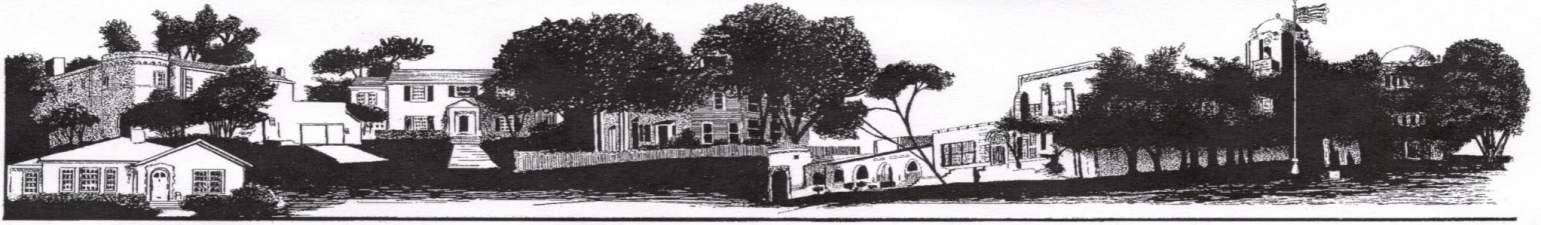


# Monticella Park NEIGHBORHOOD ASSOCIATION NEWSLETTER



MPNA is a 501(c)3 Nonprofit Organization

May - June 2021

## MEET THE NEIGHBORS

By Jan Peranteau

Neighbors, there will be a Zoom General Assembly on Monday, June 7th, 2021 at 7:00 PM as per the annual schedule. It will be held online because your health and safety continues to be the Board's priority.

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Among Us



Antonio Petrov came to the United States in 2002 to study at the Illinois Institute of Technology in Chicago. Originally from Macedonia, where his parents still live, he has lived in many places including Spain, Turkey and France. "Life takes you many places. You live between cultures," he said, while sitting in his kitchen with a glass of pomegranate juice in his hand and a small vase of sunflowers on the table.

"I don't drink coffee, tea or spirits." He keeps things simple. His home on Furr Drive exudes simplicity and clean, fresh designs. An architect, with a PHD from Harvard, he is a professor at UTSA and runs a think tank, Urban Future Lab. Other interests include bicycling. "I am training for a 100-mile race in Leadville, Colorado. "I've never done this before. I am a tennis player." Never married, he first came to the US for graduate school and then each year turned into another year. "I wanted to stay another year, then another year and now I am a citizen of the United States.

Living on the East Coast for his PHD work, then coming to San Antonio gave Petrov a chance to slow down. "In L.A., Chicago, and Europe there is a sense of urgency. The vibe of San Antonio slows things down. Moving to his colonial home on Furr in 2015, he said, "I have issues with the pool and plumbing, leveling, and yet in this neighborhood, time stops. I feel very good coming home to this little neighborhood. I turn the key; open the door and I am home."

His attitude has changed about repairs. Without that sense that

*...continued on page 3*

## President's Message

Friends, over the last two months, the neighborhood has been abuzz with activity. We repaired storm damage, planted new gardens, cleaned up alleys, and took a few tentative steps towards gathering together in small groups. As a neighborhood, we raised concerns about the number and placement of Google vaults installed within the right of ways/easements. This installation began without the proper notification by Public Works and did not adhere to the Certificate of Appropriateness issued by the Office of Historic Preservation. After two weeks of telephone calls, emails, and many a Zoom meeting, Google agreed to relocate the vaults near the alleys to minimize line of sight of the vaults and reduced the number of vaults by half, with no negative impact on service. To all neighbors who participated in these meetings and made your voice heard, thank you for helping preserve the historic charm of Monticello Park!

We have also seen bond projects conclude or take significant steps towards conclusion in the last two months. Furr Drive, which is considered complete, requires continued monitoring. A close-out meeting identified several still pending items, to include some driveway approaches that still experienced ponding; questionable dips at the intersections of Furr/Vollum and Furr/Lake that were pending additional measurements and inspections; and other issues that will be addressed as needed following the warranty inspection in January 2022. We have had some significant rainfall in the last few weeks, if you observed out of the ordinary ponding on your sidewalk, driveway approach, or along Furr Drive, please email us at [boardmpna@gmail.com](mailto:boardmpna@gmail.com). Remember to take photographs to document the area of concern. The ribbon-cutting ceremony for Thespian Island, another bond project, is just around the corner and scheduled for June 1st at 10:30 am (weather permitting). If you have not taken an opportunity to see the restored fountain, why not take a stroll from Thespian Island to our very own pocket park, which was also recently updated as a result of bond funding. We are still awaiting the painting of the sign and lighting to illuminate our new sign and hope that Parks and Recreation will move forward with that project soon.

Speaking of bond projects, funding for this bond cycle may not be as robust as those in years past due to the economic impact of the COVID pandemic, but we still need to start identifying potential projects now. Bring your ideas to our next General Assembly meeting.

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### HELPFUL PHONE NUMBERS

|                                       |  |
|---------------------------------------|--|
| District 7 Council Office             | 210-207-7044   |
| SAWS                                  | 210-424-7097   |
| CPS                                   | 210-353-2222   |
| Officer Vincent Cano                  | 210-207-0803<br>(Cell) 210-394-1398                                      |
| SAPD, West Substation                 | 210-207-7420   |
| SAPD, Non-emergency                   | 210-207-7273   |
| SAISD Truancy Office                  | 210-223-2360   |
| VIA Transit                           | 210-362-2020   |
| Code Compliance                       | 311  |
| Animal Control                        | 311  |
| Office of Historic Preservation       | 210-215-9274   |
| Historic Building Enforcement Officer | <a href="mailto:report@sapreservation.com">report@sapreservation.com</a> |

Our May General Assembly has been postponed to Monday, June 7th, at 7:00 pm, in observance of Memorial Day. On Monday, May 31, 2021, please take a moment to remember the men and women who sacrificed their lives in service to our country.

While we will continue to hold General Assembly meetings via Zoom for the time being, I am hopeful that we will soon have an opportunity to gather together.

**Drea Garza**  
**President, Monticello Park Neighborhood Association**

*...continued from page 1*

everything must be fixed now, Petrov adopted a new mantra. “It will be fixed sooner or later.” The sense of urgency is not there, not that there haven’t been many repairs. He built a beautiful wood deck around his empty pool and hot tub, an outdoor shower, installed ribbon fencing around the back yard, and made improvements to a little apartment out back. With repairs to the guest house, Numa Diano and his wife came to the scene. Advertising on Facebook that they needed a place near their daughter, husband and three children on Furr. Petrov responded and rented his apartment to the grandparents. Petrov described Numa as possessing this rare goodness. Indeed, it shows as Numa mows yards for neighbors out of town. The grandchildren run to and fro from house to house. It is a happy sight, seeing the children wagging toys and riding vehicles to Petrov’s house.



***Antonio Petrov training for an upcoming long-distance cycling race in Colorado***

Petrov described San Antonio as a place not centered so much about economic growth as one that focuses on inclusion and relationships. “If there is one thing I have learned from the Pandemic, it is that these are the things that matter.”

During the Big Freeze, he went three days without electricity. He described it as an incredible moment to meditate. “It is a grounding I am blessed. We live in interesting times. It is a reminder of how good we have it--We don’t need to worry about toilet paper.”

On to the next experience: He travels to Kaufman, Texas, for an eleven-day meditation retreat at the Southwest Vipassana Meditation Center. He described it as a place of contemplation with no electricity and silence. The literature describes Vipassana as one of India’s most ancient techniques of meditation. It was taught in India more than 2500 years ago as a universal remedy for universal ill, an Art of Living. Vipassana is the process of self-purification by self-observation. It begins with a concentration on natural breath to concentrate the mind. It has nothing to do with any organized religion or sectarianism.

After that he will travel to Macedonia to be with his family for 2 months. When asked who he would visit, he said, “My family. I love being there with them every day.” Mentioning a small summer place, it sounded like an idyllic vacation.

*Living Church at Woodlawn Pointe is Now*



# NEW LIVING

## SPIRITUAL CENTER

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## Zoom into the General Assembly Without Leaving Home

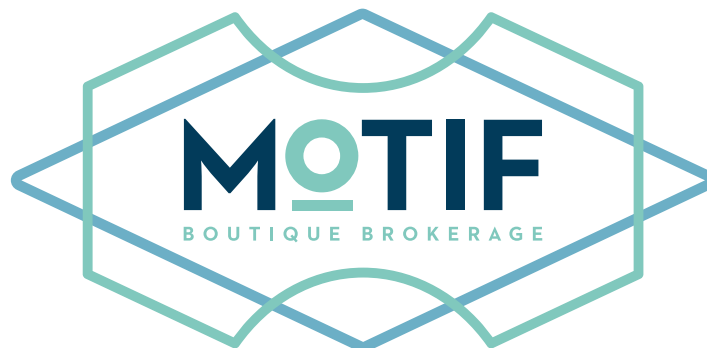
General Assembly Meeting is on for Monday, June 7th, 2021 at 7:00 PM  
Safe Distancing Means Time to Zoom Again

Our Monday, March 29th meeting will be held again using the Zoom platform. Anyone with a smart phone, a computer, laptop, tablet, or a hardline phone will be able to access the meeting by following the instructions below.

1. Open your Internet browser and go to [www.zoom.us](http://www.zoom.us).
2. Look in the upper right corner for "Join a Meeting" and click on it.
3. A screen will ask for your **Meeting ID (862 2874 9445)** and then a **Passcode (676293)**.
4. If you would like, join with both audio and video.
5. Please enter your name when prompted so we know who is attending.
6. If you want to use a cell phone or landline (wired home phone) you may do so by using the phone number 1(346) 248-7799. Please follow the prompts and enter the Meeting ID and Passcode when asked to do so.

Even though the meeting will begin at 7:00 PM, please join the meeting a few minutes early. If you have questions regarding Zoom, please reach out to a Board member for assistance.

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## H. J. Shearer Led Development of Our Neighborhood



H. J. SHEARER

I've always been fascinated about how Monticello Park streets got their names. We know that Club Drive was named for the never-built golf club and Furr Drive was named after C.M. Furr, one of the early developers. But what about Shearer Boulevard? After a bit of research, I have learned that the lead developer of our neighborhood, H. J. Shearer, named Shearer Boulevard. after himself!

Howard Jacob Shearer was the owner of H. J. Shearer and Company, a major real estate development company, which created numerous neighborhoods throughout San Antonio, including several in our vicinity, such as Woodlawn Terrace (northwest of Woodlawn Lake), Lakeside Estates (just north of Woodlawn Lake), and North Woodlawn Terrace (the largest portion of what we now call Monticello Park).

North Woodlawn Terrace, bounded by Donaldson, Fredericksburg, Shearer, and Quentin, was platted on January 23, 1925, and originally contained 439 lots and 103 acres reserved for future development. Mr. Shearer made over \$1,000,000 in improvements to the land as part of the development, including sanitary sewers, running water, gas lines, and paved streets with streetlights, sidewalks, and curbs. Total cost for the streets alone was \$100,000, about the same cost the city recently invested in rebuilding the trail around our Monticello Park pocket park near TJHS!

In 1921, Mr. Shearer and his wife Loula built a house for themselves at 1951 West Summit, part of the Woodlawn Terrace subdivision. Once North Woodlawn Terrace was platted, they picked a choice lot, and built a much larger home at 303 Mary Louise. This Norman Revival home was constructed starting in April 1926, and was completed quickly enough to be featured in a January 1927 ad for the Acme Brick Co.

H. J. Shearer continued to develop multiple neighborhoods throughout San Antonio, and was a champion amateur golfer, despite having lost his left hand when he was a child. He was a member of numerous business,



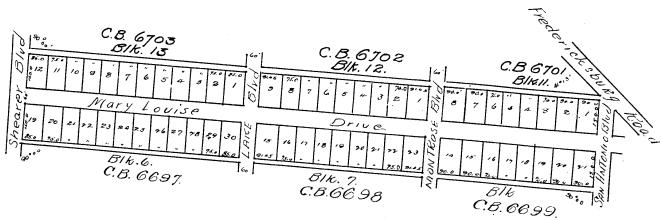
RESIDENCE OF H. J. SHEARER, MARY LOUISE DRIVE, SAN ANTONIO, TEXAS  
Albaugh & Steinboemer, Architects  
Cotter Bros., Masonry Contractors  
W. C. Thrailkill, Builder

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social, and civic organizations, and was elected to the City Council in 1953, but resigned the following year after being involved in an automobile accident. In his later years, he focused on ranching and the oil business.

H. J. Shearer passed away on April 23, 1960, at the age of 74, but his legacy lives on as the visionary developer who created our neighborhood, and I hope we always remember him as the namesake for Shearer Boulevard.



Re-subdivision of Parts of Blocks 6, 7, 11, 12 & 13.  
 North Woodlawn Terrace Scale: 300'-1" by H. J. Shearer.  
 The Woodlawn Terrace Co. by H. J. Shearer President, do hereby  
 adopt the above sketch as a re-subdivision of Block therein  
 shown, this the 12th day of Aug. 1925  
 H. J. Shearer,  
 President.



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You pass them every day; architectural features that make Monticello Park unique. Enjoy looking for these unusual elements as you walk or bike through our streets. Do you know where to find this one?

(Last Hidden Corners Answer: The top of the marquee mast sign at Woodlawn Theater, 1920 Fredericksburg Road)

**HIDDEN CORNERS**  
by Len McClure

## **Gentle Reminders About Living in an Historic District**

### **Check Before Making Changes**

Whether you're repainting the trim on your home or have grand designs for a new addition to your home, remember that there's more than a city permit to secure before the hammers and paint brushes swing into action. All exterior home improvements, especially those which can be seen from the street, must receive a Certificate of Appropriateness (COA) or approval from the city's Historic Design and Review Commission (HDRC) BEFORE the 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 is also a part of the listing information you received when you bought your home.

Please contact the Office of Historic Preservation (OHP) at 210-207-8316 and discuss your plans. The application takes minutes to fill out and you will need a scanned copy of your property survey as well as the types of materials you will be using (images help) to share with the reviewer. In most cases, simple routine maintenance work can be approved immediately by OHP staff without having to attend an HDRC hearing.

You can also [visit www.sanantonio.gov/historic](http://www.sanantonio.gov/historic) and there are a variety of resources such as the Rehabber Club and the Application Portal making a drive downtown, in most cases, unnecessary.

Keep in mind that if caught, you and your subcontractor can be fined for failure to secure the necessary permits prior to beginning your home improvement project. Preserving the exterior charm and character of our homes is something the city and your neighbors take seriously so please, just do the right thing and get that COA!

### **2021 Newsletter Ad Prices to Remain the Same as 2020**

The COVID-19 global pandemic has imposed many hardships and tragedies on our community, city, and nation. Knowing that some of our local businesses are struggling just to keep the doors open and their employees paid, the MPNA has decided to keep ad prices for our bi-monthly newsletter at the same rate as 2020. This provides local businesses in our community a very cost-effective way of reaching out to our neighborhood and reminding us of the great products and services they provide. The following pricing schedule will remain in effect for 2021:

|                 |                |
|-----------------|----------------|
| Full Page Ad    | \$100          |
| Half Page Ad    | \$50           |
| Quarter Page AD | \$25           |
| Business Card   | \$15 per issue |

Buy five ads and get a sixth one free!  
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# THOSE WHO LIVED AMONG US



## In Remembrance of Kay Woods

By Jan Peranteau

Kay Woods walked her way through life with a smile for all those she met on the street. She knew many people in the neighborhood because she was so active in all neighborhood affairs. Walking to HEB every day gave her a chance to stop and talk with neighbors and cars passing by. If there was an opportunity to volunteer, she gladly raised her hand. She made flowers for 4th of July Children's parades, painted children's faces at Neighborhood Night Out and at Spurs games. She served on the Monticello Neighborhood Board for a few years. She could be seen in front of her quaint brick house many a day out pulling weeds or cutting the bushes. She loved cats and saved many a kitty from a life ended short at the hands of animal control.

Kay was born Oct. 24, 1931 in Victoria, Texas. The family moved to San Antonio during the depression and she grew up in an old house on West French Place. She attended Woodlawn Hills Elementary and Edison High School. Their house was near the old location of Trinity University. Her sister, Ardie Dixon, said "Kay was supposed to have attended Thomas Jefferson High School but she wanted to be with a sister and brother, so she came to Edison. In high school she worked on the school newspaper and was active in the pep squad. She was very popular." She graduated from Edison in 1949.



In 1951, she married Jack Smith. "He was in the military. They had one daughter, Cindy." In 1956 Kay married another Jack. This time a Jack Woods took her heart and they moved to Santa Maria, California in 1958. They had two children--Warren first and then Lisa. Unfortunately, both children died--Lisa at age 37 and Warren at age 54.

In 2003, at age 60, Kay retired from a job at Kelly AFB as an Item Manager. After retirement, she embarked on a second career in real estate, both as a salesperson and a remodeler doing most of the work herself. That is how Kay came to North Drive. She bought a little brick house and began to remodel it. The house seemed just right for her and her numerous cats and grandson, Jeremy, who has lived with her most of his life. Having a motorcycle accident in high school, he had brain damage. Life has been hard for Jeremy and there have been times when he was put away for crimes related to drug use. But Kay was unfazed and wrote him long letters and visited him in prison. Her own daughter, Cindy, left San Antonio and the child rearing to Kay years ago. She also volunteered at Trinity Baptist Church, delivering pies from HEB to Haven for Hope. I guess the most amazing thing about Kay was that no job was too small or unimportant for her. And the jobs always involved helping others.



She served on the Monticello Home Tour Committee for many years. One year she helped upcoming homeowners with gardening needs including a cactus garden border at my home.

She participated in neighborhood Bunco for many years and only stopped coming as her memory began to fail.

Diagnosed with Alzheimer's at age 81, Kay needed reminders for events and people to pick her up. But she always wanted reminders for neighborhood parties and had her 3-bean salad ready. In the family, the dish she brought was sweet potatoes with marshmallows on top. As she got older, she got quiet, but that sweet smile remained.

One last story, at 80 there was a celebration at Kay's House. Ardie said, "Both her former husbands came. Kay quietly told her sister, "I'm just going to stay in the kitchen." So, she hovered around her stove as the two former husbands sat at either end of the couch. Wonder how that afternoon went. My guess is, she took a sip of a cool drink and went out and greeted each of them with a big smile and a heart-felt hug.

There will be a celebration of her Life at Grady's Barbeque, 4109 Fredericksburg Rd. on June 10, 2021 at 3:00 p.m. RSVP by June 7th 830-285-1509. An Estate sale will be held June 5-6 at her home, 310 North Dr. No further details known at this time.