



Monticello Park
neighborhood association

proudly presents

The 13th Biennial
Tour of Homes

“At Home in Monticello”

Sunday, November 4, 2012

11:00 am to 5:00 pm

“At Home in Monticello” Tour of Homes Committee

Chairman

Jan Peranteau

Members

Sandee Gibson
Gail Collins
Toni Provident
Kay Woods

Larissa O’Connors
Earline Valdez
Ferne Burney
Mary Guerrero

Home Sketches drawn by **Thomas Jefferson High School Art Students**

2012 MPNA Board of Directors

Rob Sipes

President

Frank Ramirez

Vice President

Ferne Burney

Secretary

Richard Weik

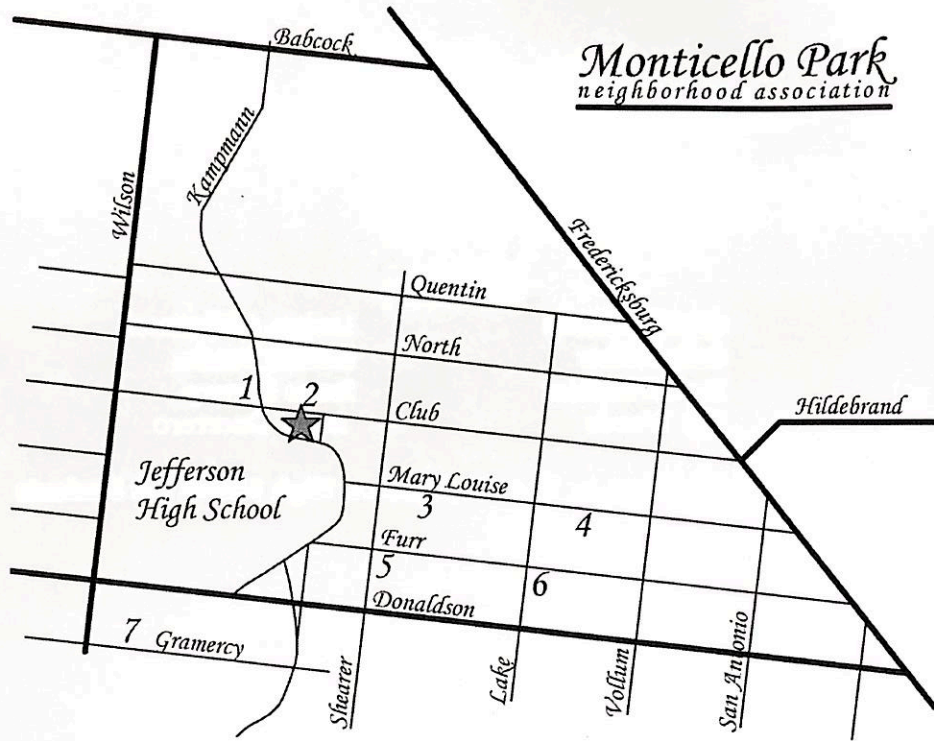
Treasurer

Board Members

Gail Collins
Gary Hudman
Tony Sanchez

Sagrario Mejia
Sarah Rice
Michael Robbins

Monticello Park
neighborhood association



1. 501 Club Drive, Simmons-Skruhak Home
2. 443 Club Drive, Provident Home
3. 454 Mary Louise Drive, Morales Home
4. 340 Mary Louise Drive, Burney Casita
5. 470 Furr Drive, Peranteau Home
6. 354 Furr Drive, Weik Home and Casita
7. Corner of Gramercy and Wilson, Community Garden

Monticello Park Neighborhood Association

Welcome to our neighborhood, and we thank you for sharing your day visiting us. We are proud of our homes and the revitalization occurring in the neighborhood and surrounding commercial businesses. As you make yourself "At Home in Monticello", you support the Monticello Park neighborhood Association's efforts to maintain our planter boxes on Fredericksburg Road, the Master Plan of Monticello City Park, and yearly projects for restoration and beautification.

The homes of Monticello Park are an extraordinary collection of architecture; styles include Revival, English Tudor, Spanish Colonial, Greek, Italianate, Neo-classical, Mission, Craftsman, English Stone Bungalow, and Art Moderne. Virtually every house proudly shows the handiwork of individual artisans. Notice the masonry, plasterwork, Mexican mission tile, arches, built-ins, cartouches, and turrets – all touches that make these homes truly unique.

The area that you now tour was once a dairy farm owned by George Calvert. Mr. Calvert sold his farm to developers, and Monticello Park (originally called Woodlawn Terrace) grew from the 1920s to the 1940s. Its growth reflected the Roaring 20s, the Great Depression, and finally World War II. The neighborhood attracted a growing class of merchants and professionals of the time. Many of the homes were designed by San Antonio architect, Nathan Straus Nayfach who also built a home for himself on Club Drive.

One of the developers, Leo S. Karen, sold a portion of land to the San Antonio Independent School District for approximately \$94,588. On it was built the crown jewel of our neighborhood, Thomas Jefferson High School. The Spanish Baroque building was designed by Max Frederick and built in 1932, much to the dismay of some who believed it to be in the middle of nowhere. Furr Drive was designed to afford a view of the spectacular dome.

Monticello Park Neighborhood Association is bordered by Wilson, Babcock, Fredericksburg, and Donaldson. MPNA was established in 1983 and is a registered neighborhood association with the city of San Antonio. In 1995, a portion of the Monticello Park Neighborhood Association was designated a historic district. This historic district now stretches into the Jefferson Neighborhood Association. The MPNA is a 501(c)3 non-profit organization.

We thank you for your interest in our neighborhood and hope your day is enjoyable "At home in Monticello".

Thank you, **David and Mary Guerrero** for the shepherd's crooks
designed and made for each home.

Thank you, **Ed Bozarth**, for the hand-made birdhouses designed for each
home.

Special Thanks to Our Sponsors

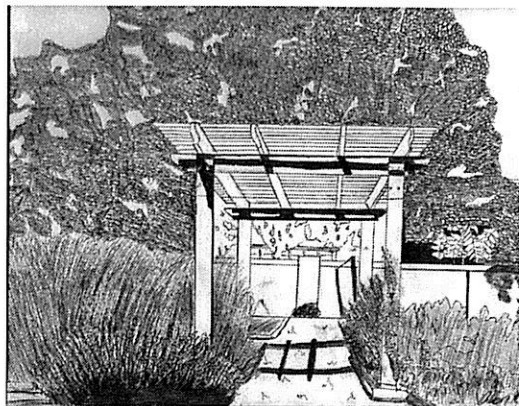
Platinum—\$500 or more
Jefferson Woodlawn Lake CDC

Gold—\$250-\$499
The City of San Antonio
Bianca Maldonado
Jefferson Woodlawn Lake CDC

Silver—\$100-\$249
Richard Allen Weik
Gus Mann Automotive
Judy and Nadi Hibri
Sandee Gibson
Jan Peranteau
Vee's Beauty Salon
Ferne Burney
Alicia A. Pais and Mark Raizen
Randy Rice with Keller Williams Legacy Realtors
Gail Collins
Scaljon Rugs, Inc.
Joseph A. Ferro, DDS
Carla and Damaso Rodriguez
Floral Elegance
Kim T Nails
Rita Mitchell
Koffee Kup Pancake House
Gary Hudman
Aida Villalon
State Representative Trey Martinez Fischer

Bronze—Less than \$100

Café Tutti
Evergreen Nursery
Edith and Amador Cuellar
Virginia Delmas
Aura Alicia Ramos de Markwell
Chuck and Jelane Lodek
Larissa and Charles O'Connors
Sergio and Paula Orozco
Deco Pizzeria
Rose O. Garza, MP Custom Framing
Chile, Tomate, y Cebolla
Earline Valdez
Michael Robbins
Sylvia and Frank Ramirez
Carla and Damaso Rodriguez
Floral Elegance
Kim T Nails
Rita Mitchell
Koffee Kup Pancake House
Gary Hudman
Aida Villalon
Kay Woods



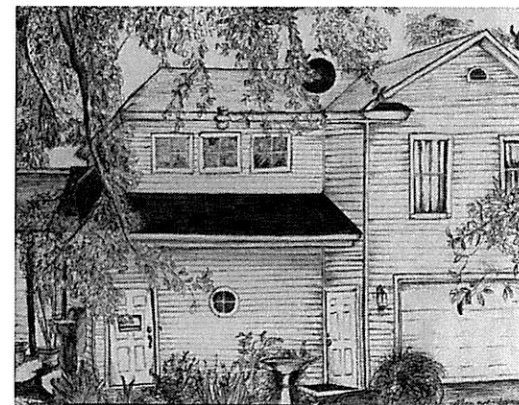
The Community Garden

This is a place people come to play in the dirt and to grow organic produce. This is where people have gathered to socialize, gathered to dig and haul dirt, and gathered to learn gardening techniques. This is where some stop by just to walk or sit and be reminded of the natural order of things. This is the Jefferson Community Garden.

The Jefferson garden started with the effort of neighbors applying to Green Spaces Alliance of South Texas for participation in a community garden program. Green Spaces Alliance (GSA) is a local land trust dedicated to sustaining our natural environment. Sponsoring community gardens is one of the many things GSA does and in 2008, they provided start-up funds for the Jefferson garden.

Now there is a pergola and a butterfly garden. On the east side of the garden, fruit trees of pear, satsuma, and fig along with thornless blackberry vines are nearly a year in the ground. At the west end of the garden are five varieties of pomegranate and the beginning of a shade structure which will support grape vines.

There are private plots and community plots in the garden. Private plots are leased for a season with a nominal fee. Sometimes neighbors team up to garden a small, medium, or large plot. Some neighbors support the garden by volunteering an hour or two every so often. It is the interest and participation of neighbors that sustain the Jefferson garden so that this is a place where you really can chill out and pick organic produce.

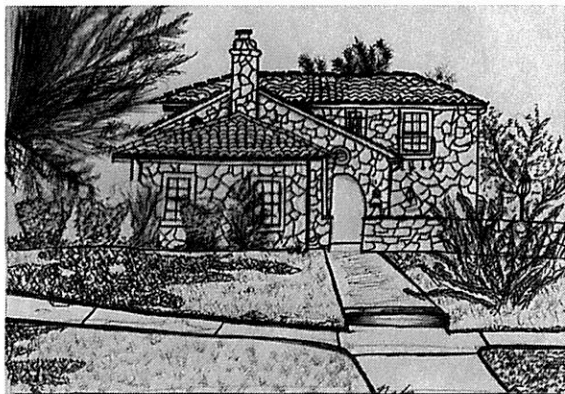


The Burney Casita

Clearly the newest structure on the Tour of Homes, the Burney casita was built in 1999 to replace the old garage. The original structure was never maintained as the house had been, and its sad state could not be rehabilitated. The Burney family needed office space for a home business, and so the new garage was designed to provide a covered garage space, a double carport for business vehicles, and office and storage space. Architect Jim Cox told the owners that as he travelled through Monticello Park, "it was like viewing an architect's sketchbook" with beautiful and unique homes throughout. He worked to echo the design of the main house in the new building.

Once the business was sold, the office/garage began its transformation into a guesthouse. Inside, the old office storage upstairs became a quiet, cozy bedroom for the daughter who lived there while in medical school. With irregular hours, the lack of windows provided the perfect sleeping environment. The old, small bedroom was made into an office; and the office space has become the living room. The bathroom was painted in the elder daughter's favorite Tiffany blue, and the other walls reflect the tastes of the dark colors of the 1930s along with the tastes of two college-aged daughters who returned here for short periods of time before marriage and careers.

The casita stores all of the Burney world travel photographs and souvenirs and reflects her love of exploration., especially in Europe. Paris is a favorite destination and is remembered in many of the photographs and artwork in the apartment. The casita has become a place for family and friends to stay while in San Antonio. The sign at the entryway reminds visitors that this is a bed and breakfast "where you make both."



The Morales Home

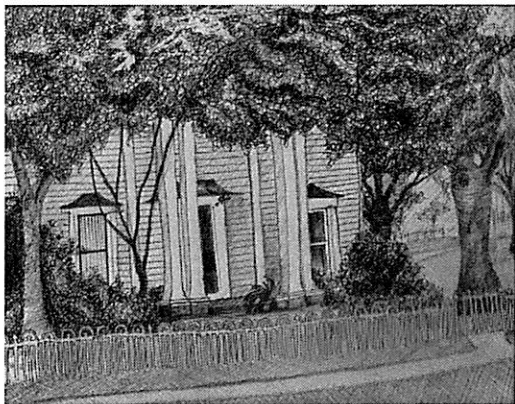
Constructed in 1936, the house at 454 Mary Louise Drive remained unoccupied until 1941 when Jack and Sophie Birenberg purchased the home for \$12,000. The home changed hands several more times until 1967 when Raul and Blanca Acevedo bought the house. The home remained in the Acevedo family until 2011 when Orlando & Kelly Morales fell in love with its character and warmth. The Morales family has embarked on a remodeling journey with many projects completed and many projects yet to come.

This home reflects a symphony of classic revival styles popular during the 1920s to 1930s. A limestone façade blends with a Moorish entryway arch and Spanish revival clay tile roof for balanced curb appeal. Driveway and walk-through wrought iron gates are patterned off of original iron work in the banister inside the house. The “courtyard” in the front of the house is currently a blank canvas, with lush landscaping planned for Spring 2013.

A walk through the restored antique front door reveal a light-filled front room with original brick fireplace, complete with original pre-war hearth tile. Original walnut hardwood floors have been refinished in a dark palette throughout the home. The downstairs bathroom was re-tiled in gleaming white subway tile with chrome accents. A floor to ceiling buffet in the dining room has been repurposed into a wine aficionado’s storage and display case with double built-in wine coolers anticipated in a season or two. In the recently remodeled kitchen, white carrera and black marble floor tiles, reflect the black and white checkerboard pattern classically found in pre-war homes. The modern appliances and blue pearl granite counter-tops and backsplash balance well with the Art Deco inspired fixtures. The home’s bountiful windows allow light to stream into each room, highlighting the Morales’ collection of art and furniture from their global adventures.

Upstairs, a 1980s addition was transformed into a toddler’s room and an adjoining space serves as a combined fitness room and office. The shared bathroom upstairs currently remains true to the original pre-war design with peach and black tiling and a built-in cast-iron tub. A major remodel is planned for Summer 2013 with elevation of the dropped ceiling, installation of period-inspired white subway and marble tiling, a mahogany with marble-topped double vanity and a refinished ball and claw foot bathtub (discovered in the guest quarters bathroom).

Since purchasing the home in 2011, the Morales family has been hard at work refinishing this beautiful home space by space. In an attempt to stay true to “period-inspired” design, all of the window and door casings will eventually be changed from the current Victorian rosette and columns to the Art Deco geometrically infused form. One room downstairs that is not viewed during the tour is under renovation to make way for a charming nursery for the Morales family’s newest addition, eagerly anticipated in December.



The Peranteau Home

The Peranteau Home, built in 1934, is a 3500 sq. ft. Greek Revival two-story house with a tall covered porch supported by two square pillars, and a center entrance front door. The front yard is enclosed with a low, wrought-iron fence, from 1926, but installed after the home was built. A graduated picket fence trails down the west side of the property and was designed by Ms. Peranteau using the picket fence at St. Paul's Square as a model.

This home has high ceilings, large rooms and interesting details such as six-inch, pegged hardwood floors, and plank-paneled walls in the living room and dining room. The family room features knotty pine built-ins and cobblestone floors and a built-in bar and sink. The kitchen even has a partial basement. Antiques abound in the house and have been gathered by Jan Peranteau and late mother, Bess Hardberger.

The floor plan consists of two living areas, each with a large fireplace. There is also a dining room and kitchen with a sunny view of the back yard. To the left of the living room is a guest bedroom with a sitting area and bathroom. This bedroom was added to the house in the 1960s by enclosing a side porch and extending the length of the house. Three bedrooms are upstairs, along with two bathrooms and a screened-in porch. There is also a sunroom off the master bedroom for enjoying a morning cup of coffee.

Outdoor living includes a large deck, an in-ground pool, and old pecan trees that make afternoons cooler with their shade. The back yard almost feels like a small park with its sweeping lawn.

Owners include Willard H. York, Dr. John Parsons, Dr. Charles Hooper, Judge Carlos C. Cadena, and Mayor Phil Hardberger.



The Provident Home

This unique Spanish-style hacienda reflects “a dream come true” of the U-shaped garden living area that the present owners had always imagined. The thought of this home began July 15, 1937 when Eugene Bohne Jr., and Tommy Ruth Bohne bought the property from Monticello Land Company of San Antonio for \$869.64. The original architect was Ivan H. Riley of 2202 Fredericksburg in San Antonio. The plans have stayed with the house thanks to the son, Allen Bohne.

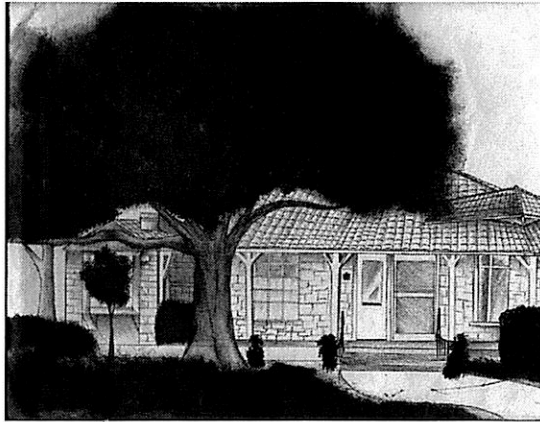
On May 25, 1938, an agreement between J. H. Raybourn, Contractor, and the Bohnes was made to construct their beautiful home now 443 Club Drive. The plans and agreement is on display for the tour.

The home is more than 2,000 square feet with at least that much more living outside area with a beautiful fountained pool and wonderful garden areas.

The home has had a facelift and has new landscaping. Allen Bohne drove by during the facelift and came into the home. He felt that the new owners had “finally done justice” to the home saying it was now “the correct color, finally.” His tour of the home brought back precious memories as he commented “I can see my mother using the cutting board.” The kitchen still has the original cabinets and built-in cutting boards that will remain the same in memory of Tommy Ruth Bohne.

Allen Bohne took over the property in the 80s after his parents' death and remained until the 90s when it was first sold.

It is amazing that one family had the home for sixty years. This home has found its next sixty-year owners and maybe longer. The present owners bought the home in 2011.



The Simmons-Skruhak Home

This three bedroom, two bath, 2000 sq. ft. California Colonial designed by noted architect N. Straus Nayfach and built by D. G. Janssen was introduced to the public December 15, 1940. Nayfach -- still eight or nine years away from creating his Alameda Theater masterpiece downtown -- certainly liked the neighborhood. Within five months, he and his family were living in a new house right next door at 505 Club Drive.

The original advertisement in the San Antonio Express touted the home's many features, including "tiled breakfast room-den with built-in glass-brick bar, glass-brick lined bath shower stall, fluorescent-lighted bath dressing table, 60-foot front tiled flower porch, and mirrored colonial living room mantel with crystal bracket lights." Amazingly, more than 70 years later, only the glass-brick bar in the den is missing.

An article accompanying that 1940 ad focused on the combination breakfast room and den, boasting of its unusual tile floor and the Philippine mahogany paneling, wainscoting, and ceiling beams. The photo caption extolled the home's "square cut native rock, redwood siding and solid cypress porch columns all finished in light ivory and white." The porch's split brick floor was laid in an attractive basket weave pattern, and the Dutch door side entrance adds to the charm. Interestingly, the 1940 photo shows that half of the front porch was originally screened in.

Though the public was invited to tour the home, it was actually built for the Frank Werbner family. A building permit was issued to him for the seven room, \$7,000.00 dwelling in August, 1940.

Tom Simmons, current owner -- and real-life electrician -- was astonished to discover the original electrical contractor had installed 12-gauge wire in flexible metal conduit and an electrical panel containing twelve fuses. In addition, three-phase power was subsequently added to accommodate an early chilled water air conditioning system.

Throughout the 1960s, the home was owned by Albert J. Thompson, executive vice president of Winn's Stores Inc. -- note the stylized "T" integrated within the design of the grille work on the front and side entrance screen doors -- and the John T. Propes family lived here nearly 40 years until the home's sale in 2010.

Perhaps because the home changed hands so few times, it remains largely as built. The kitchen and baths are almost completely original. The sconces over the mantel in the living room, the dining room chandelier, even the chirpy, yellow lamps where the bar once stood -- all are original to the house. The most significant change made by the new residents involved removing a window and substituting an additional French door in the dining room to ease traffic flow when entertaining. The work was so skillfully done, with the original interior and exterior doors and grillework painstakingly duplicated, no one would ever suspect the subterfuge. Also, a gas log insert was added to the living room fireplace to make it functional.



The Weik Home and Casita

The Weik home, built in 1928 at a cost of \$11,340, while not the grandest in Monticello Park, is certainly one of the most unique on the tour. The main house appears to be a single-family dwelling; however, hidden behind the Spanish colonial façade hides a multi-family residence with a Spanish courtyard in the center. The home was neglected for twenty years until purchased by the Weik Family in 2005. Hardwood floors, arches, and heavy Monterrey finish walls create a cozy feeling throughout.

The Cartouche on the front at the Alamo inspired roofline is most likely the work of famed craftsman, Hannibal Pianta, whose work adorns many homes and buildings throughout the city, including Thomas Jefferson High School. The tile roof and accents are also unique as they are Ludowici tiles, the same tiles used on the Bexar County Courthouse. Another unique aspect of this home is the seldom seen “Mango” textured stucco on the exterior.

Entering, you find a small tiled vestibule that leads into the rolled ceiling living room with a faux fireplace in the corner. French doors lead to the deck and courtyard.

Upon purchasing the home, Weik discovered a kitchen that had three doors and no counter space; careful planning has now allowed for a small, but very capable kitchen. The glass in the cabinets was found stashed in the garage and cut to fit the new cabinets.

The four-poster bed in the master bedroom was manufactured by the famous W. R. Dallas Furniture Company and has been in the Weik Family for over fifty years.

Sadly, due to previous neglect, all original tile work has been lost in the kitchens and baths.

From the courtyard you will enter the Cottage that is a perfect hidden gem; it too was neglected for many years, but has been brought back to life by the current occupants and lifelong friends of the family. It features many unique architectural details not often found in such a small space: arches, nooks, window seats, and glass-panel cabinetry in the kitchen.

The courtyard provides a peaceful oasis to relax after a long day at work.

It has been suggested that the home was built with only ONE front door to circumvent deed restrictions not allowing multi-family dwellings in this block of Monticello Park.

We are grateful for the assistance of the students of the Architecture and Environmental Studies Magnet Program at Thomas Jefferson High School.

Thank you!

Briana Alderete
Emmanuel Cantu
Brandon Castillo
Elizabeth Castillo
Pete Cerna
Stephen Estrada
Romolo Garcia
Jesse Garcia
Andrew Gonzales
Edgar Gonzalez
Caitlin Guice
Walker Hayse Black
Carlos Hernandez
Elizabeth Lehmann
Sarai Martinez
Luz Martinez
Michael Moreno
Lesley Nunez
Eduardo Silva
Amir Valenzuela
Joseph Vasquez
Marisol Villalobos



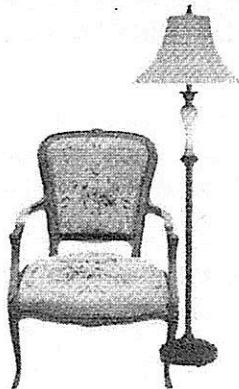
The Niceties of Life
"the things you love"

We Buy GOLD and SILVER
We Buy and Sell Furniture

Aury Ramos

1125 Hildebrand
San Antonio Tx. 78201
Ph: (210) 736-6661
Cell: (210) 291-2383

Open everyday
10:00 a.m. - 7:00 p.m.



CAFFE TUTTI

CAFE & COFFEE SHOP

NATALIE ESPINOZA, OWNER

210.732.2400
210.749.EATS - CELL
1933 FREDRICKSBURG RD. SUITE 107
SAN ANTONIO, TX 78201

WWW.FACEBOOK.COM/CAFFETUTTI

**Evergreen
Garden**

(210) 735-0669

922 W Hildebrand Ave, San Antonio, TX 78201

Native & Xeriscape Plants
Bonsai - Terrariums
Landscaping - Installation



KIM T NAILS

Professional Nails Care
Spa Pedicure \$19.00+

Solar Full Set \$28.00 Fill \$20.00

Acrylic Full Set \$19.00 Fill \$13.00

Walk-In & Appointment Welcome

(210) 732 - 4479

3534 Fredericksburg Rd. San Antonio TX 78201
Mon-Sat 10:AM - 7:PM Sunday: Closed

**MONTICELLO PARK
CUSTOM FRAMING**

by Rose Garza

Custom Picture Framing • Canvas Stretching
* Shadow Boxes

1439 Fulton Ave.
San Antonio, TX 78201

(210) 232-2393
Call For Appointment



Vee's Hair and Spa

an Aveda Concept Salon
In Jefferson Village
Receive a FREE

"Botanical Hair Therapy Treatment"

With your first salon service ~ \$25.00 value

www.veeshairandspa.com

1022 Donaldson Ave. (210) 733-7131



DECO PIZZERIA

1815 Fredericksburg Rd.
San Antonio, TX 78201

◆ 210.732.DECO (3326)
◆ www.decopizza.com

◆ PIZZA ◆ WINGS ◆ PASTA ◆ SALADS
◆ SANDWICHES ◆ BEER & WINE

FLORAL ELEGANCE LTD.

"Guaranteed Smiles..."

OWNER- ADRIANNA PEDRAZA



Mejican Restaurant

Miriam Zamora
Owner

Serving Hours

Monday - Thursday: 7 a.m. To 2 p.m.

Friday: 7 a.m. To 9 p.m.

Saturday: 7 a.m. To 5 p.m.

Sunday: 8 a.m. To 3 p.m.

FOOD TO GO

1009 DONALDSON AVE.
San Antonio, TX 78228
TEL. 210.736.0223

FERRO FAMILY & COSMETIC DENTISTRY

Ph 210-732-3522

941 Donaldson • San Antonio, Texas 78228



JOSEPH A. FERRO, D.D.S.

Thank You MPNA!!



"It is an honor and privilege to serve your interests at City Hall"

Councilman Cris Medina
District 7

Field Office
4414 Centerview Ste. 160
(Brass Professional Center - Finesilver Bldg)
(210) 207-0870
District7@sanantonio.gov

Basil Scaljon Rugs, Inc.
TRADITIONAL • ANTIQUE • CONTEMPORARY

BASIL SCALJON

2420 NORTH MAIN AVENUE
SAN ANTONIO, TEXAS 78212

TELEPHONE: 210-734-3711

FACSIMILE: 210-734-3760

WWW.BASILSCALJONRUGS.COM
BASIL.SCALJON@SBCGLOBAL.NET

Basil Scaljon Rugs offers a wide selection of antique and modern oriental rugs and carpets. This collection is a recognized source of interesting, decorative, and collectable pieces. Whatever your budget, you can always count on finding something that you will enjoy for years to come.

Basil Scaljon Rugs is also available for all of your professional cleaning and repairs. We have had great success in removing anything from pet to food stains as well as repairs from the most simple patchwork to the most complex reweave. Contact us with any questions or for a quote.



GUS MANN AUTOMOTIVE

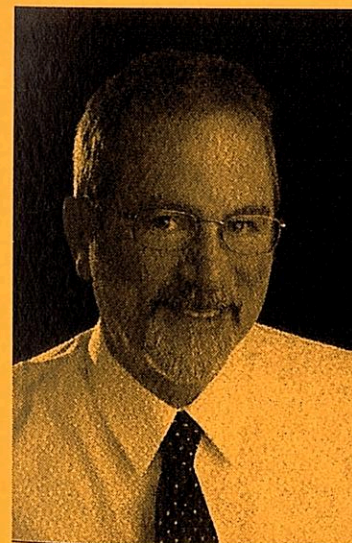


Complete Automotive Repairs
General Electrical - Brakes
Tune-Up • A/C • Etc.
Driveability - Computer Diagnostics
Nationwide Warranty

Mark Torres
Service Advisor

736-4221

2202 Fredericksburg Rd.
at Hildebrand



Randy Rice

Realtor® ABR, GRI

direct 210.844.0102
www.randyrealtor.com
randyrlst8@aol.com

REALTY



LEGACY GROUP





Monticello Park
neighborhood association