

THE ORIGIN OF MONTE VISTA HISTORIC DISTRICT

Facing deterioration and developmental intrusion, neighborhood residents formed the Monte Vista Historical Association in 1973 to preserve the community. Monte Vista was designated a local historic district in 1975, and the historical association sought "to encourage the preservation of the distinctive heritage of the Monte Vista area; to keep the physical identity of this late nineteenth-early twentieth century district intact; and to educate the public, especially the youth, with the knowledge of our inherited neighborhood values which contribute to a wholesome urban environment." The Monte Vista neighborhood was designated a National Register Historic District in 1998. On October 21, 1998, the Registration Form to nominate the Monte Vista neighborhood for inclusion on the National Register of Historic Places was formally submitted to the National Park Service of the United States Department of the Interior by the Texas Historical Commission. On December 10, 1998, the Monte Vista Historic District was listed on the National Register of Historic Places, making it the largest historic

district in the State of Texas. Critical in the development of the Registration Form was the monumental work done by Sue Ann Pemberton (Architect) and Maria Watson Pfeiffer (Historian) with the assistance of Bruce Jensen, Texas Historical Commission historian. The Registration Form details the history and development of what is now known as the Monte Vista Historic District. Included in the Registration Form are those structures which contribute to the historic fabric of Monte Vista and are listed with their date of construction as well as architectural style. By making this document available through our website, the Monte Vista Historical Association continues to pursue its mission in educating our neighborhood community about their history and the need to preserve the historical and architectural nature of the District. Please log in to www.montevista-sa.org to access the Registration Form.

Antonio V. Garcia
President
Monte Vista Historical Association

MONTE VISTA HISTORICAL ASSOCIATION VOLUNTEER NETWORK

SAVE THE DATE OCTOBER 12 MONTE VISTA HISTORICAL ASSOCIATION ANNUAL MEETING

Again, thank you, thank you for July 4th

What a great sight - our volunteer crew arriving to set up and decorate. Later when the parade marched in, and it was the biggest crowd ever, we were ready (!) thanks to our Monte Vista volunteers.

August 31 is the deadline for submitting a board application form

Each year we fill in a few slots in the Monte Vista Historical Association board. If you would like to join the pool of candidates, go to this website to fill out the application form:

<http://adobe.ly/1rcbh0q>

Upcoming dates

September 13, 10 a.m.

Monte Vista Preservation Workshop: The Texas Historic Preservation Tax Credit, held at the Landa Library Annex

September 27, 9:30 - 3 p.m.

Historic Homeowners Fair sponsored by the City of San Antonio at the Pearl

October 12, 2-4 p.m.

Monte Vista Historical Association Annual Meeting at the Magnolia Christian Church on the Corner of Magnolia & Belknap
Wrap-up of 2014 Events, Awards, Election of New Board Members

To contact MVHA, email info@montevista-sa.org.

CONTACT US

Monte Vista Office
(210) 737-8212

Please leave a message and your call will be returned within a day or two. The office is not regularly staffed. Anyone who would like to be a full-time volunteer secretary at the office, please phone and leave a message!

Visit us at our website
www.montevista-sa.org

E-mail us at
info@montevista-sa.org

OTHER IMPORTANT NEIGHBORHOOD NUMBERS

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Hours 7 a.m. to 11 p.m.
7 days a week

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Robert.Rodriguez@SanAntonio.gov

210-260-7479 (cell) or
210-207-SAPD (7273)

SAPD SAFFE Officer Robert Rodriguez

THANK YOU

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Vistas

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Story ideas and suggestions are welcome and may be mailed to
Vistas

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John Agather

EDITOR'S NOTE

In this issue of Vistas I have decided to profile my own house. I have to admit that finding a subject house to do in the middle of summer vacations is difficult to coordinate. I truly love coming into people's homes and hearing about the wonderful stories that surround their dwellings. It never ceases to amaze me how many times I am humbled to hear these terrific anecdotes. When neighbors speak about their homes they are revealing a great deal about their own identity. I have yet to find a Monte Vista resident that is not well connected to the story of their house. Part of the reason I became a realtor was because I find this intimate relationship that people have with their homes totally engaging. I have seen people emotionally transport themselves back one hundred years and speak about the families that built and lived in their houses as if they are still there. I cannot begin to tell you what a privilege it is for me to hear those stories.

Ruth and I have heard and read many stories about our house at 300 West French Place. Some of them are accurate and others not so much. We have lived in this house for the past fifteen years and had many good times. There have been poignant moments too. Both of my parent's funerals have been held here. During my father's service in 2000 we witnessed a low flyover right down French Place of a missing man formation of aircraft celebrating his WWII career. The lead aircraft was the world's only flying B-29 named after my mother FIFI. The airplane that pulled up in the missing man was our old family Twin Beech which my father had taught me how to fly starting when I was four years old. I watched all of this from the garden at 300 West French Place as I held my own little boy's hand. It still makes me misty eyed to think about it.

Landa Gardens Conservancy Hosts

Landa Nights

September 26, 2014

6:30 pm

Join us for an elegant and lively garden party that provides important funds to maintain the beauty of the gardens at Landa Library in Monte Vista.

The evening will include gourmet food by the best chefs in San Antonio, entertainment by The Instigators and three exciting raffle prizes. Tables of 8 are available at the (\$5,000), (\$2,500), and (\$1,250) levels, individual tickets are \$100 and raffle tickets are \$100.

For more information, please contact Katharine Welder 210-380-6395. To purchase tables or tickets, please visit www.landagardens.org.

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MVHA Committees

- Architectural Preservation
- Architectural Review
- Code Compliance
- Historic Preservation
- Membership
- Neighborhood Safety and Services
- Preservation Investment
- Trinity University

Members of Monte Vista Historical Association are welcome and encouraged to serve on the various committees. Interested parties should contact any member of the MVHA Board, the Committee Chairperson, or call the MVHA Office at 210-737-8212 and leave a message.

PRESIDENT'S FALL MESSAGE

As fall approaches, we should take a moment to review the most recent activities sponsored by the Monte Vista Historical Association and reflect upon its goal to meet its mission statement. In our effort to encourage the preservation of our historic district, educate our homeowners on the value of preservation and create a sense of community within our boundaries, we can say it was a very busy 1st half year for the Association and its volunteers. Let's review what's happened:

- The Association's Architectural Review Committee expanded its community support by changing its schedule from one to two monthly meetings. At no charge to the owner, architectural design guidance was given by the Committee to facilitate the applicant's process with the City of San Antonio Office of Historic Preservation. The expanded support and additional convenience of meeting twice a month has increased our community participation. It has been truly appreciated by those who have met with the Committee. We hope that more homeowners will take advantage of this service.
- The Association's Preservation Workshops presented in the first half of the year were well received and attended by both members and non- members. The three workshop topics, ranging from landscaping to the origins of Monte Vista Historic District, gave participants a different perspective of their property from an historical context. Please read about our upcoming Preservation Workshop during the month of September in this latest issue of VISTAS. Your ideas on future Preservation Workshops would be welcomed by the Association.
- The Association sponsored its yearly Donald E. Everett Scholarship by donating \$3000 to the UTSA College of Architecture for two upcoming and promising architectural students in the historic preservation program.
- The Association's Code Compliance Committee has been working closely with the City of San Antonio Council District 1 Office, Office of Historic Preservation and the Development Services Department, addressing deteriorating and vacant structures in our district. While progress has been slow, we have seen some positive movement in addressing those serious concerns in our neighborhood. On June 19th, the Monte Vista Historical Association

Board of Directors presented to the San Antonio City Council a board resolution supporting the Vacant Building Registration Pilot Program Ordinance. The Ordinance which addresses vacant and substandard buildings in the business and surrounding historic districts with punitive action was approved by the City Council for January 1st, 2015 implementation. We believe the Ordinance will significantly impact those vacant and substandard structures in our historic district. The Association will continue to work closely with those City entities to address our concerns. We thank the City for their support.

- The Association's Safety and Services Committee continues to have dialogue with City of San Antonio Council District 1 Office in addressing safety and traffic issues in the Monte Vista area. We want our neighborhood to be an open community but with a level of safety for all. We have increased our dialogue with school leaders to assure that traffic issues are addressed. One small success was the installation of a four way stop sign at the intersection of Howard and Huisache at Saint Anthony Elementary School to increase safety for the children. Certain new developments are in the works to address speeding in our neighborhood. We owe our thanks to the Council District 1 Office for their continued support in addressing our neighborhood issues.
- The Association's yearly **Easter Egg Hunt** and **4th of July Parade & Picnic** appeared to be the biggest ever this year. The sense of community was in the air as many families took to the streets (for the Parade) and the grounds of the Landa Library. All were welcomed to enjoy the food and festivities at these events. Please check out the numerous photos on our website and Facebook page.

Finally, many thanks to our board members and volunteers whose countless hours of dedication made the first half of 2014 possible!

Sincerely,

Tony Garcia
President
Monte Vista Historical Association
info@montevista-sa.org

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300 WEST FRENCH PLACE

By John Agather

The man who built the house that occupies 300 West French Place was named Roy W. Hearne. Married to Sam Houston's grand-daughter, Mr. Hearne practiced in a lucrative commodity business when he ordered the design of his own "cotton palace." He hired renowned architect Atlee B. Ayers to do the honors. Today the University of Texas has the original ink-on-linen drawings that were the blueprint of what became Roy Hearne's vision. The house was started in 1910 and completed two years later. Unfortunately Mr. Hearne did not live in his dream home for long. The tale we heard when we purchased 300 West French Place was that Mr. Hearne had serious financial setbacks at the beginning of WWI. Supposedly he had an uninsured load of cotton sunk at the outset of the Great War in 1914. During the balance of the war the house was occupied by Colonel C.B. Woods. The home was then sold to Mr. Sam Kone in the early 1920's, a civil engineer who had made a fortune in the Tampico oil fields of Mexico.

A young man when he purchased the property, Sam Kone married Justine "Tina" McKay and raised a family which eventually grew to four children on West French Place. When Mrs. Kone first toured the house she asked Sam what they would do in such a big place. He said "fill it with children." I have spoken with two of his children who were generous recounting stories of their youth.

What truly amazes me is that although there exists a sixty plus year gap between them, my children have played in the same spaces as the Kone children, shared the same bedrooms, and more often than not, actually engaged in the exact same games. In 1928 Sam Kone built a garage behind the big house that included servant's quarters. He also purchased the apartment house that was right next door and moved

it one lot further east, allowing his house to have a more ample side yard. When Mrs. Kone died in the early 1960's Sam decided to renovate the garage and move into it since the main house had become too large, his children now grown. He then remarried Mary Maud Holcomb, who coincidentally lived in another house on the 400 block of West French Place. Mr. Kone knocked down the apartment house next door and used many of the architectural elements from it in the newly reconditioned "carriage house." He also stripped the big house of the stained and leaded glass windows along with the original front sconces and moved them to the carriage house where they still reside today. Then he literally boarded up 300 West French Place and did not step foot in it again for many years. That was very lucky because throughout



the sixties all of the houses on the 300 block of West French Place were knocked down, every one of them. Although Sam had many offers to purchase the big house he turned them all down because he did not want to see the grand old lady turned into a business or demolished. The home finally changed hands when another oil man, Robert Daubert, persuaded Sam Kone to part with it in 1979.

Bob and Grace Daubert took on the ample task of renovating 300 West French Place and making it their home. Thank fully they embraced the best preservationist instincts while allowing the house to be modernized. With an exacting attention to detail they were able to add many bathrooms, modernize the kitchen, and complete the third floor attic space into a sumptuous guest suite without altering the exterior of the house very much. All of the original paneling is still in place and the floor layout is not dramati-

cally different from what Atlee Ayers designed one hundred years ago. For part of their tenure Bob and Grace operated a bed and breakfast at 300 West French place that was known as "Falling Pines."

When Ruth and I decided to purchase 300 West French Place in 1998, we also had the sense that it was a whole lot of house for our tiny

family. The children were four and two at the time. Thanks in large part to the incredible design sense of Atlee B. Ayers, we felt right down cozy almost immediately after we moved in.

We are mere caretakers for the generations who will live here next. We have tried to pick a single project to work on every year. One mission that was formidable was to restore the exterior of the house to exactly what it looked like in 1912. That project was completed in 2002 and we just repainted and renovated again in 2013. We feel privileged to live here and share a history with such notable people. Hopefully the next one hundred years will have families occupying 300 West French Place delighting in the many joys such a wonderful home can give.



THE TEXAS HISTORIC PRESERVATION TAX CREDIT: ITS IMPACT ON MONTE VISTA

By Anna Hudson

As residents and property owners in the Monte Vista Historic District you are aware of the benefits and limitations that come with historic designation. As an area that has been protected from demolition and improper alterations to historic properties since the late 1970's, Monte Vista retains a unique sense of place and beauty unlike any other San Antonio neighborhood. Dealing with historic district guidelines and restrictions can sometimes be burdensome and time consuming, but the burden is borne by all building owners equally and the entire neighborhood benefits from the rules being followed.

As many of you know Monte Vista is designated as a local historic district by the City of San Antonio giving purview to the City's Office of Historic Preservation. This local designation is the one that has "teeth". Certificates of Appropriateness must be obtained to conduct most any kind of exterior alteration and demolition is nearly impossible. Monte Vista is also designated as a National Register Historic District. National Register designation took countless hours of hard work to create, and now there's a financial benefit to the otherwise mostly honorary designation. For owners of income-producing and residential rental buildings there is a financial benefit to investing in historic properties.

The Federal Historic Tax Credit has been available for residential rental properties and commercial buildings for over 30 years. The 20% tax credit is applied to the Income Tax for rehabilitation projects that qualify. This tax credit has been underutilized across the state of Texas, but with the creation of the new 25% Texas Historic Preservation Tax Credit, there's anticipation that the number of rehabilitation projects will increase substantially. The tax credits are **not available for owner-occupied residences**, but Monte Vista has many

rental and commercial properties that qualify for the program.

If you own an eligible property and have been considering a rehabilitation project, there has never been a better time to invest in your historic building. The state tax credit can be combined with the Federal Historic Tax credit for a total of 45% of eligible costs and expenses. The Texas Historical Commission has a three part application process for the state credit. The process may seem daunting, but when you run the numbers the tax credit can make projects financially viable. Any project using the state credit should also consider taking advantage of the local property tax incentive offered through COSA's Office of Historic Preservation.

MVHA will host a **Preservation Workshop on September 13, 2014**, to explain the Tax Credit in more detail. In the meantime, if you have questions about the Texas Historic Preservation Tax Credit you can contact the Texas Historical Commission's Architecture Division or Anna Hudson at anna@yndoco.com.

*Eligible expenses include walls, floors, HVAC, plumbing, windows, architectural services, preservation consultant services, etc. Ineligible expenses include landscaping, acquisition costs, additions to the building, etc.

Anna Hudson is a Preservation Consultant and commercial real estate agent with Yndo Urban. She worked with the City of San Antonio Office of Historic Preservation from 2008-2012. She served as Executive Director of Preservation Texas during the 83rd Legislative Session in which the Texas Historic Preservation Tax Credit was created.

Texas Historic Preservation Tax Credit Basics:

- Building must be: contributing to a National Register District, individually listed in the National Register of Historic Places, designated as a Registered Texas Historic Landmark, or designated as a State Antiquities Landmark
- Spend at least \$5,000 in eligible costs and expenses*
- Property must be a commercial/income-producing property or a residential rental property
- Rehabilitation work must be consistent with the Secretary of the Interior's Standards for Rehabilitation (project requires review of both interior and exterior of building).
- The Tax Credit Program is administered by the Texas Historical Commission
- The 25% tax credit applied to the State Franchise Tax
- Tax Credit can be sold or transferred (has cash value)

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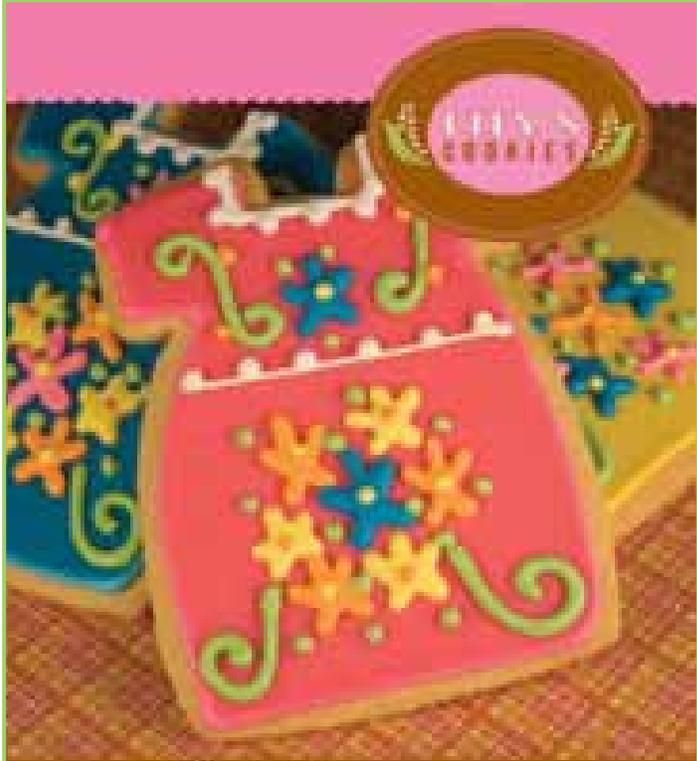
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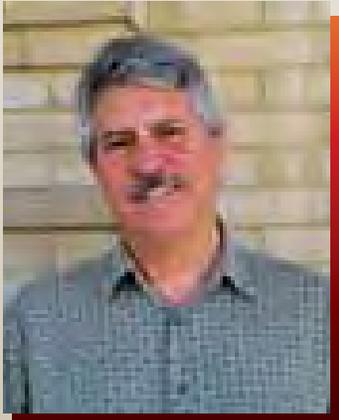


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CALENDAR

September 8 & 22, October 13 & 27, November 10 & 24

(Second and Fourth Monday of each month) Architectural Review Committee Meeting Landa Library Annex, 5:30 p.m.

September 9, October 14, November 11

(Second Tuesday of the month) MVHA Board Meeting - Landa Library Annex, 6:30 p.m.

Friday, September 26

Landa Nights Garden Party Landa Library, 6:30 p.m. www.landa-gardens.org

Tuesday Musical Club - 2014-2015 Artist Series

October 14, 2 p.m.

ETA3 Trio (flute, clarinet, piano) Laurel Heights United Methodist Church 227 W. Woodlawn Avenue

November 11, 7:30 p.m.

Christopher Houlihan (organ) Trinity University's Margarite B. Parker Chapel One Trinity Place

January 27, 2015, 2 p.m.

Simone Dinnerstein (piano) Laurel Heights United Methodist Church 227 W. Woodlawn Avenue

March 3, 2015, 2 p.m.

Ava Pine (soprano) Laurel Heights United Methodist Church 227 W. Woodlawn Avenue

All Artist Series concerts last from 90 minutes to two hours

Full season tickets (four tickets) can be purchased for \$75. Tickets can be used at ANY concert, in ANY combination for maximum flexibility and season enjoyment.

Single tickets for each performance are \$25 each and can be purchased on the TMC website or at the door, approximately half an hour before each concert. Students are free at all concerts with proper ID. Seating is first come-first served.

For more information about the Tuesday Musical Club Artist Series, visit www.satmc.org, call 210-494-5486 or email contact@satmc.org.

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Deadline to reserve for the Winter issue is October 31.

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MONTE VISTA



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FOR THE LATEST IN MONTE VISTA VISIT OUR WEBSITE www.montevista-sa.org

MONTE VISTA HISTORICAL ASSOCIATION 2014 MEMBERSHIP FORM

For Association Membership Dues: January 1 through December 31, 2014 For more information, call 737-8212 or visit our web site at www.montevista-sa.org

Date: (Please Print) Renewing Member New Member

1st Name: 2nd Name:

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List the top three issues you would like the MVHA Board to address in 2014:

- 1) 2) 3)

Monte Vista needs volunteers. Please check the following if you are interested:

- I would like to serve on the MVHA Board or committee
I would like to host a Third Thursday Social at my home
I would like my home featured on the 2015 MV Home Tour
I would like to volunteer to help with the Easter Egg Hunt or 4th of July Picnic
I would like to (list your idea)

MVHA Resident Dues \$30 Per Household Five Year Membership \$120
Non MV Resident Dues \$40 Per Household Five Year Membership \$150
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