWS residential water customers another way to replace parts of their traditional lawns with a more permanent water-saving solution while diversifying the use and appearance of their landscape.

The coupon is limited to the purchase of flagstones, pavers or stepping stones as the feature item need to create an appropriate patioscape. Customers must purchase enough of the feature item to cover 80 percent of a contiguous 200 square feet of patioscape per coupon redeemed. For example, if using 12" x 12" pavers, the customer will have to purchase at least 160 pavers; if using flagstones, approximately 1.6 tons will be needed (varies on thickness of flagstone). Base and fill material will be required to construct a functional patio but is not covered by the coupon. The coupon is intended to cover only a portion of the patioscape material costs.

Patioscapes must be constructed in a way that allows rain to infiltrate the ground (pervious). Concrete, mortar, asphalt or other impervious construction is not allowed.

2) WaterSaver Landscape Coupon — Spring Coupon

Toss out a portion of your lawn and replace it with a water-saving garden bed. And we'll give you a \$100 coupon to do it!

Using a plant-by-numbers approach, the WaterSaver Landscape Coupon program simplifies water-wise landscaping by encouraging SAWS residential water customers to replace parts of their traditional lawns with garden beds made up of hardy, drought-tolerant plants.

The spring plant package includes 15 drought-tolerant plants. Suggested garden bed designs and information on each plant are available on GardenStyleSA.com. The coupon is intended to cover only a portion of the plant package cost.*



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION (OHP)

**I want to work
on my historic
building or my
property within a local
historic
district. What
do I do?**

Process for:

- Administrative COA Application,
- Historic & Design Review Commission (HDRC) Application,
- Demolition Application

Office of Historic Preservation

P.O. Box 839966
San Antonio, TX 78283-3966
(210) 215-9274

www.sanantonio.gov/historic

OHP@sanantonio.gov

Purpose and Basic Method

The primary purpose of the City of San Antonio's Office of Historic Preservation (OHP) is to preserve and protect the unique historic structures and design features of San Antonio. Accordingly, the historic and design codes from the City's Unified Development Code (UDC) require that certain actions affecting several types of properties within the city limits must be reviewed and approved, either by the OHP or the Historic and Design Review Commission (HDRC), which meets every first and



third Wednesday of each month.

For affected properties and actions, the historic and design review

process must be completed and written approval obtained from the OHP before actions can be taken or permits can be issued by the Planning and Development Services Department or other City departments.

Affected Properties

The historic and design review is required for projects affecting the property's exterior at the following locations:

- Properties located within any one of the City's 27 historic districts or any of the City's 2000 local historic landmark properties
- Properties located within the six River Improvement Overlay (RIO) districts (including the River Walk)
- Public rights-of-way
- Public construction projects

OHP Application Forms

- Administrative Certificate of Appropriateness (COA) Application
- Historic and Design Review Commission (HDRC) Application
- Demolition Application

COA application forms may be obtained at:

- OHP reception counter (1901 S. Alamo St.)

- OHP website at: www.sanantonio.gov/historic
- By calling 210/215-9274 and asking that the forms be mailed or faxed

OHP application form submitted

- Must be submitted in person at the OHP reception counter
- Must be submitted **ONLY** at the OHP's downtown office (1901 S. Alamo Street)
- **Cannot** be submitted by fax or mail, except for applicants or project consultants that are located outside of the city limits

Application Fees:

- \$100 for HDRC Applications (commercial properties only)
- \$100 for Signage Applications
- \$100 for Demolition Applications (commercial properties)
- \$50 for Demolition Applications (residential properties)
- \$500 application fee for all who begin work prior to receiving HDRC approval (Certificate of Appropriateness)

There is no fee for residential HDRC applications or Administrative Certificate of Appropriateness Applications.

Administrative Certificate of Appropriateness (COA) Application

The Administrative COA is used for certain minor alterations, additions, ordinary repairs, or maintenance as specified in the UDC Ch. 35, Article VI, Sect. 35-6.11 (as amended 6-24-2010) that may be approved administratively by the Historic Preservation Office without HDRC review.

Administrative COA Examples:

- Repair using the same materials and design
- Repainting with the same colors or reasonable changes to paint colors on previously painted surfaces which are consistent with the district or landmark characteristics
- Re-roofing with the same type and color of material

Administrative COA applications usually do not require HDRC review and can usually be processed in a few minutes at the OHP reception counter. Provided all other city code requirements are satisfied, building permits can be obtained at 1901 S. Alamo Street immediately after Administrative COAs are approved.

Administrative COA Application

Requirements:

The applicant must provide the OHP with the following:

- (1) Color photographs of the fronts of all homes, buildings, or other structures where work is proposed;
- (2) Color photographs of each location where changes are to occur;
- (3) Completed Administrative COA form

HDRC Application

The HDRC application is used for:

- Exterior changes in materials or designs;
- New construction;
- Demolitions within historic districts (all properties) and RIO districts (commercial properties only)

Examples of items that are typically reviewed using HDRC applications:

- New construction, additions, or exterior renovations
- New exterior signage or changes to existing exterior signage
- Placement of exterior ornament or accessories
- Exterior landscaping, lighting, and fencing

HDRC Application Requirements:

For each property address where work is proposed the applicant must assemble and bring to the OHP the following:

- (1) Completed HDRC application;
- (2) Site plan, floor plan, and exterior elevation drawings;
- (3) Written description detailing the scope of the proposed project;

- (4) Color photographs of the fronts of all buildings or other structures to be modified and current color photographs of each location where changes are to occur;

- (5) Completed Owner Authorization Form (page 2 of the HDRC application) if the applicant is not the property owner.

HDRC Review Process

Once the completed HDRC application is submitted to the OHP, the following process begins:

- Upon submission to the OHP, a staff member will explain the details of the HDRC meeting.
- The OHP staff reviews the application within approximately three days after the deadline date to determine completeness of the application.

- If staff decides to recommend anything other than approval as submitted, OHP staff collaborates with the applicant to decide whether or not the application will be withdrawn, postponed, or revised. Staff has the option to withhold from HDRC consideration any request that appears to be in contradiction with the City's Unified Development Code, historic and design codes, or zoning statutes or regulations; that appears to contain factual misrepresentations, errors, or omissions; or for which there appears to be insufficient information to make an informed decision.

- The applicant or a representative, such as the project architect or contractor, must attend the designated HDRC meeting, which occurs every 1st and 3rd Wednesday of each month at 3:00 at 1901 S. Alamo. The HDRC will either approve, deny, postpone, or send the application to committee.

- If an application is rejected, withdrawn, or postponed, it becomes inactive until it is resubmitted in an acceptable form.

- If the request is denied, the applicant may submit revised plans that address the reasons for denial or appeal to the Board of Adjustments within 30 days after the denial date.

- If there are issues or questions about the request that cannot be resolved without a visit to the work site by the HDRC, the request is sent to an HDRC committee. Each committee consists of approximately 3-5 commissioners. The applicant is required to attend the committee meeting and will be notified of the committee meeting date in advance.



- Such meetings usually occur during the interval between the commission meeting at which a request is referred to committee and the next commission meeting. Issues are often resolved and requests approved at the next HDRC meeting.

- If the request is approved, the applicant will receive the approval document (Certificate of Appropriateness) in the mail. If needed immediately, a copy can be obtained at the 1901 S. Alamo OHP counter (call 215-9274 to make arrangements). The certificates are usually mailed to applicants within 10 days of the HDRC meeting when approval was granted. Provided all other city code requirements and regulations relating to the project are satisfied, building permits for projects that do not require plan checking may be obtained through the Planning and Development Services Department immediately after receiving the Certificate of Appropriateness from the OHP.

- For projects that require plan checking, permits can be obtained after plan approval.

Demolition Application

The Demolition Application is used for:

- All demolition requests by private property owners or contractors for demolitions of whole structures or partial exterior demolitions within the city limits, including designated landmarks and properties within historic and RIO districts.
- Other City departments' demolition applications cannot be accepted in lieu of OHP/ HDRC demolition forms and the OHP staff does not sign other departments' forms.

Demolition Application Requirements:

For each property address where demolition is proposed, the applicant must submit the following to the OHP:

- (1) Color photographs of the front, rear, and all sides, of all homes, buildings, outbuildings, or other structures proposed for demolition;
- (2) Two or three color photographs of the property where demolition is proposed that are taken from across the street from the property and that include some of the surrounding properties and structures;
- (3) A completed OHP demolition form.

Demolition Application Review Process:

Submission of the demolition application to the OHP is the beginning of a process that includes the following additional elements:

- OHP demolition applications that are complete, that do not require HDRC review, and that request demolition only of structures that staff determines not to be significant according to the applicable historic or design code criteria, can usually be approved at the time of submittal.
- OHP staff may elect to postpone a decision about demolition until additional research and/or an inspection of the structures concerned can be performed by the OHP. The OHP's research and inspection must be concluded

within 30 days after the date of submission of the demolition application.

- If the OHP determines that a structure proposed for demolition is significant according to the applicable historic or design code criteria, then a request to the HDRC is made for landmark designation of the structure. The



applicant and the property owner are notified of the OHP's request, the meeting date and location where the request will be considered by the HDRC, and any HDRC Demolition Committee meetings that are scheduled. The applicant and/or the owner (if applicant is not the property owner) will have an opportunity to express their opinions about demolition of the structure, or to demonstrate unreasonable economic hardship to the HDRC during the HDRC meeting and during any HDRC Demolition Committee meetings that are held.

- If the recommendation for designation as a historic landmark is approved by the HDRC, the Zoning Commission, and then City Council, the applicant must demonstrate an unreasonable economic hardship by this action to allow for demolition.
- Specific requirements for the demolition of designated landmarks and properties within historic and RIO districts are addressed in the Unified Development Code (UDC) Section 35-614 (as amended 6-24-2010).

In addition to the demolition application fee, there is a demolition permit fee required for properties designated as local landmarks or within local historic districts. Demolition permit fees are based on the approved replacement plan square footage. Refer to the UDC Amendments of 6/24/10 for full details (available at: www.sanantonio.gov/historic)

MARCH IS CONTEMPORARY ART MONTH

Every March, during Contemporary Art Month (CAM), San Antonio artists, performers and curators present the best our community has to offer at galleries, museums, performing art spaces, schools, artist studios and various unconventional locations around the city.

As a proud Official Sponsor of CAM, I encourage you to visit some of the many open studios throughout our neighborhood and city as we celebrate San Antonio's exciting art community.

For more information about all CAM events go to contemporaryartmonth.com or #CAMSA2016



Local Resident and Realtor Camille Rodriguez Brigant is dedicated to supporting the arts in our community. Much like an art piece, a historic home's true value can only be ascertained with a Realtor who understands and appreciates the character of such unique homes.

Historic homes require a Realtor who understands how to accurately price each unique property and market to specialized buyers. Furthermore, A Realtor who can provide affordable contractors familiar with older systems who can prepare a home for sale or provide repairs that arise from the buyers inspection is crucial in the sale of historic homes. **Contact Camille for a free personalized evaluation of your home's value.**

SAVE THE DATE

May 16th 11am-4pm

Spring into Art is our 2nd annual office event showcasing local artists & celebrating the Deco District. Come by and meet your neighbors while enjoying complimentary food and drinks.



Camille Rodriguez Brigant Realtor®

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