

Monticello Park NEIGHBORHOOD ASSOCIATION NEWSLETTER



MPNA is a 501(c)3 Nonprofit Organization

March - April 2022

Meet the Neighbors

by Jan Peranteau

Neighbors, there will be a Zoom General Assembly on Monday, March 28th 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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Walking into the Jefferson Bodega feels like the five and dime in my hometown with rows and rows of toys and candies. No toys are sold here but the eye wanders from row to row, item to item, looking for just the right purchase. Millennials come and go making various purchases. There is usually a line at the register to pay. A fair-skinned, red-haired woman, smiles and welcomes customers with their various purchases.



Owners, Luke and Lisa Horgan, took time out to talk about their business and passion. Luke said, "I went to Thomas Jefferson High School. Originally, I am from New York but came to live with my dad who lives on Alexander Hamilton Street in the neighborhood. This is the little store where I tried my first Chinese candy. I had never had sour strips. And Dibbles, the hobby shop, was just down the street."

Horgan talked about his early childhood days. "I didn't fit in most places. In New York, we lived in Harlem. Back then, it wasn't so safe. That was tough, but here I felt welcome. I wasn't a football player or the most popular, but I made life-long friends at Jeff." After high school, Horgan joined the Air Force. "He said it was in the Air Force he met his wife, Lisa. "We actually met in a kitchen, where we were both making ramen. We disagreed on how it should be made. I said it should be made one way and she said another. We still disagree on that but have been married for 23 years. "

He described his years after service as living in NY and working for NYU, HBO, and Wall Street. His wife worked for Conde Nast. They

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President's Message

Happy Spring neighbors! Spring has brought a flurry of activity to our gardens and what better way to celebrate nature than Earth Day at Woodlawn Lake. Our friends at the Woodlawn Lake Community Association will be hosting an Earth Day Children/Pet parade on April 23rd; see inside for more details. You can also enjoy the outdoors during the On and Off Fredericksburg Road Tour on April 23rd and 24th. The self-guided tour of artist studios features several Monticello Park artists, including MPNA Board Member David Guerrero. You can find information about the tour and purchase a catalog at www.onandoffred.org.

A few reminders about sprucing up your yards and homes – exterior modifications require a Certificate of Appropriateness (COA) from the Office of Historic Preservation (OHP). To apply for a COA, visit www.sanantonio.gov/historic. OHP will be hosting a Historic Homeowner Fair on May 7th at the TriPoint Event Center from 10:30 am to 3:30 pm. The event is free and includes workshops, including window repair for our historic wood windows. MPNA will be hosting an exhibit booth; stop by and say hello! Also, don't forget changes to landscaping require a COA. You may want to consider native landscaping since we remain under SAWS water restrictions; more at www.saws.org.

Have you been keeping up with all of the community and town hall meetings that have been taking place lately? One great resource to learn about various city meetings, projects, and surveys is through www.saspeakup.com. Interested in redistricting and its impact on District 7, and in particular, Monticello Park? At SASpeakUp, you can find more information about redistricting and see the dates of upcoming committee meetings. MPNA has participated in several meetings, and along with adjacent neighborhoods, is advocating to maintain Monticello Park within D7.

MPNA is also continuing to advocate for the preservation of the historic windows and doors at the Young Women's Leadership Academy, formerly Horace Mann Junior High as they undergo SAISD-related bond improvements to the campus. SAISD presented its conceptual design to the HDRC on March 16th and we anticipate additional community meetings will be scheduled as they move forward in the design process.

Concerned about the continued presence of day-drinking and loitering on Fred Road near the Primo Bus Stop at Mary Louise? MPNA worked closely with SAFFE Officer Cano to identify ways to mitigate this issue. It was determined that eliminating the retaining wall, where many of these individuals sit throughout the day would be one potential solution given the ongoing right of way improvements made possible by the 2017 bond. Unfortunately, there was insufficient bond funding left over to incorporate this modification; however, we are continuing to work with D7 to identify other potential sources of street-focused, leftover bond monies.

We will be holding our March 28th meeting via Zoom once again, but assuming the Covid threat level remains low, our next General Assembly will be in person!

Drea Garza

President, Monticello Park Neighborhood Association

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MPNA

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email: 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	report@sapreservation.com

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both wanted to make a difference in the world. He gave TED talks and speeches as a way to reach people, but it didn't seem to be enough.

After moving back to Texas, Horgan worked at USAA. He returned to the Jefferson neighborhood to see his dad or friends from high school days. Seeing the little building on Donaldson for sale, he and his wife decided to leave the corporate world. "As we were renovating the place, so many people came up and rattled the gate to the building. They asked, "What are you doing to my store?" They, too, had memories of former times there. So, the little store was reborn. The Jefferson Bodega opened its doors in 2019 right before Covid hit.

"The goal is sharing the tastes of the world with wonderful neighbors," Horgan said. Anime or Japanese cartoons are used throughout the store. The Iron Maiden, the heavy metal, hard rock band, that began in the UK in the '70s, is a theme also. Music booms through speakers. International foods line shelves as well as the American standards. Beer and wine can be purchased along with non-alcoholic drinks. And there's tons of candy! It is a menagerie of interesting tidbits, as well as hidden art right on the shelf with canned goods. Horgan said, "Some people see it and others don't." Anyway, it is a fun little spot to explore on the Donaldson restaurant strip. And before you leave, this quote on the door gives food for thought. "Start Where You Are. Use What You Have. Do What You Can." -- Arthur Ashe

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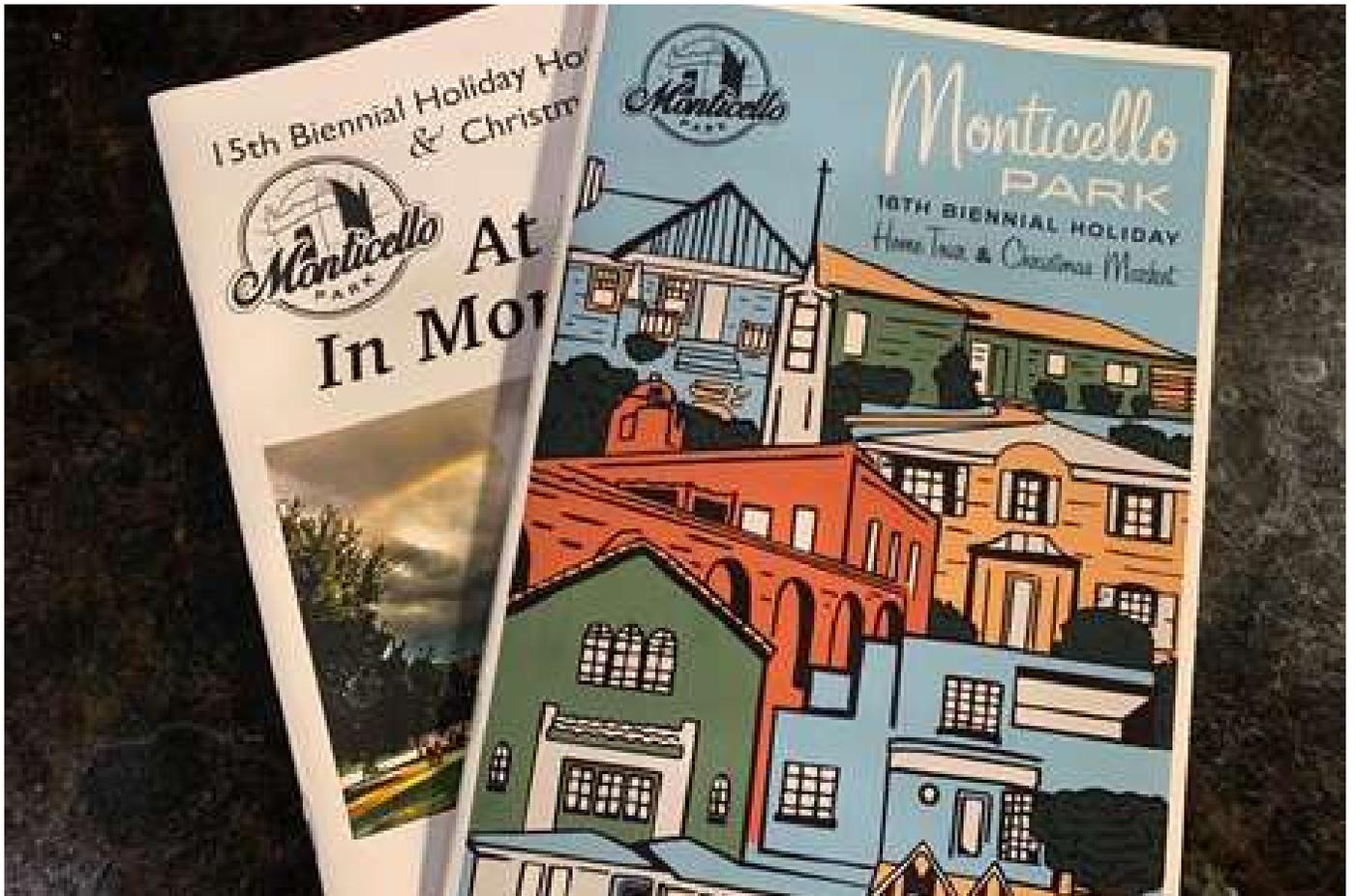


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Home Tour '22 Needs Your Help!

by Gary Hudman



Neighbors, the Monticello Park Holiday Home Tour is our only major neighborhood fundraiser, and it allows us to sponsor college scholarships, provide neighborhood beautification grants, and hold neighborhood social events to help us build an even stronger community.

Please contact Gary Hudman (210-920-5526 or 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.

Please help us! We are looking for eight homeowners to showcase their homes on this year's tour, slated for Sunday December 4, 2022. Please consider allowing us to feature your home. This is a great way to help us raise the funds needed to support our neighborhood initiatives. It is also a very good incentive to make those last-minute upgrades before the Holiday season. We would love to have your house on the tour.

One of the best ways to build our community is to participate as a builder. Please contact me at 210-920-5526 if you would like more information on how you can help us!

Thanks neighbors!

Zoom into the General Assembly Without Leaving Home

General Assembly Meeting is on for Monday, March 28th, 2022 at 7:00 PM
Safe Distancing Means Time to Zoom Again

Our Monday, March 28th 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.
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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A portion of all commissions are donated to local non-profits.

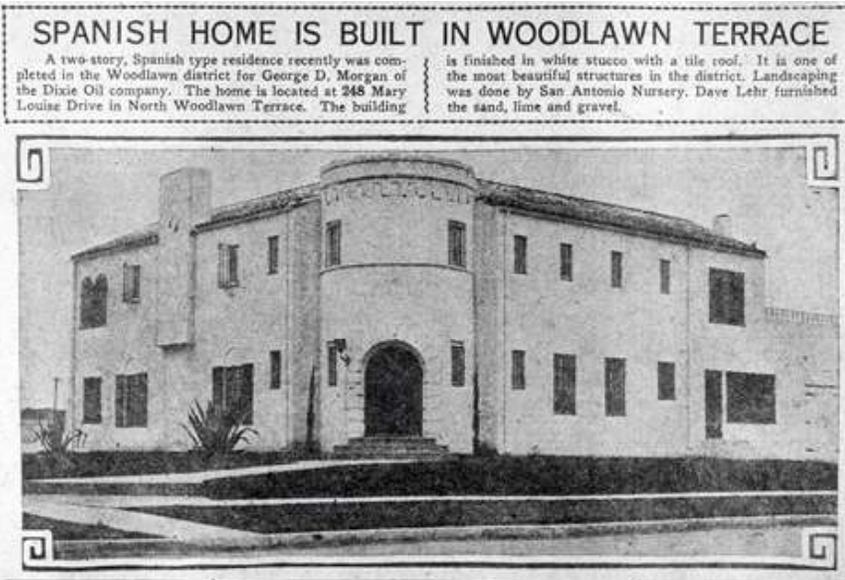


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Just What is the History of the Castle?



San Antonio Light, March 4, 1928

changes and additions over the years, while basic maintenance had not been a focus, so the structure and systems needed much care and attention. And I was determined in my restoration to be sensitive to the history of the house and bring back as many of the original features as possible.

This is part one of a two-part story about the history of The Castle. Until now, I have purposely avoided writing about my own house for this column, but so many have asked me about the history, I decided to give it a go. I hope you enjoy this information and that it inspires you to research your own house.

Two years after North Woodlawn Place was platted, construction began on 250 Mary Louise Drive on May 17, 1927. Later that August, the San Antonio Express reported that "the framework for the two-story stucco home for George Morgan is in place and outlines a massive structure that will cost approximately \$40,000." Noted architect Frost Carvel designed the home in the "Spanish style" for George and his wife Lenore. Mr. Carvel was becoming very well known in San Antonio for these Spanish-style houses, and in fact, most of the Spanish homes on West Hollywood in Monte Vista were of his design.

The Morgan's house was completed in February 1928 and was featured in a prominent story in the San Antonio Light on March 4, 1928, which called it "one of the most beautiful structures in the district." Note that the original address was 248 Mary Louise.

Mr. Morgan was the Vice President of the Dixie Oil Company, and evidently, his job required him to move, so the Morgans sold their house after living there only seven months! The new owners, Jerry and Agnes Albers, immediately started construction on an addition to the house, the first of a series of changes to the original structure which would continue for many decades. They built a covered porch across the back of the house which partially obscured one of the beautiful architectural features at the rear of the house.

In 1938, the Albers sold the home to Martin Killian and his wife Bobby. Mr. Killian was a prominent road builder and his wife was a nationally ranked amateur golfer. As their three sons grew, they soon needed more space, so the Killians made major changes to the footprint of the house. They added a maid's quarters off of the garage, a utility room for HVAC, a swimming pool, and most significantly, a 2-story addition at the back of the house which eliminated the Albers' porch and added a family room, a bath, and two additional rooms. They also "modernized"

When I bought the house at 250 Mary Louise, I noticed two things immediately: the amazing neighbors who would stop by to chat in a very friendly manner and the fact that they all called my house "The Castle." It seemed like it was truly a neighborhood landmark, and I knew at that point I had a great responsibility to bring it back to its former glory. But what was its history? The house had been completely gutted and remodeled several times on the interior. Could I bring some or all of it back to its original condition?

These questions led me on a multi-year research project to investigate the home's history, Architects, builders, and owners. I found that I was the ninth owner, so it had changed hands many times. I also discovered that the house had many

the interior of the house, adding features such as crown molding, and fluorescent lighting, while eliminating many of the original features on the interior, including the decorative niches and stucco fireplace in the living room. Several original steel casement windows were also removed, leaving large stucco patches on the exterior.

Several years ago, I was incredibly fortunate to meet Dick Killian, the youngest Killian son. He shared numerous family photos and home movies, which showed many of the lost architectural elements. And jackpot! He also had blueprints from the 1953 renovations which showed many of the original elements before they were altered. Here is a 1946 photo of Mrs. Killian in front of the original fireplace. I am using this photo to reconstruct the scalloped niches and the original fireplace surround, all of which were removed by 1953.

So, by 1953, the house had been thoroughly modernized and many original elements were no longer extant. In part two, coming in May, we will explore further changes to the house including the famous backyard statue and the rumors about ghosts. And I'll share the plans to restore many elements to the Castle as I continue to renovate this neighborhood gem.



Richard Killian family photo, shared with author

Celebrate Earth Day at Woodlawn Lake



The Woodlawn Lake Community Association (WLCA) is hosting a Children and Pet Parade on April 23rd to help kick off the Earth Day celebrations at Woodlawn Lake. WLCA is giving away three prizes for the best costume for a child, best costume for a pet, and for best decorated wagon, stroller, or bike. The theme is “Flowers and Butterflies” in honor of the community garden and the monarch waystation.

The parade lineup and judging will begin at 8:45 am. The parade will kick off at 9:30 am from the Centennial Garden and will continue along the trail to the entrance of the park. The parade walk/route is approximately 10-15 minutes.

The parade will end at the stage area and there will be a reserved area for participants in front of the stage. The opening ceremony will begin at 10:00 am.

WCLA is also hosting an exhibit booth where you can learn more about their community, neighborhood association, and volunteer opportunities at the garden.

For more information, please contact JD Morales, WCLA President, at 210-885-7146.

UPCOMING EVENTS

HISTORIC HOMEOWNER FAIR

13th Annual Event Showcases Restoration Advice

Ever wonder how to get started renovating your historic home or need some guidance for window repairs? Looking for sources of antique hardware, unique tiles, or special woodwork? Want to learn how to navigate the historic design guidelines and the permitting process, or ask experienced renovators about their work in older homes?

Join the Office of Historic Preservation (OHP) on Saturday, May 7, 2022, from 10:30am–3:30pm for the 13th Annual Historic Homeowner Fair, located at the Tripoint Event Center, 3233 North St. Mary's St., near Highway 281. This is a free event that brings together owners of historic homes with local professionals, services, and solutions to care for and maintain those properties.

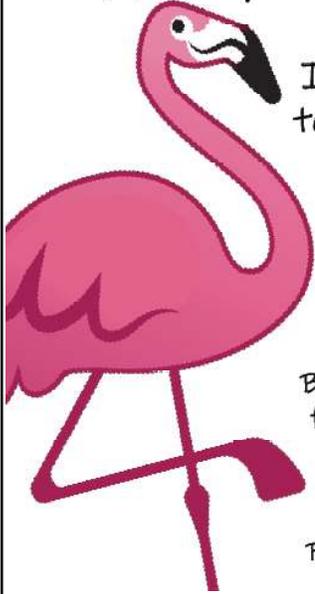


Drea Garza and Earline Valdez prep for the 2017 Historic Homeowner Fair

The fair will be in person this year, and the exhibit hall will feature local businesses including designers, contractors, and purveyors of tile, metalwork, salvaged materials, and more. There will be a full day of programming, including sessions on popular renovation topics and a panel discussion where local renovators will share key lessons learned during their projects. And don't miss the wood windows workshop, where MPNA resident Robin Foster will help demonstrate common repairs to restore and maintain your wood windows.

Monticello Park Neighborhood Association will also have a booth at the HHF, promoting our neighborhood alongside other historic neighborhoods, and generating interest for our upcoming Monticello Park Holiday Home Tour. Please visit the Historic Homeowner Fair and drop by the booth to say hello!

LET'S
Flamingle
at the MPNA
 Pink Flamingo Social



It's time to get back together in person and get to know our neighbors!

Friday, May 6, 2022
 6:30-8:30 PM
 401 Donaldson back yard
 Bring a chair, a snack, & your favorite beverage to share
 Super Casual
 Family friendly

Please bring a new neighbor!

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

Buy five ads and get a sixth one free!
 Call 210-734-2445 or visit
monticelloparkna.com for more information.

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 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!



Monticello Park Neighborhood Association

Scholarship Application

To the Applicant: Please read the entire application. If it is not properly completed, your chances may be diminished for selection as the recipient of the MPNA Scholarship.

The scholarship is open to any graduating Jefferson High School student or to any student who is graduating from an accredited high school and lives within the Monticello Park Neighborhood Association boundaries. The scholarship is based on the activities of the student in and out of school, as well as scholastic performance; no one factor is the deciding one.

The scholarship will be distributed when the recipient has shown a paid receipt for college tuition and registration. The scholarship can be used as the recipient sees fit – tuition, textbooks, living expenses, etc.

Please submit your completed application to Ms. Drea Garza, Scholarship Chair at boardmpna@gmail.com, or for those students residing within the MPNA boundaries, you may submit it directly to any member of the MPNA board.

The deadline for submitting the completed application is April 13, 2022; late submissions will not be accepted.

Once all the applications are received, the MPNA Scholarship Committee will review, rank, and hold interviews with the top applicants. We anticipate interviews will be held in mid-May 2022 and recipients announced in late May 2022.

Any questions or problems with the application can be directed to Drea Garza, MPNA Scholarship Chair, at 210-643-4760 or boardmpna@gmail.com

Good luck to all of you.

Name: _____

Address: _____

Phone Number: _____ **Email:** _____

***GPA:** _____ ***Class Rank:** _____

**These must be completed and initialed by your school counselor.*

(Additional pages may be attached for the questions below)

List PreAP or AP courses you have taken and completed, or are presently taking.

List any clubs or activities you have participated in since your freshman year.

List any jobs you have had/or currently have.

List the colleges/universities to which you have been accepted to attend.

List the field(s) of study which interest you.

If known, list the college/university you decided to attend.

List any volunteer activities that have had a direct impact on the Monticello Park Historic District/Woodlawn Lake. (For example, trash pick-up, graffiti clean up, community garden, etc.)

Write a short essay that describes you. It can be an experience, a goal, or an achievement in your life. It can also be a short autobiography. Please limit your essay to two pages. Your essay may be handwritten or typed.



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THOSE WHO LIVED AMONGST US



In Remembrance of Mary Aida Villalon By Jan Peranteau

The queen of Bunco died on February 18, 2022. Born Mary Aida Pena, Aida Villalon came to Monticello Park in 1975 with her husband, George, and twins, Victor and America. America sat down to talk about her mother at the family home on Furr Drive. "Mother never rested. She seldom watched T.V. She always found something to do. Her passions included cooking, gardening, entertaining, politics, and neighborhood projects. " " Oh, and she loved to clean," she added. "She assigned chores to me mostly, not so much my brother. Well, you know, boys, back in the day, didn't have to do things around the house." Villalon described her mother's use of vacuum cleaners. "I don't know how many vacuum cleaners she went through. It was always something. The cord frayed or a belt in the motor broke. She would try to fix them herself, but in the end, simply had to buy another." When pressed about how many, Villalon replied, "Oh, at least 10." Were they good brands? "Yes, Eureka, Hoover, and others well known."

Villalon remembers their weekly schedule. "Monday was Washing Day. Tuesday was Ironing Day. Wednesday was Cleaning Day. Thursday, I really don't remember. Friday was Grocery Shopping Day. Saturday --another day of cleaning and Sunday was dedicated to church and family. "I never knew what fast food was. We always ate at home. Maybe we went out to eat twice a month."

"What do you remember your mother cooking," the reporter wondered. "We ate a lot of beef. Dad grew up in the Depression. There was rationing of certain foods and times were hard. Times got better when he started raising his family. We ate beef and more beef. Chicken was a real treat for us." "What else do you remember your mom cooking?" "She always wanted to learn how to make Chinese food. Dad didn't much care for it, but the Golden Wok was on Fredericksburg Road then, and Mom wanted to make some of those dishes. The fried rice never came out right. So, after a while, she gave up on it. "

Describing her mother and father, Villalon said. "Mom was boisterous and Dad calm." He was a singer and played the guitar and sold candy and other snack foods out of his truck to a Mom-and-Pop store, Thrif-T-Mart. Mom was busy with a project all the time. In the '80s, she along with a few other women founded the neighborhood Bunco group. This women's group still exists today and many members gathered for her Rosary and Funeral on March 3 and March 4. Friends



remembered her fondly and told Bunco stories of her fierce playing at the Bunco table. Unnamed sources said Aida could slap down her hand over a bunco roll and fingers were in danger. Another member said she received a pinch when things hadn't gone the way Aida thought they should at the Bunco table. And what was the grand prize of the evening--\$9.00. But that was Aida. She lived life with gusto.

Villalon served on one of the first Monticello Park Neighborhood Association boards as a secretary and treasurer, her daughter remembers. She also was active in various political campaigns, with her goal being to elect as many Hispanics as possible to various city and state offices. Some of those elected included Henry B. Gonzales, Ed Garza, and Joe Alderete. However, when asked to go to a state convention, her husband discouraged her, so she decided to get out of politics.

In a former interview, Villalon described the loss of her husband, George. "After 32 years of marriage, George died suddenly of a heart attack. He was an angel that left earth too soon." Her daughter talked about her dad's death at the age of 59. "After his death, Mom decided to go back to work. The Thrif-T-Mart offered her a job and she gladly took it. She was so excited about the job that she got ready early and waited impatiently until time to go to work. She worked on jigsaw puzzles on the dining room table to help her kill time."

From time to time, she would consider moving to a smaller place, but it never stuck. Even as health began to fail, she tried to keep her yard looking good. Neighbors helped her rake leaves and family helped her put up seasonal decorations. "We picked her up when she fell and called an ambulance," a next-door neighbor remembered. Her daughter and son came often. America came to stay with her mother. Hospice was called. Alzheimer's took its toll. Villalon could no longer be seen peering out the front screen door and calling to neighbors passing by. Her dog died and America's dogs came to stay. She died in the home she loved with family at her side, surrounded by a lifetime of memories.