



GENERAL ASSEMBLY MEETING

Monday, 6/5/23, 7 PM
Grace Presbyterian Church
950 Donaldson

Speaker: SAWS discussing
upcoming work on Club,
North & Quentin

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*People have discovered
that they can fool the
devil; but they can't fool
the neighbors.*

Francis Bacon

Neighborhood Roots Run Deep for Anastacia Sandoval



**MEET THE
NEIGHBORS**
by Jan Peranteau

Meeting Anastacia Sandoval is like a Fiesta Party. Laughter, a festive turquoise door, strings of miniature pom pom yarn, room dividers and lots of local art make the guest feel there's a party going on and we are all invited. Young and vibrant, Anastacia showed this reporter the first property she ever bought. "I was 27 when I bought this duplex on Club Drive from Mr. Davis of Mountain Home, Arkansas. I told him I just graduated from UTSA with a degree in real estate finance and development and he offered to owner finance my Club house." She said she rented the duplex at first, but moved in about a year ago at the age of 31. In fact, one of her renters was Irene Wenglar, Pam Carpenter's mother. Pam is a past member of the Monticello Park Neighborhood Association Board.

Anastacia didn't start college with real estate in mind. Her first love was ceramics. She attended San Antonio College and Texas State University in San Marcos, earning an Associate of Art degree. During the interview for this story, she said, "I can't be a potter the rest of my life and make plates." She got an Associate of Biology degree and thought about a career in nursing. That didn't seem quite right. She applied to UTSA and earned a degree in real estate finance and development. Finance and real estate seem far removed from art

and nursing. How did she get there?



Anastacia Sandoval in the shade of her porch

and nursing. How did she get there? "My dad is a general contractor and taught me about buying and remodeling property. His company, Sandoval Construction Co., renovated the

Mexican Cultural Institute, part of the Henry B. Gonzalez Convention expansion project. He's excited that I am in business with him now. He has someone to pass down his business to." Are

there siblings he might also pass the business to? "I have a sister. She works in the criminal justice system at the jail. Her interests are different."

But there is more to this story. She is part of the Karam dynasty. It is a big, big Lebanese family and Anastacia's great-grandparents, Josephine, and Ralph Karam, built the house at the corner of Mary Louise and Lake,

*"But there is more to
this story. She is
part of the Karam
dynasty."*

Continued on page 3

Hear SAWS' Plans for Neighborhood Projects



PRESIDENT'S MESSAGE
by Drea Garza

Neighbors,
Our next General Assembly meeting will not be held on the last Monday of May due to Memorial Day; please plan to instead join us on June 5th at 7 PM, in the community room of Grace

Presbyterian Church, 950 Donaldson. In addition to updates from our SAFFE Officer and other neighborhood news, a representative from SAWS will be joining us to share information about upcoming SAWS projects that will be starting soon along Club, North, and Quentin.

At last month's General Assembly, we discussed increased property crime, the murder at the Sorrento Apartments, and encampments that have popped up in and around the neighborhood. SAPD, as well as several city departments participated, to include Code Compliance, Human Services, and Office of Historic Preservation. All expressed the need to call SAPD's non-emergency number to report crime and safety concerns, as well as to report code concerns to 311.

SAPD indicated that statistics reveal our neighborhood has not experienced a significant increase in crime, but it is nonetheless important to stay vigilant and call in any issues. Keep in mind that posting on Facebook may be helpful to neighbors, but our posts are not taken into consideration when SAPD is compiling statistics or determining police staffing for our community.

In late April, I attended District 7's neighborhood leadership meeting, which included presentations from Mike

Shannon, Development Services and Razi Hosseini, Public Works. I spoke with Code Compliance Officers and reiterated concerns about vacant buildings and dangerous structures. They shared that we did not have a dedicated Code Compliance Officer focused on dangerous premises, but were in the process of filling the vacancy and other officers were stepping in to maintain coverage.

MPNA has yet to receive the results of the traffic studies we requested in September 2022 for consideration of four-way stop signs at four high-volume neighborhood intersections with a history of accidents. District 7 staff confirmed they received the results, but those reports have not been made available to us as of yet even though they were completed in January/February.

During the April D7 neighborhood leadership meeting, I was assured the reports would be forwarded. To date, neither the results of the studies, nor a briefing on the meeting with Erik Walsh, City Manager, regarding the repeated traffic accidents we have experienced has been shared. We have also not received any plans, progress reports, or anticipated completion dates for the holistic traffic study that we requested nearly 10 months ago. I ask that you take extra care when traveling, whether by car or by foot; our streets remain hazardous.

Thank you for helping keep Monticello Park a great neighborhood! I look forward to seeing you at our upcoming General Assembly meeting.

MONTICELLO PARK NEIGHBORHOOD ASSOCIATION

MPNA serves the interests of nearly 650 households in the Monticello Park Neighborhood and is recognized by the City of San Antonio.

We are a 501(c)3 non-profit corporation devoted to promoting, preserving, and enhancing the values and quality of life within our neighborhood. MPNA was founded in 1983 and this year we celebrate our 40th Anniversary.

President	Drea Garza
Vice President	Gary Hudman
Secretary	Robin Foster
Treasurer	Ressie O'Connors

Board Members	Marti Campbell Bianca Maldonado Carol Rea Tony Sanchez Tom Simmons
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www.monticelloparkna.org
facebook.com/groups/MonticelloParkNA

MONTICELLO PARK NEIGHBORHOOD ASSOCIATION NEWSLETTER

The newsletter is published six times per year (January, March, May, July, September, & November) and delivered to households in the Monticello Park Neighborhood free of charge.

Neighbors are encouraged to submit articles (125-250 words) by the 5th day of each publication month to be considered for publication. We reserve the right to edit all materials for content, length, and style. All materials submitted become property of MPNA and may be reproduced in all MPNA communications.

Opinions expressed are those of the authors and MPNA is not responsible for that content or opinion.

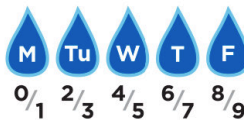
Editor	Gary Hudman
Committee & Writers	Marti Campbell Drea Garza Bianca Maldonado Jan Peranteau Carol Rea Tony Sanchez Barbara Simpson

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www.monticelloparkna.org

Stage 2 Water Restrictions: Water Once a Week on Your Designated Day



Watering day determined by last digit of address



Neighbors from page 1

designed by Emmitt Tuggle of O’Neil Ford’s architectural firm. It is a mid-century beauty. They also owned Karam’s Restaurant, on Zarzamora, complete with six Toltec totem poles, numerous dining rooms, lots of hanging piñatas, and garden with a Mayan priest and Rain God Sculpture. It was a great place for children to have birthday parties. A flaming ice cream dessert topped off many a birthday celebration there. As a parent, it was a place your kids could roam and play while adults

relaxed with friends. It closed in 2008 after being open 60 plus years.

Anastacia described some of her memories associated with the house and restaurant. “I remember having my birthday party there many times. My favorite part was breaking the piñata in the garden. I was called to come and help close Karam’s. I was 18. And I remember being at my grandparents’ house for Thanksgiving. We kids played football in the street and the uncles smoked cigars.”

And now what is it like for Anastacia as a young real estate agent?

“My dad and I have Tree of Life Real Estate Co. I love being in real estate. It gives me endless possibilities to use my skills. I love to help people, whether it is helping them find their first home or downsizing, it is rewarding. As a nurse, I loved helping people.

“As an artist, I love to create and use my hands. I get to use all these skills in real estate. I help remodel, I help people grow their wealth with investments, and I get to know so many people in the process. God had a plan for me to utilize everything in my toolbox.”



Toltec statues lined the path of Karam’s Mexican Restaurant, owned by Anastacia Sandoval’s great-grandparents, who lived on Mary Louise Drive.

**MONTICELLO PARK
HELPFUL CONTACTS**

- District 7 City Council Office(210)207-7044
- SAFFE Officer Vincent Cano Office (210)207-0803
- Cell (210)394-1398
- SAPD, Non-emergency (210)207-7273
- SAPD, West Substation(210)207-7420
- SAISD Police Dispatch (Truancy)–24 hrs (210)354-9000
- San Antonio Water System (210)424-7097
- CPS Energy (210)353-2222
- VIA Transit (210)362-2020
- Office of Historic Preservation(210)215-9274
- Historic Building Enforcement Officer (210)219-2093
- San Antonio Customer Service..... 311
- (Animal Control, Code Compliance, etc...)
- Saturday Code Enforcement Hotline (210)207-2633

**IMPORTANT
DATES**

JUNE

- 3,5,6 City Runoff Elections
- 5 MPNA General Assembly
- 12 MPNA Board Meeting

JULY

- 4 MPNA July 4th Kids’ Parade
- 8 Free Landfill Day
- 10 MPNA Board Meeting
- 24 MPNA General Assembly

AUGUST

- 14 MPNA Board Meeting

SEPTEMBER

- 11 MPNA Board Meeting
- 25 MPNA General Assembly
- 29 SA Conservation Society Grant Deadline

OCTOBER

- 3 SA Neighbors Together (was National Night Out)
- 9 MPNA Board Meeting

NOVEMBER

- 7 Texas and National Elections
- 13 MPNA Board Meeting
- 24 Holiday River Parade
- 27 MPNA General Assembly & Elections

DECEMBER

- 3 MPNA Home Tour
- 11 MPNA Board Meeting
- 16 MPNA Holiday Party

Home Depot's Plant Guide for Pet Owners

Many neighbors in Monticello Park have pets, and whether we have cats, dogs, or both, we all want to make sure our fur babies are protected and well cared for.

What many may not know is that many common house plants and landscape plants can harm our pets.

Here is a short list of plants known to be poisonous (worst), toxic (bad), and pet friendly, courtesy of Home Depot.

For a much larger list of problem plants, visit the ASPCA website, where you can find hundreds of plants you may want to avoid at your house.

www.aspc.org/pet-care/animal-poison-control/toxic-and-non-toxic-plants

POISONOUS

Azalea
Castor Bean
Cyclamen
Daffodil
Easter Lily
Star Gazer Lily
Sago Palm
Tiger Lily



TOXIC

Aloe
Begonia
Bird of Paradise
Bougainvillea
Calla Lily
Carnation
Chrysanthemum
Coleus
Cosmos
Dumb Cane
Elephant Ear
Fleabane
Gardenia
Geranium
Hibiscus
Hydrangea
Iris
Mother-in-Law Tongue
Pansy
Peace Lily
Pink Dianthus
Plumbago
Poinsettia
Primrose



PET FRIENDLY

Alyssum
Blue Daisey
Boston Fern
Bottle rush Tree
Camelia
Canna
Ceolsia Plumosa
Christmas Cactus
Coreopsis
Echevaria Succulents
Gerber Daisy
Gloxinia
Impatiens
Marigold
Nasturtium
Pampas Grass
Persian Violet
Petunia
Polkadot Plant
Rose
Snap Dragons
Spider Plant
Start Jasmine
Sunflower
Sword Fern
Viola
Zinnia



Scoop the Poop for a Cleaner Neighborhood

Please keep our neighborhood and water source clean by picking up after our dogs



BEAUTIFUL NEIGHBORHOOD
by Gary Hudman

I hear many neighbors complain about finding dog poop in their front yards or alongside sidewalks in the neighborhood. Please remember that picking up your dog's poop is an important responsibility that every dog owner should take seriously. Not only is it a common courtesy to our community, but it is also beneficial for the environment and the health of both humans and other animals.

First, picking up your dog's poop is a matter of public hygiene. Dog feces can carry harmful bacteria and parasites that can spread diseases to other dogs and humans. Picking up your dog's poop helps keep our community clean and healthy.

Second, dog feces can harm the environment. When left on the ground, dog poop can pollute our water sources, and who wants to drink that?

Third, it is a legal requirement to pick up after your dog. And by picking up your dog's mess, you are not only following the law, but also setting a good example for other dog owners.

Finally, picking up after your dog shows respect for our community and our neighbors. By doing so, you are demonstrating that you care about the well-being of others and their property. It is a simple gesture that can go a long way toward building positive relationships with your neighbors.

So please keep plenty of plastic bags with you on your regular dog walks and pick up that poop. You can find a ready supply in the park along with a handy trash receptacle. Thanks for helping keep our neighborhood clean during your daily dog walks.



Meet Your MPNA Board of Directors

Elected in November, the board works to build a more engaged neighborhood.

The Monticello Park Neighborhood Association is recognized by the City of San Antonio and serves the interests of households within our neighborhood boundaries. We are a 501(c)3, non-profit, devoted to promoting, preserving, and enhancing the values and quality of life within the neighborhood.

We raise funds, host social activities, and award college scholarships and beautification grants to give back to and

build our community.

The daily administration of the association is by an all-volunteer board of directors, which is elected by the general membership each November.

Below are some short bios of each board member, to help you get to know us. We'd love to have you volunteer on a committee, and hope to see each of you at our General Assembly Meetings, events, and socials.

2023 Goals

- Build larger membership
- Increase communication
- Hold more social events
- Increase newsletter quality
- Rebuild fundraising efforts after pandemic hiatus



Drea Garza President

Drea wandered into Monticello Park and was instantly reminded of historic Palm Boulevard in her

hometown of Brownsville, Texas. Inspired by the original features found in neighbors' homes, she removed all her home's "updates" and reintroduced Art Deco elements to restore it to its original glory. She has served on MPNA's board since 2015.



Gary Hudman Vice-President

A neighborhood resident since 2009, Gary currently lives on Donaldson while renovating "The

Castle," his home on Mary Louise. He has served on the MPNA board since 2012, and is a past President. He is currently the editor of the MPNA newsletter and recently built our new website. In his professional life, he is an eCommerce Director at H-E-B.



Robin Foster Secretary

A North Carolina transplant passionate about historic preservation, Robin moved to

Mary Louise in 2019 and joined the MPNA board in 2020. Combining her love of history and architecture with an ability to swear in Russian, she's been training in wood window restoration since 2021. Quixotic, loquacious Scrabble player too.



Ressie O'Connors Treasurer

Ressie moved to the neighborhood in 2011. She loves Monticello Park and is highly

involved in the neighborhood. She has served on the board since 2013 and is a past Secretary. She retired from the United States Air Force after 22 years of active service. You can often find Ressie and her husband Charlie walking their dogs throughout the neighborhood.



Martí Campbell Board Member

Martí grew up in the Jefferson neighborhood and was a Lasso at Jeff High School. After living in DC for over 30 years, she returned to the Monticello Park

neighborhood in 2020. Martí continues her consulting practice since 1988. In her spare time you'll find her volunteering for Westie Rescue group, rummaging through estate sales, and enjoying San Antonio entertainment.



Bianca Maldonado Board Member

Bianca relocated from St. Louis back to Texas, landing in Monticello Park,

in 2004. She has volunteered her time serving on the MPNA board for 15 of the past 19 yrs. as a board member and past president advocating for improvements and historic preservation. She enjoys working in the yard and traveling.



Carol Rea Board Member

Carol moved here from Southern California in October 2021, after serving on her Historic

District's Board of Directors for nearly 20 years. Retired from the Fire Service in 2009, she served on the city's Historic Preservation Commission and on the local History Center board. Now Carol enjoys learning about Texas and spending time with her dog, Maisie.



Tony Sanchez Board Member

Tony has lived in the neighborhood since 1982 and was an integral part of establishing the

Monticello Park Historic District. He loves working in his yard and greenhouse and has a passion for growing orchids. Tony is a member of the Orchid Society of San Antonio and enjoys volunteering at the San Antonio Botanical Gardens.



Tom Simmons Board Member

Tom bought his house on Club Dr. in 2010 and soon began delivering the MPNA newsletter. He is

retired from the United States Air Force and International Brotherhood of Electrical Workers Local 60. Tom enjoys hosting a neighborhood 4th of July party each year and has quite a green thumb. He can usually be found working on multiple projects in his front yard.

Monticello Park Neighborhood Association General Assembly Meeting

Monday, June 5, 2023, 7 PM
950 Donaldson, Grace Presbyterian Church Community Room

***Come Hear SAWS Discussing Projects
on Club, North, and Quentin***

Additional Topics
SAFFE Officer Cano
Membership update
4th of July Parade
Traffic Concerns
Free “Slow Down” signs

***Please Join Us and
Help Build a Stronger Neighborhood***



Historic District Gentle Reminders

All exterior changes require a Certificate of Appropriateness before work starts.

Whether you're repainting the trim on your home or have grand designs for a new addition, remember that if you live in the Monticello Park Historic District, you need more than a building permit before the hammers and paint brushes swing into action. All exterior improvements must receive a Certificate of Appropriateness (COA) from the city's Office of Historic Preservation (OHP) before any work begins.

Nothing is worse and potentially more expensive than finding yourself reading a Cease and Desist message from Code Enforcement because of your failure to follow the rules. The color of our street signs (brown as opposed to blue) is a sign that you live in a historic district. Such information was likely a part of the listing information from when you bought your home.

In the past, you could submit paper applications in person or via email, but these are no longer accepted. Now, you

must apply for a Certificate of Appropriateness through the city's website at

www.sanantonio.gov/historic/HDRC/ApplicationsPortal

If you have questions about how to approach your plans, reach out to the caseworkers assigned to Monticello Park: Rachel Rettaliata, 210-207-0145 or Claudia Espinosa, 210-207-1466.

For the application, you will need photos of each side of your house in addition to documents showing what you are proposing. This documentation may include a scope of work, an annotated site plan with setbacks, architectural drawings, and materials specifications.

Many applications may be approved administratively by OHP staff. Others may be referred to the Historic Design Review Commission (HDRC), which will review your case at a public meeting and consider approval.

You Must Request a COA for These Changes

- Exterior building repairs or alterations such as a change in materials, wood replacement, and changes to doors, windows, and siding.
- Additions & new construction
- Site improvements such as landscaping, hardscaping, driveways, & sidewalks
- Demolition of a landmark building located in a historic district (deconstruction typically required)
- Requests may be approved administratively by OHP staff or referred to the HDRC.

Who's Who in Historic Preservation

A primer on the often-confusing array of organizations involved in historic issues.



HISTORIC DISTRICT
by Carol Rea

It's easy and common to confuse the different entities that are involved with preserving San Antonio's history; there are several, and they each contribute in unique ways. We hope that this

information will clarify who's who and who does what.

Monticello Park Neighborhood Association

The Monticello Park Neighborhood Association (MPNA) is a non-profit and non-partisan association started in 1983 and recognized by the City of San Antonio as a neighborhood association. One of its stated purposes is to educate the community, and it includes an Architectural Review Committee tasked with helping maintain and preserve the historical integrity of our neighborhood.

They do this by commenting on cases brought before the City of San Antonio Office of Historic Preservation (OHP) and the Historic Design Review Commission (HDRC). The MPNA has no authority to enforce City codes, but can call attention to exterior work in the neighborhood that is being carried out without Certificates of Appropriateness and not following Historic Guidelines.

Neighbors who are planning exterior modification to your homes are encouraged to seek advice from the MPNA Architectural Review Committee before applying to the OHP. The committee can serve as a significant resource to help you through the process of approval by the city.

The City of San Antonio, Office of Historic Preservation

The City's Office of Historic Preservation (OHP) oversees San Antonio's historic preservation program and has purview over historic properties and districts as established by the City's Unified Development Code in order to help retain the integrity of historic properties and districts throughout San Antonio. OHP staff members accept and issue Certificate of Appropriateness (COA) applications from owners of

homes in San Antonio that are designated historic or are located in Historic Districts like Monticello Park. In some cases, staff approves modifications to historic property exteriors, and in others, they are referred to the Historic Design Review Commission, described in the next paragraph. The OHP has the authority to issue stop work orders when necessary to prevent inappropriate modifications, but they prefer to work with homeowners in order to achieve the best results. The OHP also oversees numerous programs to help owners of historic homes with a variety of resources that are explained on their website.

The Historic Design Review Commission (HDRC) is a panel appointed by the City Council. The members are specifically qualified to develop and implement the City Historic Preservation Program in an advisory capacity in order to enforce the Historic Guidelines and other matters relating to Historic Preservation. The Commission usually meets every other week and agendas can be viewed in advance on the City's Web site.

Conservation Society of San Antonio

The Conservation Society's stated purpose is to "preserve and to encourage the preservation of historic buildings, objects, places, and customs relating to the history of Texas, its natural beauty and all that is admirably distinctive to Texas." As a historical society, and like the MPNA, they do not have the

authority to enforce City codes, but they do provide input regarding cases presented to the OHP and the HDRC.

San Antonio Library

The San Antonio Library has numerous research materials available visitors at the Texana/Genealogy Department on the sixth floor of the Central Library. Included in the research materials available in the Texana Collection are Bexar County tax records from 1837 to 1938, maps, San Antonio Archival clipping files, obituaries 1925-1958, and San Antonio city cemetery records. Newspaper clippings, Sanborn maps, and photographs can help homeowners learn more about how their homes looked over the years and guide appropriate modifications to building exteriors.



CITY OF SAN ANTONIO
OFFICE OF HISTORIC PRESERVATION



Considering Changes to your Historic Property?

- All exterior renovations, including landscaping, windows, and doors, require a Certificate of Appropriateness from the Office of Historic Preservation (OHP).
- The city encourages applicants to meet with their local neighborhood association as part of the OHP/HDRC process. For MPNA, applicants will meet with our Architectural Review Committee (ARC).
- To help maintain the historic character of our neighborhood, the MPNA ARC comments on all HDRC cases for our historic district.
- The MPNA ARC serves as a significant resource to help applicants through the OHP/HDRC process.
- We look forward to assisting. Please contact MPNA ARC Chair Bianca at maldonado98@yahoo.com

MPNA Welcomes New Neighbors

Informational packets are being delivered to all new residents.



MEMBERSHIP *by Carol Rea*

As part of a new MPNA program to welcome new residents, informational packets are now being delivered to homes purchased this year.

Each packet contains a certificate good for a one-year MPNA membership, thanks to local realtor Camille Rodriguez Brigant. Camille graciously agreed to pay for the gift memberships throughout 2023 because she understands the importance of neighborhood involvement.

New resident Mario Castro, first to receive a packet with membership certificate enclosed, is excited about his mid-century home on Donaldson Avenue, and he looks forward to participating in MPNA events.

Whether you moved in a year ago, 30 years ago, or somewhere in between, membership continues to be an important way to support our neighborhood. Dues are reasonably priced at \$15 per calendar year or \$10 for anyone over the age of 65.

To do your part, fill out the form below and mail with a check or you can

go online to pay your dues at www.monticelloparkna.org.

We're doing our best to catch new neighbors at home to give them their packets, but we still have several to make contact with. If you've purchased

and moved into your new home in 2023 and you haven't seen us yet, please email your name, address, and phone number to membershipmpna@gmail.com so that we can make arrangements to drop off your packet.



Realtor Camille Rodriguez Brigant meets new neighbor Mario Castro and his feathered friend, Berwyn, at their new home.



Monticello Park Neighborhood Association Membership Application

Memberships are available online at MonticelloParkna.org; click on "Store."
Or, please complete this form and mail with check to MPNA, PO Box 100315, San Antonio, TX 78201
You can also bring cash or check and form to the next MPNA General Assembly Meeting.
Membership runs January 1 – December 31. Dues must be paid prior to February 1 in order to vote.
The MPNA is a 501(c)3 organization.

Date: _____

Name(s): _____

Street Address: _____

E-mail Address: _____

Phone Number: _____

Amount included with application \$15 \$10 if over 65. Additional Donation \$ _____

Interested in Volunteering with:

Alley/Graffiti Cleanup Newsletter Delivery Host a Social Event Home Tour

Other: _____

Download City's 311 App

Easy access to city services in the palm of your hand.

Whether it's a junk vehicle parked on the yard, a menacing stray dog in the park, or a growing pothole at a nearby intersection, San Antonio's 311 app is the fast and easy way to report your concerns.

Download from the App Store or Google Play. If you have used it before, improvements from prior versions have made it easier to report activities. You can flag locations through geo-location, attach photos, and give supporting information for a variety of issues.

You can still call 3-1-1, tweet @sanantoni0311 or use your computer to report possible violations and seek city help, whichever you prefer.

The next time you see a problem in and around Monticello Park, please take a few minutes to report it. Your action makes our neighborhood safer, more attractive, and shows you care!



Submit Service Requests on the App

- Animal Concerns
- Garbage/dumping
- Graffiti
- Parks Issues
- Permits
- Property Maintenance
- Scooters/Dockless Vehicles
- Sidewalks
- Streets/Traffic

Tired of Speeding Cars on Your Street?

FREE YARD SIGNS
at the June 5th
General Assembly Meeting



Buying, Renovating, Staging, Selling - We Do it All!
A portion of all commissions are donated to local non-profits.



CERTIFIED HISTORIC HOME SPECIALIST

Camille Rodriguez Brigant Realtor®

📞 210.802.9797 ✉️ Camille@MotifTX.com

March Pink Flamingo Party Was a Blast

Many neighbors wore pink attire to socialize and enjoy the perfect weather.



Thank you for all of the neighbors who joined us. And a special thanks to Pam and Scott Carpenter for generously hosting the social.

Parkmoor Building Going Strong at 98

This historic shopping center building now houses the Jewel of Art Dance Studio.



HISTORY CORNER
by Gary Hudman

Just across the street from the Woodlawn Theater, at 1909 Fredericksburg Road, is the remaining portion of the Parkmoor Building, a beautiful Spanish Colonial Revival building, which

served as a major shopping center for the residents of our neighborhood in the early 20th Century. This complex was completed in 1925, the same year the first section of our neighborhood was platted as North Woodlawn Terrace.

What remains today is the northern half of the original building, which once extended south to Donaldson. The missing half was a mirror image of the portion which remains. When it opened, the newspaper called it the “first community store of its kind,” based on its uniquely beautiful architecture.

The Parkmoor was designed by noted San Antonio architects Phelps & Dewees, who also designed portions of the 1926 expansion of the Bexar County Courthouse and the Gonzales Memorial Museum. They were also the supervisory firm for construction of Thomas Jefferson High School, and designed many other notable structures.

The Parkmoor’s owners, J. Frank Gallagher, former city treasurer, and druggists J.W. Blaize and J.E. Gallagher, invested \$70,000 in the facility. The building originally housed the Gallagher-Blaize Drug Company, and within two years included a barbershop, grocery, tailor, cleaners, and fruit shop.



The Parkmoor Building now houses the Jewel of Art Dance Studio

The drugstore was soon renamed the Parkmoor Drug Store, and advertised that it would “give you the downtown service at downtown prices when you acquire your home,” in possible cooperation with local developers who were selling lots in the surrounding, rapidly growing neighborhoods. These early residents were part of the growing car culture, and the drugstore advertised that it was “out where there’s room to park.”

The drugstore not only had a soda fountain, but as a tasty bonus, manufactured its own ice cream, which they delivered to a large area

surrounding the store. The price was 75 cents a quart, and would be “delivered to your door in perfect condition.”

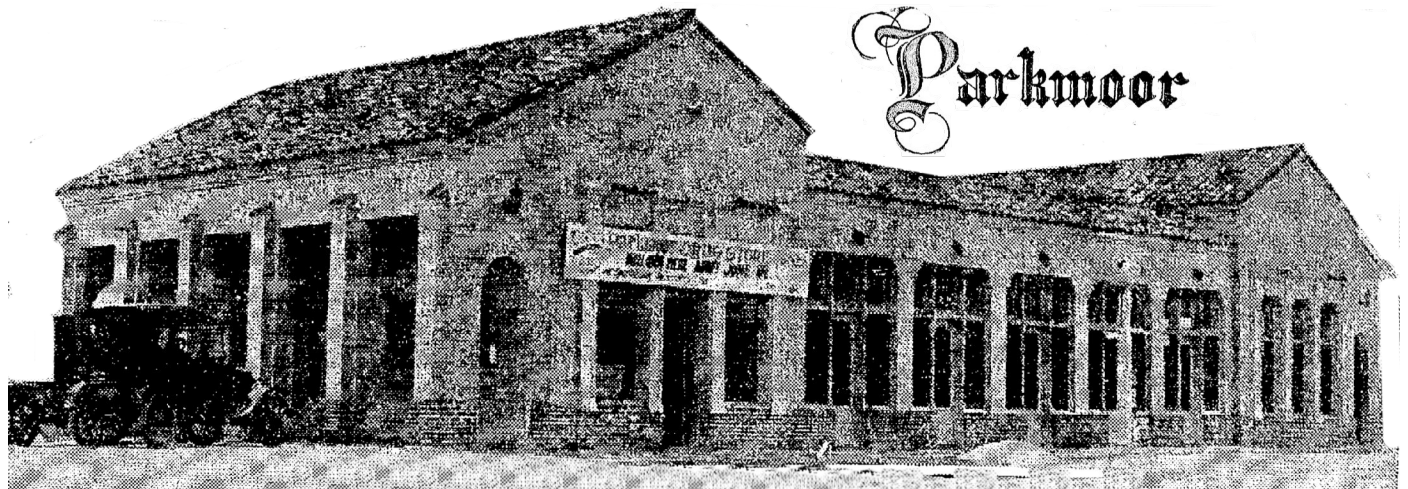
Unfortunately, in the 1980s, the southern half of the building was demolished and the remainder was vacant for many decades.

The neighborhood rallied behind the old building and it was designated an individual landmark by the City of San

Antonio in 2008.

The building has been beautifully restored and now serves as the Jewel of Art Dance Studio. Wonderfully, the owner is a resident of Monticello Park!

PARKMOOR ICE CREAM
 PURE RICH CREAM frozen and flavored with your favorite fruit or nut.
 PACKED IN SANITARY SEALRIGHT containers and delivered to your door in perfect condition, north of Laurel street and West of the River.
 Immediate Service—No Waiting
 PRICED TO INSURE always a high class product—one price to all—
 75c a Quart
 One Trial Will Convince You
PARKMOOR DRUG STORE
 1909 Fredericksburg Road
 Woodlawn 4408. J. Frank Gallagher, Pres



*P*arkmoor

About Face Estate Sale Service

The Total Turnaround!

Over 40 years of experience
No estate too large or too small

We also do buy-outs: Single piece or total contents



Charles Keyton

(210) 887-4331

cwkegl@aol.com

- Full-Service Estate Sale Liquidator, bonded & insured
- Staff available to fit your requirements
- Large source of Independent Appraisal Experts
- No cash up front, no set up fees, & commission comes out of proceeds
- Settlement within 7-10 days after completion of sale with detailed accounting
- Collect Sales Tax & handle reporting to as required by Texas Comptroller
- Advertising & promotion of the Sale through social media & devoted customer email list
- Jefferson High School graduate & resident of Jefferson community for 35 years



A Look Back: 2015 Storm Brought Neighbors Together



BEAUTIFUL NEIGHBORHOOD
by Bianca Maldonado

Eight years ago, in May 2015, Monticello Park residents came together to clean up storm debris throughout the neighborhood. A

group of neighbors helped each other block by block by climbing roofs, removing downed trees from the street,

and cutting up branches to move storm debris to the curb.

The Director of the City's Solid Waste Department, David McCary (now an Assistant City Manager) joined neighbors to clean up and arranged for over 200 homes to receive a special storm brush collection. We were out all day and then ended the day with dinner.

Thanks to all of the volunteers: Tony Sanchez, Tom Simmons, Kathy Hernandez, Drea Garza, Ressie O'Connors, Charlie O'Connors, Angela Sanchez, Marcel Sanchez, Jan Peranteau, Lynne Wilkerson, Bianca Maldonado, Damaso Rodriguez, Carla Rodriguez, Valerie Olvera, Christopher Olvera, Roy Olvera, Farron Quintero, and Joe Palomino.



Charlie O'Connors manning a chain saw



Tom Simmons cutting branches



Just one example of the trees toppled by the storm being cleaned up by fantastic neighbors



Monticello Park neighbors coming together to help each other and the neighborhood



Tony Sanchez moving logs to the street

Holiday Home Tour is Back after Hiatus

Effects of COVID postponed our largest fundraiser until this year.



HOME TOUR
by Gary Hudman

Mark your calendars! The 17th Biennial Holiday Home Tour is set for Sunday, December 3, 2023.

Traditionally held every two years, the home tour is the Monticello Park Neighborhood Association's largest fundraiser, allowing us to support neighborhood beautification projects and college scholarships for area high school students. We did not hold the tour in 2020 or 2022 due to COVID concerns, but we will be back in 2023, just in time to celebrate MPNA's 40th anniversary!

This event allows us to showcase several historic homes and our amazing neighborhood to visitors from all over the city. These guests marvel at the festive Holiday decorations at each of our featured homes and can also shop for unique gifts at the Christmas Market,

featuring dozens of local artisans selling their wares at the Home Tour Headquarters.

Our last Home Tour in 2018 featured six gorgeous homes from throughout the Monticello Park Historic District and was the largest ever. We raised a record \$9,457, and almost doubled ticket sales from the prior tour.

We'd love to discuss having your home featured on the tour. If you are interested, reach out to me at 210-920-5526 or MPNAhometour@gmail.com.

We also need a few volunteers to help us sell tickets and work with homeowners on logistics. Please consider donating a few hours of your time for this worthy endeavor.

Save this date in your calendars and



Homeowner John Hernandez enthusiastically shared the story of his home with tour guests in 2016

let all of your friends know about the tour. Your support helps us make the MPNA Holiday Home tour the premier home tour in the city. You won't want to miss this event.

And we hope to see the entire neighborhood on the day of the tour. Let's set a new record in 2013!

This story originally ran in April 1996, after the Second Monticello Park Home Tour

Reflections on a Home Tour

By Bob Ahrens

Marlene and I just sat there on the front porch...it was over... The Home Tour! We'd survived. Both of us were exhausted, not from the effort, but more from the simple fact that we'd been holding our breaths for several days, if not weeks. Would anyone show up? Would they like our home? What have we forgotten to clean (for the third time)? What do we do with the dogs? What shall we wear? What about the cat? Eventually, it was What day is this.

It was dark when we got up on TOUR DAY. We're early risers, but 4 am is a little early even for us. We looked around the house, upstairs, downstairs, the closets, even checked the lawn and the pantry. I finally realized how silly this was when Marlene said "Oh, we forgot to clean the gutters!!!" I almost ran to do it when it dawned on me that nobody on the tour would be tall enough to see in the gutters and anyone with a ladder probably couldn't get on the trolley anyway. Armed with this

revelation, I simply suggested we try to get a few more hours sleep. Having exhausted ourselves running around the house like idiots, sleep came easily.

Later, we were in pretty good shape. The Ethiopian coffee was great (a gift from a neighbor) and we were at ease. That was, until 10am, when the tour was supposed to begin. We sort of sheepishly looked out the door and saw nothing...nothing, no hordes of ticket holders with looks of anticipation... nothing. Then Marlene said "Aren't we supposed to have a security person here?" That was when I panicked. I jumped in my truck, raced down Mary Louise to the park, flashers flashing, a little afraid we'd gotten the date wrong or something. To my relief, at the park I found people and tents and Rod Grand, our ever-optimistic President. "Hi Bob," he said, "your flashers are on." "Oh really?" said I, turning them off. "Rod, are we supposed to have a security person?" "Yep, should be there now," said Rod... I drove slowly away, reflecting on the wisdom of those

younger than I.

I got home to find Marlene giving Carl, our security person, a tour of the house. The next thing I remember was people lined up at our front door and Carl with his friendly smile making everyone feel at home. From that point on, it was a wonderful progression of wave after wave of friendly people. Some were neighbors, some were here simply out of curiosity, and more than a few were people looking for a neighborhood to move to where people care about their neighbors and their homes. I think they found it!

Monticello Park is a Historic District, and that's quite impressive, to some. To us, Monticello Park is more than a mere collection of unique older homes. This is a neighborhood of people, men and women, who work hard to provide for their families and build a future that is safe and secure. Our neighbors are our friends. We respect them and try to be good neighbors. These old "historical" homes are only the things we live in.

Join us for the Annual 4th of July Parade

Bring your kids, pets, bikes, and the whole family for a great time.



SOCIAL
by Ressie
O'Connors

Can you feel the feel the excitement in the air? It's almost the 4th of July and time for our annual Monticello Park Kids' (and Pets') Parade!

For those who are new to Monticello Park, we celebrate July 4th by decorating kids, pets, bikes, and strollers for a parade at the Monticello Pocket Park at Kampmann and Club.

In past years, we have celebrated with over one-hundred neighbors, including dozens of pint-sized patriots, their parents, and grand-parents, all decked out in their finest red, white, and blue.

Bring your strollers, your bikes, and your pooch, and kick off what is a BIG activity in our neighborhood, the Fourth of July Kids' Parade.

So, join the crowd on July 4th at 8:30 AM in our pocket park as we hand

out beads and bling and decorate our favorite mode of transportation in patriotic colors.

Wanna put your friendly dog in a stroller? We're good with that too! For those who are young at heart, bring a chair and pick a spot along the parade route, the

park's walking trail, and enjoy the show. The parade kicks off at 9 AM and includes a cool treat at the end of the route!

If you don't have a child or pet in the parade, come and cheer the parade participants. Decorations and cool treats will be provided. Hope to see you there!



Maria Guerrero and Ressie O'Connors carried the banner and led the parade in 2022

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MONTICELLO PARK
NEIGHBORHOOD ASSOCIATION

4TH OF JULY KIDS' PARADE

**BRING YOUR KIDS, PETS, & BIKES
ALL AGES WELCOME**

**★ DECORATIONS FOR THE KIDS
COLD PALETAS**

**TUESDAY, JULY 4TH
MONTICELLO PARK (CLUB & KAMPMANN)
8:30 AM LINE UP AND DECORATE
9 AM PARADE AND PALETAS**

