

15th Biennial Holiday Home Tour  
& Christmas Market



*At Home  
In Monticello*



Presented by  
THE MONTICELLO PARK NEIGHBORHOOD ASSOCIATION

December 4, 2016

11AM-5 PM



Randy Rice



Americo Canales



Barbra Morales

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15th Biennial  
Holiday Home Tour  
&

Christmas Market

***At Home In Monticello***

presented by

THE MONTICELLO PARK NEIGHBORHOOD ASSOCIATION

A self-guided tour of private homes  
and sites of interest in historic Monticello Park



The Monticello Park Neighborhood Association is a 501(c)(3) Corporation.

The purpose of the MPNA is for charitable and educational purposes. Charitable purposes primarily involve awarding at least one scholarship per year to a high school senior; Educational purposes include providing an organized framework to promote, preserve, and enhance the quality of life and values within the Monticello Park Neighborhood Association boundaries and the city. MPNA is a recognized historical district. Therefore, emphasis is placed on historical education and on promoting a sustainable environment.

*Merry Christmas*

*from*

*Jan Peranteau*



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*Happy Holidays*



**Melanie Young, Ph.D.**

**Writer & Editor**

# WELCOME

Welcome to the 15th Monticello Park Home Tour! Thank you for spending your Sunday touring our neighborhood and visiting the local vendors at our new Christmas Market. We are confident you will find our homes to be unique and charming examples of early 20th Century architecture, and hope you will find our neighborhood and residents welcoming and inviting.

Please take note of our generous sponsors and consider patronizing their businesses. Many of them are in our neighborhood and stand ready to serve you.

Proceeds from the Home Tour fund neighborhood preservation efforts and scholarships for local high school students. We appreciate you visiting our neighborhood and we hope to see you at our next *At Home in Monticello*.



## MONTICELLO PARK NEIGHBORHOOD ASSOCIATION

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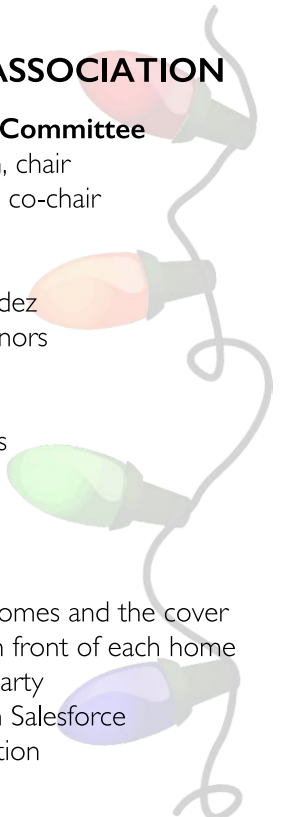
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### Special Thanks

- \* Troy Beshears for his exceptional photographs of the homes and the cover
- \* Mary and David Guererro for the decorative markers in front of each home
- \* Wayne Ehrisman and Jan Peranteau for the after-tour party
- \* Staci Revilla and John Hernandez for the assistance with Salesforce
- \* Uriel Mejia and Cathy Teague for social media consultation



# MONTICELLO PARK HISTORIC DISTRICT

The homes of Monticello Park are an extraordinary collection of architecture: Revival styles, English Tudor, Spanish Colonial, Italianate, Neoclassical, Craftsman, Art Moderne, Mid-Century Modern, and more. Virtually every house proudly shows the handiwork of individual artisans. Notice the masonry, plasterwork, Mission tiles, arches, built-ins, cartouches, and turrets—all touches which make these homes truly unique.

This area was once a dairy farm owned by George Calvert. Mr. Calvert sold his farm to the Woodlawn Park Development Company which divided it into subdivisions and home sites. The present Monticello Park is comprised primarily of the original North Woodlawn Terrace and Monticello Park subdivisions.

The neighborhood grew rapidly, reflecting the Roaring 20s, the Great Depression, and finally, World War II, and attracted a growing class of merchants and professionals. Many homes were designed by notable San Antonio architects, such as Adams & Adams, Atlee Ayres, Frost Carvel, and Nathan Straus Nayfach.

One of the developers, Leo S. Karen, sold a portion of land to the San Antonio Independent School District for \$94,588. The original plans for the site had included a country club and golf resort hotel, but the Great Depression ended that dream. Club Drive kept its name despite the club never being built.

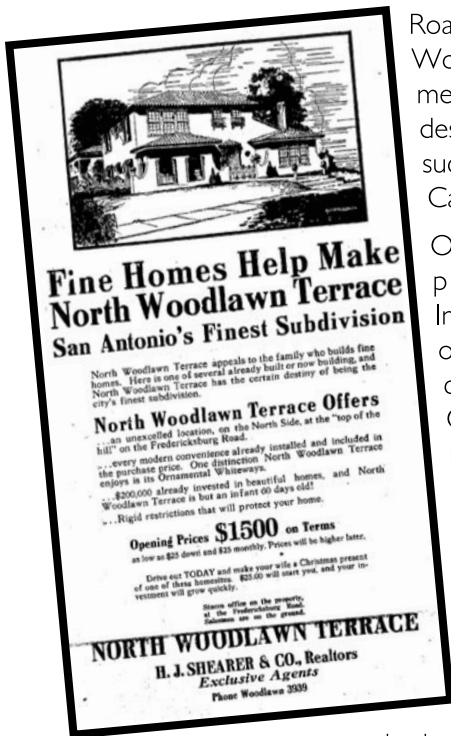
Thomas Jefferson High School, the crown jewel of our neighborhood, was eventually built on the site of the proposed country club. This architectural gem was designed by Max Frederick and built in 1932, much to the dismay of some who believed it to be

in the middle of nowhere. The buildings were sited

to afford a spectacular view of the school's dome from along Furr Drive.

Monticello Park Neighborhood Association was established in 1983 and is a registered neighborhood association with the City of San Antonio. The Monticello Park Historic District was established in 1995.

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



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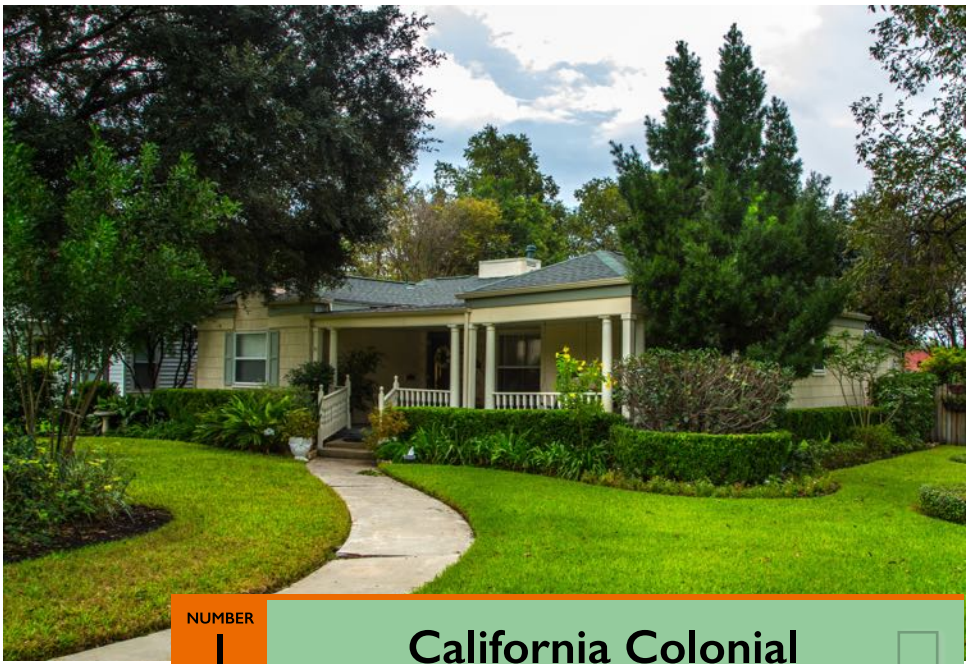




*There's no place like home for the holidays...*

*The Rangel Family*





NUMBER

I

## California Colonial



### The Sanchez House 362 North Drive

Diana and Tony Sanchez bought this 1940 California Colonial, designed by N. Straus Nayfach, in 1981. They are only the third owners of the house, and fell in love with the neighborhood before they moved here. When it was built, the house was prominently featured in the *San Antonio Express*, and the owners are displaying a copy of that advertisement. The original purchase price was \$7000!

The house was enlarged to include 3 bedrooms and 1½ baths. Diana and Tony also expanded the front porch and closed in a screened back porch to create a family room. Later, they remodeled the kitchen, opening it to the family room, making it perfect for entertaining. The exterior is a beautiful cream and sage, blending into the verdant landscape created by Tony. He is quite a gifted gardener and is known throughout the neighborhood for reviving ailing plants and having one of the most lush landscapes in the area.

Take note of the proud collections of figurines, antiques, and religious art throughout the house. The owners also celebrate Christmas in an extensive manner, with exquisite decorations in every room. Watch for the electric train encircling the Christmas tree and the English village glowing above the china cabinet. This house will definitely put you in a happy holiday mood!

# JDG Associates, Inc.

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## MERRY CHRISTMAS!

*from*

**Ressie & Charlie O'Connors**

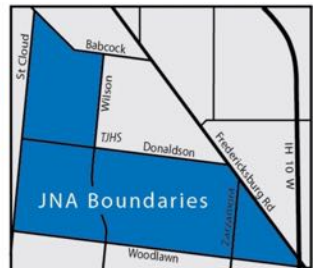
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- Educational opportunities
- Neighborhood preservation and improvement
- Direct communication with CoSA and other agencies

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Meeting Every 2nd Monday, 7 PM, at Jeff United Methodist Church, 758 Donaldson at Wilson



NUMBER

2

## Cozy Cottage



### The Peña/Reyes House 358 North Drive

Alfred Peña and Mike Reyes purchased this California-style, N. Straus Nayfach home because of the numerous neighborhood amenities, including proximity to downtown, towering trees, and the unique houses featured on every block. This circa 1940, cozy cottage features 2 bedrooms, 2 baths, and 2 living areas, marrying traditional features with modern amenities throughout.

Alfred likes a spacious modern feel, while Mike likes antiques and collectibles from his travels, so the house is a perfect blend of their sensibilities. The fireplace, built-in shelves, and wide archways showcase the original features of the home, while the kitchen has been opened up and updated with contemporary flooring, marble countertops, and new cabinets. A rear living area was added for casual living and informal dinners.

The backyard, site of frequent barbeques, features a large deck and long picnic table designed to accommodate many guests. Twinkling lights wind around the trunk of a pecan tree, lending a festive air to the space, while more lights swing merrily across the backyard to keep the party alive!

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NUMBER

3

## Limestone Living



### The Goetz House 343 North Drive

The Ann Goetz home, built in 1940, is a quaint limestone bungalow, featuring a gabled front porch perched below a trio of ancient live oaks. Amazingly, Ann is only the second owner, so this house has maintained many of its original features. The wood floors, windows, and historic dining room chandelier are all original to the home. Left behind by the first owners was a slab of marble that Ann fashioned into an outdoor table.

Ann loves to travel, and she has decorated her home with many reminders of her worldly treks. The Italian mirror and shelf in her bathroom are two small examples of the many treasures she has collected. Make certain to ask her for the history of any specific piece which captures your fancy.

The rear of the house is shaded by majestic trees and a large covered deck built to accommodate large family gatherings. The tasteful plantings added a few years ago to the front and back yards add further charm to this wonderful old cottage. Enjoying nature's wonderland in the backyard is one of the owner's greatest joys, and once you visit this green paradise, we are sure you will agree.

# REAL ESTATE MUSES



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NUMBER

4

## Artist's Abode



### The Lorea House 226 North Drive

D. G. Janssen built this 2 bedroom, 1 bath bungalow in 1939, under the direction of architect, N. Straus Nayfach. The limestone structure is fitted with its original steel casement windows. The owner, Giamo Lorea, is a carpenter and gardener, and has a passion for transforming spaces into whimsical flights of fantasy using discarded building materials, found objects, and twinkling lights in a variety of colors.

Some of his sculptures look like sky scrapers while others are metal columns and serve as planters. He has even used the masts of sailboats to frame the back entry of his house, where vines climb wildly to the top. Geometric shapes abound both indoors and outside. A pergola is covered with wisteria and a two-person hammock swings beneath the cool cover of vines and leafy ferns hung from the ceiling. Giamo textured all the walls in the house and built a rock wall above the kitchen sink. Rocks are also used to form a border around a granite bar.

Outside, the landscaping is drought tolerant with a rock retaining wall in the front. In the back yard, tropical container plants line the fences. Simple words cannot do justice to this extraordinary house. You must see it!

# MAP OF HOMES





## TOUR THE HOMES IN ANY ORDER YOU WISH

1

**California Colonial**  
362 North Drive

6

**Mid-Century Ranch**  
316 Mary Louise Drive

2

**Cozy Cottage**  
358 North Drive

7

**Storybook Charmer**  
128 Furr Drive

3

**Limestone Living**  
343 North Drive

8

**Atlee Ayres Colonial**  
562 Donaldson Avenue

4

**Artist's Abode**  
226 North Drive

9

**Community Pillar**  
758 Donaldson Avenue

5

**Tudor Meets Today**  
141 Club Drive

10

**Spanish Revival Wonder**  
723 Donaldson Avenue



**Restrooms**

Church Community Room



**Christmas Market**

Church Community Room

## TOUR GUIDELINES

- This booklet is your ticket into each home. Simply present it to the greeter at each home.
- You may be asked to remove your shoes or use provided shoe covers before entering homes.
- Smoking, food or drink, pets, and children's strollers are not allowed in the homes.
- Do not enter closets or rooms where doors are closed.
- Do not open cabinets, drawers, or refrigerators.
- Be courteous to the neighbors adjacent to the tour homes – do not block their driveways, walk on their lawns, or litter.
- Be mindful that the homes on the tour are all private residences with fragile furnishings.





*Merry Christmas!*

*from  
Margaret Mireles*



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NUMBER

5

## Tudor Meets Today



### The Reid/Hernandez House 141 Club Drive

Soon after Laura Reid and John Hernandez purchased this 1929 Tudor Cottage, they began planning for several updates. They loved the character of the houses in Monticello Park and this 3 bedroom, 2 bath house fit the needs of this young couple perfectly.

They remodeled both bathrooms, utilizing period appropriate tiles and light fixtures. The remodeled kitchen was opened to the dining room, creating a perfect spot for entertaining guests and a more contemporary feel to the home's interior.

Laura and John like to combine furniture from different periods, layering antiques with mid-century modern and art deco. The effect is spacious and carefree. Light streams through the windows framed by the newly built window screens, lovingly hand built by the couple, reflecting an earlier time. The wiring and plumbing have been updated and all landscaping seen in the yard has been completed by the present owners.

Note the details throughout, including an antique porch glider and the amusing dog windows embedded in the backyard fence. You may not see the dogs on the day of the tour, but they will certainly see you.

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NUMBER

6

## Mid-Century Ranch



### The Hardberger House 316 Mary Louise Drive

Amy Hardberger took ownership of this 1952 mid-century ranch four years ago, but she has a long history with this neighborhood. She grew up in Monticello Park, attended Woodlawn Elementary, and had a desire to return to the area. Amy is a professor and Associate Dean of St. Mary's Law School, and this 3 bedroom, 2 bath house, close to work and to downtown, suits her active lifestyle.

Constructed of native limestone with period steel casement windows, this house embraces the gentle breezes during cooler months of the year. Hardwood floors gleam and beautiful art fills the house. "Blank white walls make me twitchy," she said. Her art comes from travels all over the world, as well as from her native Texas.

She had the interior repainted and the outside trim restored, bringing out the sleek lines of the house's mid-century design. Amy is a water law expert and an avid conservationist, so her landscaping was designed to be drought tolerant and low maintenance. Her philosophy is to be clean and carefree, so you won't find a stuffed storage closet in her house!



Deco District H-E-B

2118 Fredericksburg Road



Senator José Menéndez

4522 Fredericksburg Road, A-3  
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(located in Wonderland of the Americas Mall)  
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from

Alicia A. Pais

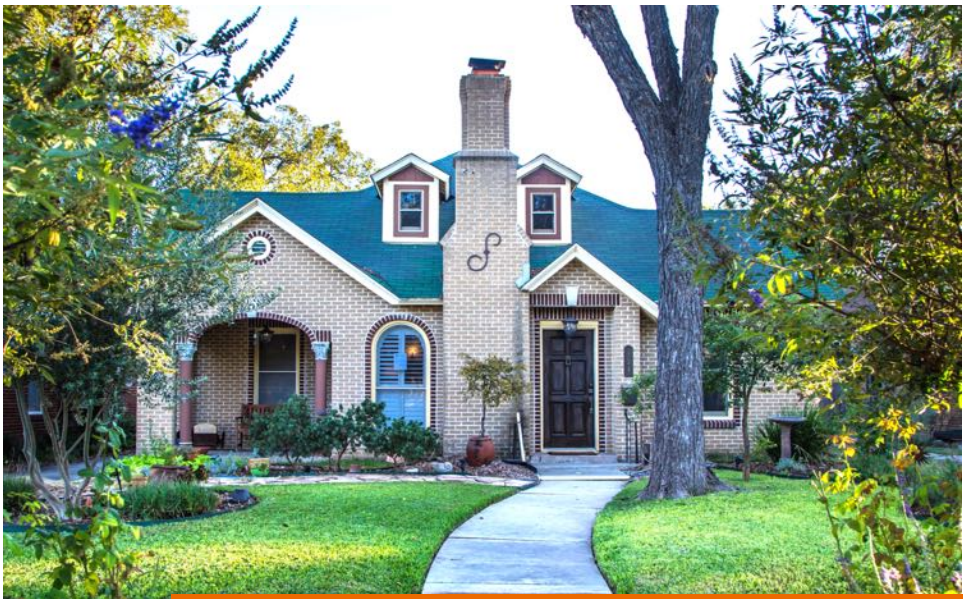


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NUMBER

7

## Storybook Charmer



### The Teague House 128 Furr Drive

This neo-classical, storybook cottage was built around 1929, and has been lovingly restored by the present owner, Cathy Teague. After purchasing the house in 2004, she found two original chandeliers in the garage rafters, and after restoration, she returned them to their original locations.

A 1981 attic renovation grew the footprint to 4 bedrooms and 2 baths. A large dining room, crowned by one of those original chandeliers, and fitted with a table once belonging to Cathy's grandmother, is perfect for entertaining with a cozy galley kitchen nearby. The kitchen houses another family memory, the first dining set Cathy's parents bought after they were married.

Both bathrooms have been remodeled, and pedestal sinks, tiles, and lighting are reminiscent of an earlier time. Cathy has completed an extraordinary number of renovations, including windows, doors, drywall, insulation, and crown molding. And for an unconventional twist, she repurposed the original window weights as part of a stone path. Her love of nature is evident in the gardens both front and back.

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**Merry**  
**Christmas**

*Tom Simmons & Mark Skruhak*





NUMBER

8

## Atlee Ayres Colonial



The Ramirez House

# 562 Donaldson Avenue

Frank Ramirez and his late wife Sylvia bought this Colonial Revival house in 1973. Designed by noted architect Atlee Ayres in 1938, this stately home has 4 bedrooms, 2½ baths, and 2 living areas, in addition to a sun porch and a formal dining room. Recently, Frank married Martha, after both lost their previous spouses. Interestingly, they first met while students in high school.

These almost-newlyweds combined furnishings and started a new household together. Martha's baby grand piano commands center stage in the living room, along with her collection of Waterford crystal and other art glass. A 1938 Chambers gas stove sits in the middle of the kitchen, framed by original cabinets. The beautiful bird's eye maple bedroom set belonged to Sylvia's grandmother, and Frank's prized Tiawanese bar dates to his service days in Vietnam.

This brick house has been repainted gray with black wood shutters. The wood floors have been refinished and the interior of the house repainted. Finally, they have totally rebuilt the landscaping in both front and back yards. A memorial rose garden has been established in the front yard in memory of their loved ones. Amazingly, they have the original blueprints of the house. Look for them on prominent display.

HAPPY

HOLIDAYS

*from*

*Dianne & Joe Simpson*

HAPPY  
Holidays

*from*

**Mark  
Raizen**

**Thank You, Troy Beshears!**  
For your amazing photos of the tour homes.





NUMBER

9

## Community Pillar



### Jefferson United Methodist Church 758 Donaldson Avenue

Jefferson United Methodist Church held its first Easter services in war surplus tents over 70 years ago. Wheeler Chapel, named after the first minister, Sterling Wheeler, was built in 1947, but as attendance increased, services moved to Jefferson High School. By Easter 1956, more than 1,700 worshipped, so the congregation increased indebtedness to \$250,000 to build a new sanctuary. Plans featured futuristic chandeliers and a beautiful space-themed mosaic. Groundbreaking for the new structure was held on December 9, 1956.



In 1957, Mr. and Mrs. Howard Conwell gave the Memorial Tower and Carillon bells to the church in memory of their parents. The 2,140-pound stainless steel spire and cross was raised atop a tower extending 135 feet in the air. The gift of the Aeolian-Skinner pipe organ, at a cost of \$45,000 enhanced the sanctuary.

Worship began in March 1958, with 800 worshippers in the early service and 740 worshippers at the later service. At the peak of membership, over 2000 worshipped each Sunday in three separate services.

# Merry Christmas



*Gary Hudman*

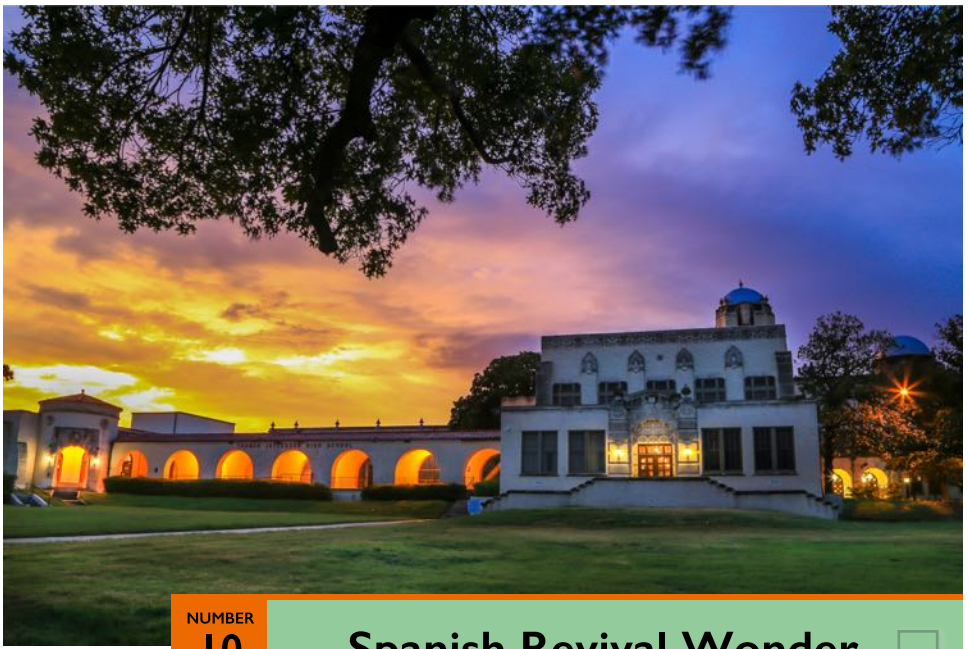


Deco District H-E-B

2118 Fredericksburg Road



Brian Hough



NUMBER  
**10**

## Spanish Revival Wonder



### Thomas Jefferson High School 723 Donaldson Avenue

Thomas Jefferson High School, a Texas Landmark, is listed on the National Register of Historic Places. Designed by Max Frederick, of the architectural firm Adams & Adams, and completed in 1932, the palatial Spanish Revival campus is an extravaganza of lavish detail inspired by Spain's Alhambra.

At the time, this was the most expensive school built in San Antonio, at a cost of \$1,250,000. The main structure, dominated by two silver-domed towers, surrounds beautiful patios and stately arcades. Note the amazing cast stone ornamentation by acclaimed Italian immigrant, Hannibal Pianta, framing the main entryway and featured throughout the complex.



Jefferson High School made quite a splash soon after it opened. In 1937, Jefferson became nationally known when it was chosen out of 1,500 schools as the most outstanding high school in America. It was featured in *Life Magazine* the following year for this honor. In 1940, Jane Withers starred in *High School*, a motion picture set at Jefferson.

You are invited to stroll through Jefferson's beautiful halls, view the awe-inspiring auditorium, and enjoy the recently renovated grounds and gardens.

Special Thanks to our Student Docents from

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