



Monticello PARK

16TH BIENNIAL HOLIDAY

Home Tour & Christmas Market



Presented by:
The Monticello Park Neighborhood Association

Who first suggested
stringing Christmas
lights in the trees
along the Riverwalk?



CERTIFIED HISTORIC HOME SPECIALIST

Camille Rodriguez Brigant *Realtor*®

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Answer: Joske's president, William McCormick

Monticello Park Historic District

Monticello Park homes are of a variety of architectural styles, including Tudor, Spanish Revival, Italianate, Neoclassical, Mid-Century Modern, and many more. 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. He sold the 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, of Adams & Adams, and built in 1932, much to the dismay of those who believed it to be in the middle of nowhere.

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.

The image displays three historical real estate advertisements. The largest, central advertisement is titled "Beautiful MONTICELLO PARK" and features an illustration of a large, ornate house. The text in this ad includes: "DRIVE D OR CALL MARY LOUISE 2237", "The New Restricted Sub-Division in the WOODLAWN AREA", "JUST NORTH OF JEFFERSON HIGH SCHOOL", and "DRIVE OUT MARY LOUISE OR CLUB DRIVE TO KAMPFMAN BLVD". To the left is a smaller advertisement with a blue border titled "PRICES ADVANCE on April 15th Buy a Lot Today on CLUB DRIVE in North Woodlawn Terrace". It lists "75-ft. Lots are \$2,250" and "The price will advance \$750 per lot on April 15th. Building restrictions are \$10,000 on CLUB DRIVE". At the bottom, it says "H. J. Shearer & Co., Realtors Exclusive Agents, Woodlawn 2028 2100 Rock Frederickburg Road at Mary Louise Drive". To the right is another smaller advertisement with a brown border titled "Fine Homes Help Make North Woodlawn Terrace San Antonio's Finest Subdivision". It includes a small illustration of a house and lists "North Woodlawn Terrace Offers" and "Home Prices \$1300 - \$2000". At the bottom, it says "NORTH WOODLAWN TERRACE H. J. SHEARER & CO., REALTORS".



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Welcome

Welcome to the 16th Monticello Park Home Tour! Thank you for touring our neighborhood and visiting the local artisans featured at our 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 businesses 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 again next time.



Monticello Park Neighborhood Association

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Jan Peranteau for the after-tour party
Deux South Creative for booklet and poster design



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#1 Entertaining Extravaganza



342 Quentin Drive

If you participated in Monticello Park's 2016 Home Tour, you visited with Alfred Pena and Mike Reyes at their California-style cottage on North Drive. They loved their cozy cottage and did not want to leave the neighborhood, but they needed more space. Luckily, they found their "new" home just a few blocks away on Quentin.

This home is one of the newer ones in the neighborhood, and has been remodeled with an open layout, which is perfect for entertaining. It also combines Alfred's preference for a modern home with Mike's love of antiques and older houses.

The home has three bedrooms, two baths, and unlike most of the homes found in our neighborhood, enviable walk-in closets. Prior owners converted the garage into additional living space, which now serves as their media room. The kitchen has been updated with stainless steel appliances, granite countertops, new cabinets, and new lighting. The kitchen opens into the formal dining room, which overlooks the backyard.

Alfred and Mike's home features outdoor living at its best. Not only is there a large deck, but also an amazing patio with plenty of chairs for fun and great conversations. Strings of twinkling lights dance along the trees and fence line, keeping the evening cheery and bright for visiting friends and neighbors.

ALFRED PENA AND MIKE REYES

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#2 California Colonial



401 North Drive

It was January 1942. America had entered World War II the previous month. Young men were flocking to recruiting offices while local families were readying themselves for the deprivations of life on the homefront. A Sunday morning edition of the San Antonio Express announced the completion of four new homes in Monticello Park. One of them, at the corner of Kampmann Blvd and North Drive boasted of a view of the city's skyline, a 35-foot hedged terrace, steel studio windows and a double garage. N. Straus Nayfach was its architect.

Over the decades, children would be born, garden clubs would hold their meetings here and the homeowners living in this two-story stunner would accept the many compliments from those who admired its gracious lines and beautiful stonework. Pat Wathen, a physician of internal medicine and instructor at the UT Health Science Center, bought the home in August 2017. Ultimately, she said, it was the large windows letting in such beautiful natural light that convinced her it was the perfect place to display her art collections.

A world traveler with pieces ranging from hand-carved masks from Central America to framed textiles from Southeast Asia, Wathen says the fact that the home had been renovated by a previous owner made it easy to simply move in. Visitors can see the work of many local artists here. Some of them also call the neighborhood home. There's original architectural style such as the home's staircase, the interior dental molding over the top of the front door and large casement windows looking out over a lovely landscaped backyard.

DR. PAT WATHEN

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#3 Artists' Cottage



230 North Drive

In 2006, artists Maria and David Guerrero were ready to retire and find a house closer to San Antonio's art scene. They found the perfect home in their Tudor cottage. Their home, part of a 1920's development called "English Village," is a cozy haven full of warmth, creativity, and architectural detail.

David repurposes architectural salvage and metal for some of his artwork. Several of those pieces sit among the landscaping, ready to welcome you inside. The front door, which once held a simple clear glass window, now has a piece of stained glass that David and Mary designed and Cavallini Stained Glass created. A grand mantle holds a variety of collectibles, as does the bright red display cabinet that Mary bartered and received in exchange for a piece of jewelry she created. The living room also has a wonderful reminder of San Antonio's past - two beautifully upholstered settees from Joske's.

When David and Mary moved into their home, they found the house had a special quirk—there were no stairs inside the house leading to the upstairs master bedroom. They quickly decided on a custom solution and cut into the ceiling of the breakfast nook to install a staircase. The staircase, a single metal spiral, had to be carefully maneuvered through the house, and like a corkscrew, twisted into place.

Initially, the master bedroom loft served as their art studio. David's drafting table took up a small space along one wall and Mary worked with her beads and jewelry inside one of the large walk-in closets. Their artwork soon took over and they converted their garage into an art studio. Now, they spend most days in their studio, then escape back to their cottage, ready to be inspired for their next project.

MARIA & DAVID GUERRERO

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#4 Historic Traditional



207 Club Drive

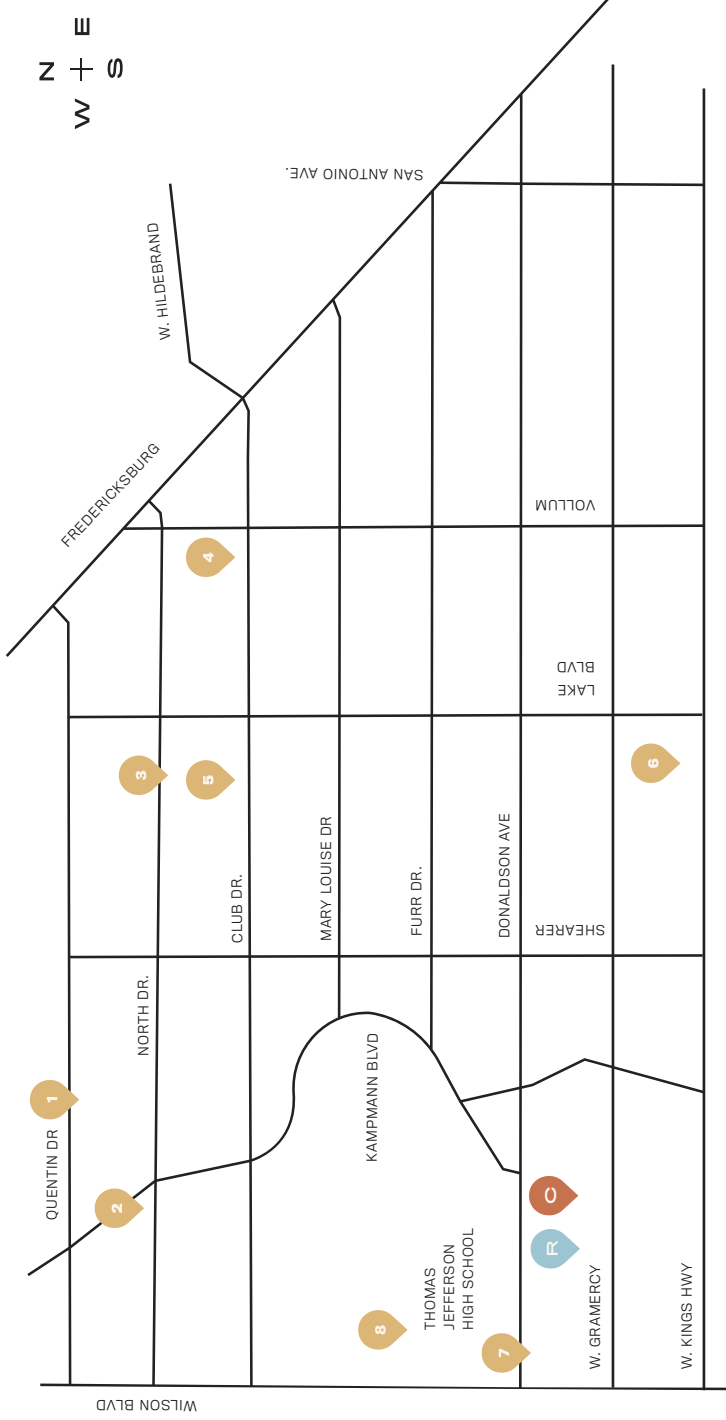
Can you imagine buying a two-story, three-bedroom, brick home in Monticello Park for less than \$9,000? That's what C.M. Furr Company, a local realtor, listed this charmer for in a December 6, 1931 advertisement found in the archives of the San Antonio Express News. Its original, unnamed owners were leaving the city and even selling their furniture. A victim of the depression? Who knows but, when Megan Dodge and Scott Gustafson brought their family through its doors more than 80 years later, they were relieved to find a well-maintained home with much of its 1926 original charm still intact.

Megan especially loved the original upstairs bathrooms with their pastel tiles and whimsical lights. As Megan tells it, "we were drawn by the vibrancy and historic beauty." Over time, this family has made minor changes in the kitchen and entry hall to make the home more comfortable and welcoming for family and friends. They've added garden beds in the backyard and are plotting future projects. The home's front door, with original hardware, also includes a peep window known as a "speakeasy." The dramatic stair case and its iron railing as well as the beautiful, wide arches drawing you from one room to the next are just some of the home's original features.

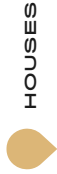
Old home lovers like Megan and Scott are among those living in Monticello Park who are contributing to its reputation as a family friendly neighborhood that's close to downtown but also minutes from historic Woodlawn Lake.

MEGAN DODGE & SCOTT GUSTAFSON

MAP OF HOMES



MAP KEY:



HOUSES



CHRISTMAS MARKET



RESTROOMS

TOUR THE HOMES IN ANY ORDER YOU WISH

1
ENTERTAINING
EXTRAVAGANZA
342 QUENTIN DRIVE

2
CALIFORNIA COLONIAL
401 NORTH DRIVE

3
ARTISTS' COTTAGE
230 NORTH DRIVE

4
HISTORIC TRADITIONAL
207 CLUB

5
COLORFUL TRADITIONAL
2115 WEST KINGS HIGHWAY

6
COMMUNITY PILLAR
758 DONALDSON AVENUE

7
SPANISH REVIVAL WONDER
723 DONALDSON AVENUE

C
CHRISTMAS MARKET
CHURCH COMMUNITY ROOM

R
RESTROOMS
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.



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**HAPPY
HOLIDAYS**

from Molly Cavazos

#5 Charming Mediterranean



315 Club Drive

When it rained, it rained on the inside. When they slept, it was to the sounds of rodents running overhead. They had bees in the walls, rotten windows everywhere and decades of neglect and abandonment. Yet, it was the home's front door and its stunning entryway tiles that spelled true love for Lance and Leo.

It took over a year and countless bad contractors, delays and complications for this determined pair to restore what the original advertisement for this home called a "charming Mediterranean" as it was in 1926. Much of the work on the home's interior has been done by the homeowners who are experienced in home restoration.

They patiently and meticulously replaced window ropes, repaired rotten flooring, installed a period perfect working stove, and searched online for pieces of kitchen and bath tiles to match the originals. At times they admit they were discouraged and then came amazing moments such as discovering koi fish still living deep beneath the weeds, murky water and muck in the now restored courtyard pond.

In between their hard work, this pair also took the time to find and talk to former families who once lived here so they could truly honor this old house and do what they always wanted to do and that's "bring back the happiness."

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#6 Colorful Traditional



2115 West Kings Highway

When Linda Freeman-Shade and Bob Shade walked into their two-story, brick house built in 1936, they were instantly enamored of the original mouldings, built-ins, and arches. They stayed true to the home's Art Deco spirit as they went through two extensive renovations. As a result, it is nearly impossible to differentiate the original home from the new addition.

The rooms are brilliant hues of pink, gold, sapphire, and lilac; those same bright tones are also found in the framed 1930s original covers of *Asia Magazine*, which were designed by Frank McIntosh, and feature prominently on the walls leading upstairs. A zinc Art Deco panel in the living room was salvaged from a 1920s building in Boston and an arch recovered from a 1920s St. Louis home has been repurposed as a fire screen. Art deco is not the only inspiration; mid-century bark cloth pillows adorn the couches and give another punch of color.

Every inch of the apothecary-themed kitchen was carefully designed to maximize space; even walls and pipes gave way to make room for a new refrigerator. The kitchen's leaded glass window, which Bob created from pieces of five leaded windows, reflects the thoughtful detail they have put into their home.

Leaded glass doors purchased at auction open into an airy, light-filled master suite. Special mementos, including a quilt made by Linda's mother, can be found in the additional bedrooms. Even the wallpaper border, which Linda created for the spare bedroom, is a collection of fashion design from days gone by.

Each bathroom has a 1920s-1930s color palette. Can you guess which bathroom is original and which ones have a combination of new old stock and one-of-a-kind reproduction tiles that Linda created?

Their newest project is their outdoor living space, which they are currently planning. While it is not in bloom yet, there is no doubt that, it too, will be full of vibrant color!

LINDA AND BOB SHADE

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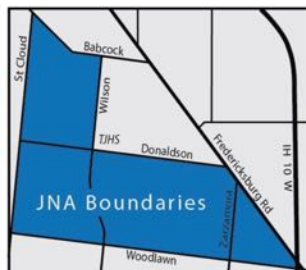
The Jefferson Neighborhood Association

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

#7 Community Pillar



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.

Happy Holidays!



**Thank you for
another fantastic
year!**

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Located inside Wonderland of Americas Mall

State Senator Jose Menendez

*Merry
Christmas*

from Jan Peranteau



#8 Spanish Revival Wonder



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 around Jefferson's beautiful exterior, and enjoy the recently renovated grounds and gardens.

THOMAS JEFFERSON HIGH SCHOOL



Happy Holidays!

District 7 Councilwoman
Ana Sandoval



Compliments of
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Happy Festivus

from Cathy Teague

MAYORS FROM MONTICELLO PARK HISTORIC DISTRICT



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Merry
Christmas

Gary Hudman



Happy Holidays!

Tom Simmons & Mark Skruhak

Neighborhood Advertisement
November 21, 1926

Northwest... and above!



© 1926

Study the chart and familiarize yourself with the ideal location of Woodlawn District.



This delightful San Antonio version of the English Manor House, with its strong Norman influence, is the home of H. J. Ebezer, 515 1/2 Mary Louisa Drive, in Woodlawn District.

In every city there always is one residential section in which the entire population takes justifiable pride—a section of gracious charm and beauty. Not all of its homes are elaborate. Some are modest. Many are stately. A few are truly magnificent. But all are framed in gardens and lawns which bespeak the loving attention of owners who care.

Woodlawn District is that section in San Antonio. Clef by the Fredericksburg Road, which climbs steadily northwest and upward, Woodlawn District is set upon hillsides. The breadth of view from every part of it gives a sense of spaciousness. Sloping lawns further emphasize the beauty of the rolling hills. Residents of this district have carefully cultivated every natural endowment, until Woodlawn District has become one of San Antonio's show places, through which all visitors are carried.

Yet, five years ago, most of that great arc of land which spreads out from the Fredericksburg Road north of Woodlawn Avenue was pasture land, where hunters gathered at the opening of the season!

Now it is a residential section, famous for its beauty and improvements and the progressive spirit of its citizens.


Woodlawn district has the virility of Youth. It has only BEGUN its growth! It offers countless opportunities to those who would profit from its present and future development. YOU are invited to join the thousands of far-sighted San Antonians who already are satisfied home-owners in this ideal section.

Drive out today and see the widespread activity for yourself.

It will pay you to keep closely in touch with the development in Woodlawn District. Drive out—TODAY—and see the widespread activity for yourself.

Woodlawn District

*This information is presented
by residents and developers
of Woodlawn District*



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