

# Monticello Park NEIGHBORHOOD ASSOCIATION NEWSLETTER



MPNA is a 501(c)3 Nonprofit Organization

January - February 2022

Neighbors, there will be a Zoom General Assembly on Monday, January 31st 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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## Meet the Neighbors

by Jan Peranteau



Erika Ragsdale met Mitch Keogh online. They both attended Texas State University but didn't meet when they were in school. "We had almost mutual friends on Facebook," Erika said. "It is a wonder we never met." With the pandemic, they still managed to get married on 11/19/20 after several COVID-related changes of plans. Living at the time in the King William area on South Alamo across from Liberty Bar, the 750 sq.ft. apartment was too small. They began looking for a new place to live.

Friends living on Gramercy encouraged them to look in the Monticello Park/Jefferson neighborhood. Looking on Zillow, they found a house in the 200 block of Furr Drive. Ragsdale said, "I fell in love with the details of the house, with the interior and the variety of styles in the neighborhood". Keogh added, "We moved in just as the sidewalks and street were finished." They put a contract on the house the day they saw it and the contract was accepted the same day. Another serendipity moment came with the discovery of the seller. Ragsdale said, "He works for the city and so do I." "Keogh added, "We love walking to the grocery store." Keogh is a firefighter with the city. He likes to ride his bicycle to work at Station 26 on Culebra, a few miles from their home. He described being away from the house overnight. "We liked having an apartment out back offering added security to the place. A visiting nurse rents from us." She has a dog and Ragsdale and Keogh have a dog. Joey, a pomeranian, and Bruce, a poodle, played on the front porch as the interview continued. "It's good when I am away to have another person on the property," Keogh said.

Meeting neighbors seems to be no problem. Ragsdale and Keogh sit on the front porch in the evenings, sharing events of the day. Neighbors walk by and exchange greetings. A neighbor, Carlos, owner of Coffee

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# President's Message

Happy New Year Monticello Park neighbors! Although only two months have elapsed since the last newsletter, much has happened in and around our community. In November, MPNA held board elections; a heartfelt thank you to all of the members of the MPNA board for their continued commitment to serve. For those following the work of the Drainage and Flood Management Committee, you may recall MPNA directly advocated before the Committee to address flooding concerns on Kampmann Boulevard. We thank the Committee for listening to our concerns and for their addition of the Quentin Alley Interim Improvements to their list of recommended projects. This project would help alleviate property flooding from the detention pond outfall from Fredericksburg Road. City Council must still approve the projects, and all of the bond packages go before voters in May 2022.

A brief word about the Monticello Park Home Tour, our largest fundraising project. Traditionally held every other year on the first Sunday of December, the 2020 Home Tour was cancelled due to COVID. Although we cannot predict what this year will look like, it is our hope that conditions will be safe enough for us to hold another tour in December 2022. The tour takes a significant amount of planning and the Home Tour Committee begins meeting approximately six months prior to the tour. By then, we usually have a few homes already identified or are actively speaking to homeowners about opening their home to neighbors. We recognize we cannot have a successful tour without homeowners willing to participate or without volunteers serving on planning committees or as docents. We intend to take some early planning steps, but we also need to hear from you – would you be willing to open your home to neighbors, would you serve on a committee, would you attend? It is a challenge to plan for anything right now more than a couple of weeks in advance, but your feedback will at least help us decide on the next steps to bringing back this beloved event.

Please don't forget to pay your annual dues by January 31, 2022; \$15 per household, or \$10 per household for those over 55. Dues are not a requirement for participation in neighborhood activities, but one of the few revenue sources that we have as most fundraising activities, such as Home Tour, have been on hold for nearly two years. Payment of dues entitles you to voting privileges during MPNA meetings and enables you to fully participate in board elections. Although we have more than 700 households within the MPNA boundaries, less than 20% of these households actively contribute to dues. Please consider the range of activities your dues help support: Pink Flamingo socials, the July 4th parade, restoration grants, and scholarships, just to name a few.

While we had hoped the first meeting of the year would be in person, the COVID threat level remains severe and we will continue to meet virtually. Please join us at 7:00 pm, January 31, 2022 via Zoom for the first General Assembly of the Year.

Drea Garza

President, Monticello Park Neighborhood Association

**President:** Drea Garza  
**Vice President:** Gary Hudman  
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or

Check us out on Facebook

[Facebook.com/groups/MonticelloParkNA](https://www.facebook.com/groups/MonticelloParkNA)

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210-241-7490

For ad pricing information,  
call 210-734-2445  
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## MPNA

Mail to: P.O. Box 100315  
San Antonio, Texas. 78201  
email: [BoardMPNA@gmail.com](mailto:BoardMPNA@gmail.com)

## HELPFUL PHONE NUMBERS

District 7 Council Office	210-207-7044
SAWS	210-424-7097
CPS	210-353-2222
Officer Vincent Cano	210-207-0803 (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>

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and Kombucha on Furr Dr, invited them to the Christmas Party at Wayne Ehrisman's house, and Ragsdale exclaimed, "We had so much fun." She also said, "I've met a lot of people here in the neighborhood that work for the city. I am in the Housing Division and work at the old Frost Bank building. We specialize in affordable housing. However," she said, "I now work from home."

Other connections include serving on a non-profit board with Pam Carpenter, Monticello Park Board Secretary. Ragsdale said, "We are on the Power of Preservation PROM committee, an independent non-profit, not associated with The San Antonio Conservation Society or the city government." When asked if she had attended any neighborhood meetings, Ragsdale said they hadn't been able to yet.

Keogh smiled at his wife, and she returned the smile when issues of concern were mentioned. "New Year's Eve. We have never lived in a neighborhood that shot so many fireworks in the street. Joey, our dog, gets stressed."

Wondering if there had been changes to the existing structure since they moved in, Keogh said, "We redid the backyard. There is a big pecan tree in the back, but no grass." Ragsdale added, "Mostly mud and dirt. Mitch busted up the existing sidewalk and then re-used the materials to make a small patio." A fire pit area created with pea-gravel is off to one side. Spaces mulched, filled in, and a fruit tree, possibly Mexican Plum, grows at back of the yard. There have been a few minor changes inside with paint. Otherwise, the house stands with interior updates to kitchen and bathroom. Hardwood floors remain. The phone nook survives and the original stained glass storage spaces greet the entering guest.

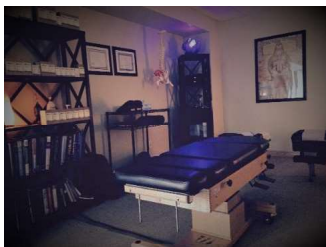
They take walks many days to the corner of Shearer and Furr and walk a block over to Mary Louise and back east toward their house. Neighbors greet them from their yards and Joey barks at other dogs, cats, and fast-moving bicycles. Sunsets enflame the western skies as they walk. Thomas Jefferson High School gleams in the afternoon sun. "It's another beautiful day in the neighborhood," as Mr. Rogers would say. And it is.

# Lonestar Health Group

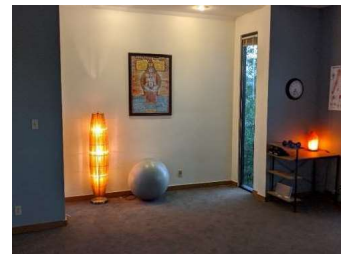
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# Monticello Park Holiday Home Tour Back for 2022

by Gary Hudman



*Mary Guerrero showcased amazing artwork during 2018 tour*

Mark your calendars! The 17th Biennial Holiday Home Tour is set for Sunday, December 4, 2022. 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 due to COVID concerns, but we will be back in 2022!

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.

The Home Tour Committee will begin meeting in March, and we need volunteers to help us continue to build the best home tour possible. We are also looking for several neighbors to open their historic homes to be on the tour and help us achieve our neighborhood goals.

Please contact Gary Hudman (210-920-5526 or [garyhudman@gmail.com](mailto:garyhudman@gmail.com)) if you would like to participate in any way. We need the support of our neighbors to continue this tradition and allow us to fund projects to beautify the neighborhood.

Thanks neighbors!



# Zoom into the General Assembly Without Leaving Home

General Assembly Meeting is on for Monday, January 31st, 2022 at 7:00 PM  
Safe Distancing Means Time to Zoom Again

Our Monday, January 31st 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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to 1917 W. Huisache and look it  
over, then call owner.  
A. Y. HAYES,

*San Antonio Express, 9/21/1924*

In the May 2021 issue, we learned about H.J. Shearer, a major developer of our neighborhood, but what about the home builders who actually built the houses we live in today? In November, I wrote about the beautiful Mediterranean house at 315 Club Drive and decided to research more about its builder. I was fascinated to find that he was among the earliest and most prolific builders during the early years of North Woodlawn Terrace. Recall that North Woodlawn Terrace was the first development in the neighborhood we now call Monticello Park.

A. Y. Hayes was a well-known home builder in numerous neighborhoods across San Antonio, including Woodlawn Terrace, City View Gardens, and Monte Vista. In 1924, he was advertising "Homes Built to Order" in the San Antonio Express and was living at 706 East Woodlawn in today's River Road neighborhood. He was also selling a spec home on Huisache in Woodlawn Terrace at the same time.

He must have been successful, because by 1925, he had moved to a larger home at 1917 West Summit and had invested in 11 lots in the newly platted North Woodlawn Terrace, the largest builder investment in that new community. His plans were to build homes on each lot and sell them for a profit. Mr. Hayes was also a strong promoter and made certain the builder profession knew of his San Antonio building investments by publicizing them in the October 3, 1925 edition of Domestic Engineering, a national builders' trade magazine.

He quickly had four houses under construction on Furr Drive and Club Drive, which were among the earliest houses completed in our neighborhood. Two of those, at 226 and 227 Furr Drive, were advertised for sale in the San Antonio Express on November 15, 1925, as "new modern bungalows." Each featured six rooms, tile baths, and concrete porches. These houses still stand today and are contributing to the Monticello Park Historic District.

Astute readers may recall that John T. Wilson built the first home in North Woodlawn Terrace nearby at 232 Furr (MPNA Newsletter September 2021). As it turns out, Mr. Wilson and Mr. Hayes were also friends, whose wives were often noted in the society pages for hosting joint social events.

We should all be thankful for A. Y. Hayes, and other pioneer builders in our neighborhood, who helped drive the massive development which would occur over the next few years throughout North Woodlawn Terrace.

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*San Antonio Express, 11/25/1925*

## Upcoming 2022 General Assembly Dates are as follows:

Jan 31st  
Mar 28th  
June 6th

July 25th  
Sep 26th  
Nov 28th

TBD for in-person meetings due to COVID restrictions and safety. Updates will be posted in the newsletter.



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: On Furr, heading to Fred, look right.)

**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!



### 2022 Newsletter Ad Prices to Remain the Same as 2021

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 2021. 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 2022:

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

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*This year's holiday decoration  
winner homes are...*



*1st Place: Priscilla Rocha 347 Furr Dr*



*2nd Place: Michael & Brenda Villareal 322 Mary Louise Dr*



*3rd Place: Frank Leal 226 Furr Dr*

*CONGRATULATIONS  
WINNERS!*

