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# HOLIDAY HOME TOUR 2023

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# 17<sup>th</sup> Biennial Holiday Home Tour

Presented by  
The Monticello Park Neighborhood Association

A self-guided tour of private homes  
in the Monticello Park Historic District.



The Monticello Park Neighborhood Association is a 501(c)(3) nonprofit corporation, devoted to promoting, preserving, and enhancing the values and quality of life within our boundaries.

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# WELCOME TO MONTICELLO PARK

Welcome to the 17th Monticello Park Home Tour! Thank you for touring the historic houses in our neighborhood. 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.



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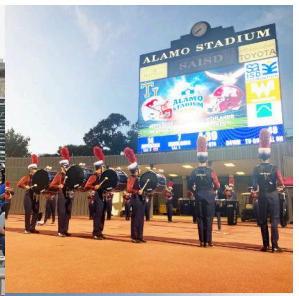
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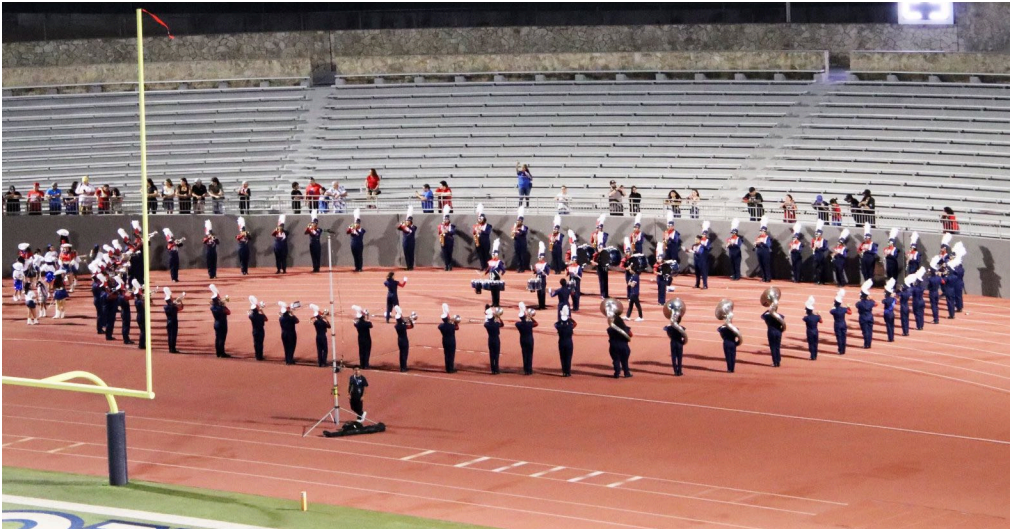


# Happy Holidays

from Margaret Mireles

and the Thomas Jefferson High School

# Mighty Mustang Band



# MONTICELLO PARK HISTORY

Monticello Park contains a variety of architectural styles, including Tudor Revival, Spanish Revival, Colonial Revival, and more. Notice the many artistic details—masonry, plaster, colorful tiles, arches, built-ins, cartouches, and hardware—all touches which make these homes truly unique. This area was once a dairy farm owned by George Calvert. He sold the farm to developers, including H.J. Shearer, C.M. Furr, and Leo Karren, who platted two major subdivisions, North Woodlawn Terrace and Monticello Park. The present Monticello Park Neighborhood is the combination of these two original 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, Ayres & Ayres, Frost Carvel, Phelps & Dewees, and Nathan Straus Nayfach.

The developers originally planned to build a golf course and country club, centered around a resort hotel, El Conquistador. The resort was never built, and the developers sold a portion of that 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. Despite that, Club Drive kept its name.

In 1932, Thomas Jefferson High School, the crown jewel of our neighborhood, was built on the site of the proposed country club. This architectural gem was designed by Max Frederick, of Adams & Adams, using many of the design elements of the planned resort hotel.

The Monticello Park Neighborhood Association was established in 1983 and is celebrating our 40<sup>th</sup> anniversary this year. The Monticello Park Historic District was established in 1995, driven by neighbors who wanted to protect the neighborhood's cultural and architectural history. We thank you for your interest in Monticello Park and hope your day is enjoyable.



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**414 North Drive**

**Adelita and John Cantu**

The home of Adelita and John Cantu was built in 1942 and was originally owned by the Graff family. When built, it sat on a double lot, which was partitioned in the 1950s to allow the owners to build a house just to the east for one of their children. Originally clad in white clapboard siding, the house was later clad in limestone, which was completely restored in 2022. The house contains two living areas, a dining room, three bedrooms, two baths, and a two-car garage.

The home features original hardwood floors throughout, granite countertops, and customer cabinets with built-ins in the dining and family rooms. The living room features a beautiful bay window and fireplace, and the family room is paneled with original knotty pine. During the 1950s, this room was lined with hunting trophies. The owners at the time, Madeline and Charles Carrol, owned Universal Bookbindery, and were actively engaged in the city's social and political circles. Prominent house guests included Mayor and Mrs. Gus Mauerman, architect Atlee Ayers and wife Catherine, and real estate investor Arthur Biard and wife Melba.

As you enter the house, please take note of the park bench to your right. This bench was a fixture at Playland Park, San Antonio's first amusement park. You will also see a very large backyard, which based on newspaper accounts, may have housed a horse in 1943!

The owners lived in the area several years ago, and recently purchased this house in Monticello Park. They were ecstatic to find this gem of a home. Adelita is an associate professor at UT Health San Antonio School of Nursing and loves being so close to work. John enjoys the two-car garage and the room it gives him to work on his classic cars.



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TO YOURS...

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Monticello Park Home Tour

**ED GARZA**  
FORMER MAYOR &  
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455 Mary Louise Drive

Teresa and Rob Hill

Teresa and Rob Hill's brick Tudor Revival dates to at least 1938, and may have been designed by noted architect Nathan Strauss Nayfach, who designed dozens of homes in Monticello Park as well as commercial buildings such as downtown's Alameda Theater.

The main home contains three bedrooms and 2.5 baths. Notice the unique Tudor-style arches throughout the interior which reflect the brick arches on the shady front porch. The house also features coved ceilings in most rooms, a beautiful detail. The prominent front entrance is crowned with crenellations, a design often seen in castles.

The original owners were Ethel and Emil Horner, and their home was often the site of club meetings for themselves and their children. They continued to live in the house for over 30 years.

The house has been renovated several times, yet each owner kept the vintage details which make this house so special. Recently, the current owners renovated the kitchen, which resulted in a thoroughly useful kitchen for today's needs, while included historically sensitive design details such as the tile and a Tudor arch. They even restored the steel casement window!

Teresa and Rob enjoy mid-century style, and you will see this reflected in the furniture and accessories in each room. The house also contains artwork from notable local artists. The office light is by Beaumont Wood, the painting over the fireplace is by Albert Gonzales, and the birdbath in the backyard is by Carlos Cortes.

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340 Mary Louise Drive

Ferne Burney

The Burney house is an outstanding example of Georgian Revival architecture, designed by the firm of Phelps & Dewees in 1936. The original owners were Bess and Ruth Moynahan, each an elementary school principal. Their parents and siblings also resided in the house at various times. The sisters sold the home in 1970 and Ferne Burney became its fourth owner in 1985.

Many of the home's details are original, including hardwood floors and bathroom tile. The large entry hall is flanked by the living room and dining room, the setting for numerous teas and parties throughout the life of the house. Don't miss the artwork in the living room by Brother Cletus and Harvey Page, a prominent 1920s architect who was also a student of artist Julian Onderdonk. And while in the dining room, note the unique Philco radio which opens up into a full bar.

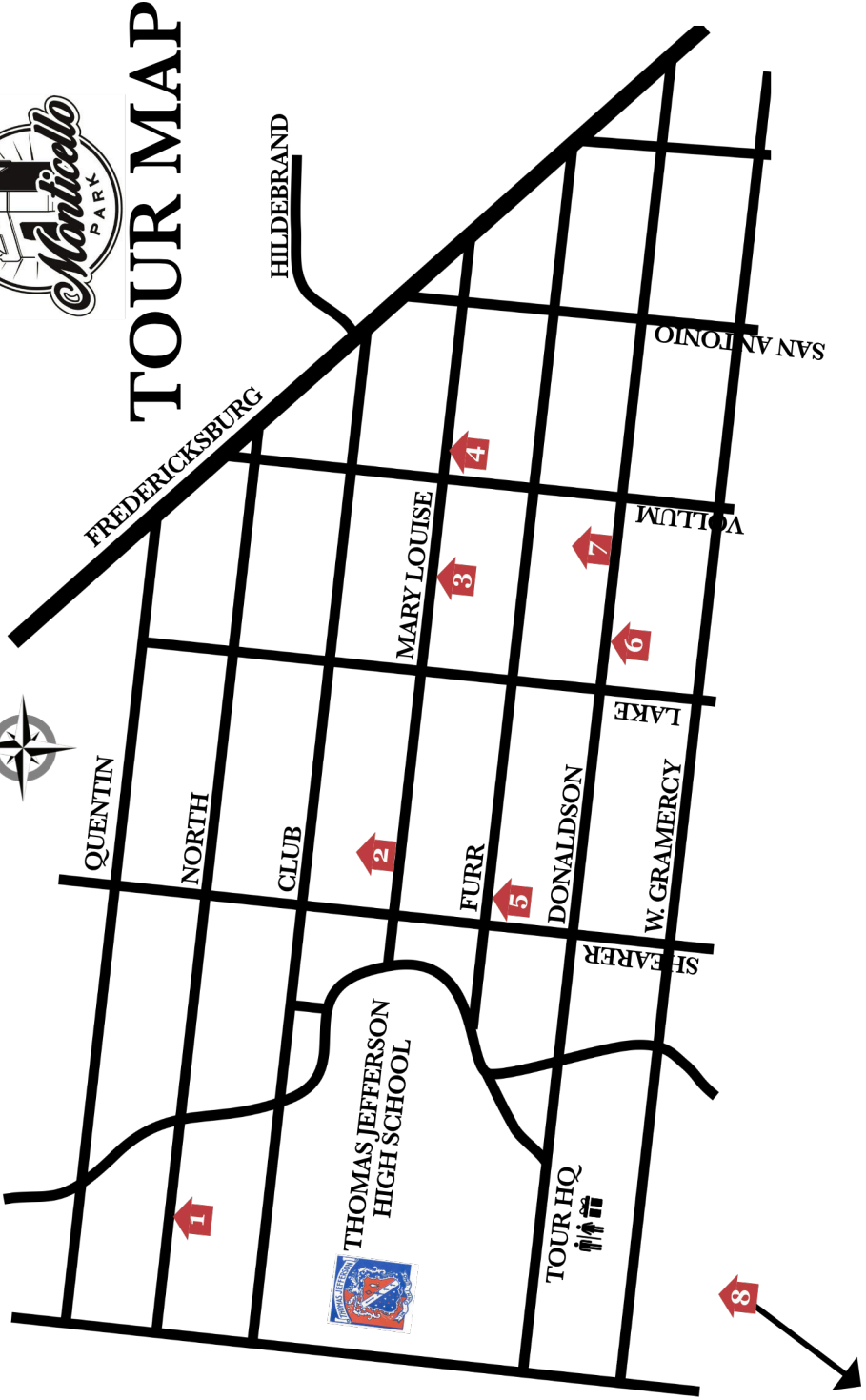
The original kitchen was enlarged by incorporating space from the maid's quarters and breakfast room. Notice the bookshelf for cookbooks. That was once the doorway to the breakfast room. And the spice rack near the stove was once a window overlooking the driveway.

Upstairs, the bedrooms contain antique family furniture, most from the late 1800s. The workroom houses a flat file cabinet originally used by Walsh and Burney, contractors for the Bexar County Courthouse, the 1922 Frost Bank Building, and Thomas Jefferson High School. While touring the upstairs, see if you can spot the Murphy bed.

The back yard features a live oak estimated to be more than 250 years old, which provides plenty of shade for the owner and a home for a local owl! The yard also houses a newer construction garage with an upstairs apartment, which is often used for visiting family members.



# TOUR MAP



FREDERICKSBURG

HILDEBRAND

SAN ANTONIO

VOLUNT

QUENTIN

NORTH

CLUB

MARY LOUISE

FURR

DONALDSON

LAKE  
W. GRAMERCY

SHEARER

THOMAS JEFFERSON  
HIGH SCHOOL

TOUR HQ

1

2

3

4

5

7

6

8



## TOUR THE HOMES IN ANY ORDER

- 1 414 North Drive
- 2 455 Mary Louise Drive
- 3 340 Mary Louise Drive
- 4 250 Mary Louise Drive
- 5 470 Furr Drive
- 6 440 Donaldson Avenue
- 7 415 Donaldson Avenue
- 8 2331 West Summit



**Restrooms**

Tour HQ, 758 Donaldson



**Tour Headquarters**

758 Donaldson



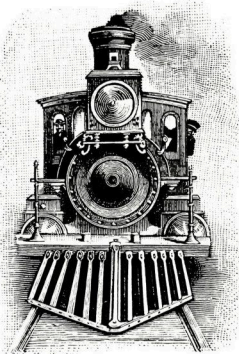
## TOUR GUIDELINES

- 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 or otherwise marked as off limits.
- 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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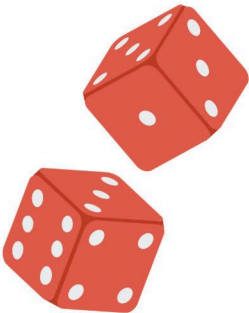
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# Merry Christmas

from the  
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Pam Carpenter, Edith Cuellar, Anna Deosdade, Mary Guerrero,  
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Earline Valdez, Lynne Wilkerson, and Luz Wilmot



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250 Mary Louise Drive

Gary Hudman

This house, known as “The Castle,” is one of the neighborhood’s most recognizable homes, and is currently undergoing extensive renovations, after many decades of deferred maintenance. So many people were curious about what has been happening inside that the owner eventually agreed to allow home tour visitors to see the renovation in progress.

This Spanish Revival home was designed in 1928 by architect Frost Weaver Carvel for the George Morgan family. In 1950, the Killian family added a large two-story addition and modernized the interiors to accommodate their growing family. The house also had major renovations in the 1960s and 1990s.

The owner has removed most of the earlier modernizations and is returning many period details to the house, including rebuilding the original fireplace, butler’s pantry, entry tiles, and decorative niches.

The majority of the work to date has been focused on correcting the many structural issues. This included foundation repair, roofing restoration, steel and wood window restoration, new plumbing, new electrical, wood repairs due to extensive rot, removal of failing stucco, and floor plan changes to correct code and safety concerns. The upcoming work will include all of the finishes, both inside and outside.

As you tour the first floor of the house, you will see a number of posters detailing the home’s history as well as the details of the restoration in process. Please stay on the marked paths for safety and learn about the home’s history and the period details being reconstructed. And join us for the next home tour, when the finished home will be showcased, including the upstairs.

# Happy Holidays

from the Hardbergers



Jan, Mayor Phil, and Linda



# Happy Holidays!

From Brian Hough



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**470 Furr Drive**

**Jan Peranteau**

The Peranteau home, built in 1934, is a 3500 sq. ft. Greek Revival two-story, with a tall, covered front porch supported by four square pillars. Jan Peranteau is the current owner of this spacious house with 2 large living areas, 2 fireplaces, a dining room and expanded kitchen that encompasses 3 former rooms. The kitchen has a partial basement as well as a vintage water fountain that was installed by one owner with six children. The story goes it was installed to avoid washing so many glasses. Must have been before the era of dishwashers and plastic cups. Over 50 windows allow light to stream into the rooms. Prior owners include William York, Dr. John Parsons, Dr. Charles Hooper, Judge Carlos Cadena, and Mayor Phil Hardberger.

The house has high ceilings, 6-inch, pegged hardwood floors, and a knotty pine family room with brick floors and two walls of built in bookcases, a fireplace, and wet bar. Large windows offer views of the back yard, pool, and greenhouse. The downstairs also has a mother-in-law suite complete with comfortable sitting area and small bathroom. This bedroom suite was added in the 60's by enclosing a side porch. There is also a half bath in the kitchen that serves as a memorabilia mini gallery and pit stop for pool guests and other visitors.

Upstairs are three bedrooms, a study, and two bathrooms with original tile floors and bath fixtures. A sunroom has been converted into a second study and a screened in porch is a good place for reading the morning paper or sipping a cup of coffee.

The grounds cover almost a half acre and are shaded by 100-year-old pecan trees, newer oak trees and unwanted but shade-producing hackberry trees that host numerous birds and wildlife. The property is enclosed by wrought iron fencing in the front and picket fencing on the west side of the house.



# Happy Holidays from Richard Weik

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**440 Donaldson Avenue**

**Angela Sanchez**

This circa 1930 Tudor Revival was built by Leland Busby of the Busby Building Corporation. Mr. Busby was one of the most prolific builders in San Antonio during the early 20<sup>th</sup> Century, and built dozens of homes in the neighborhood.

This house has been meticulously maintained by the current owner, with careful attention to keeping as many of the original details as possible. As you enter, notice the stained glass accents on several windows.

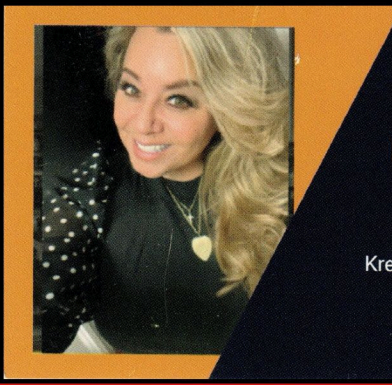
The living room features an original rock corner fireplace. The breakfast nook has very traditional corner built-ins. In fact, you will notice many built-ins throughout the house, including a phone nook and an ironing board.

Make sure you see the original tile in the bathroom, a detail too often lost through the years as families decided to upgrade their homes.

Collections in the house include a 1920s dining room set with original horse hair cushions and twin beds from the 1920s with original pineapple finials.

The entire house will be open for the tour, so please visit the covered side porch, which is the perfect place to relax in the evening or have a cup of coffee in the morning.

Overall, this house has been lovingly preserved through the decades. However, one original detail was lost sometime in the past. When built, there was a small dormer window on the left side of the house, which admitted light into the attic and served as architectural interest to the design.



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-- Marti Campbell  
Monticello Park Neighborhood homeowner







## 415 Donaldson Ave. Cynthia and Frank Esquivel

The Esquivel home is a charming one story, tan-brick, Tudor Revival build in 1927, making it one of the earliest homes built in the neighborhood. It contains three bedrooms and two baths, and is part of a large group of Tudors built along Donaldson, reflecting the popularity of this style during the 1920s, when the neighborhood was just getting started.

Since 2018, many areas of this home have been updated and renovated, giving this house an extended life for its second century, all while combining historic charm with modern designer features. As you tour the home, take note of the updates to the exterior and interior doors, closets, bathrooms, and the kitchen. Kitchen updates include custom cabinets, granite countertops, new appliances, and a pantry. These updates sit atop gorgeous original hardwood floors, blending seamlessly into an incredible home.

As you tour the house, make sure you seek out the painting of Buffalo Bill. Frank's great-grandfather, Antonio Esquivel, rode with Buffalo Bill's Wild West Show, when he was a young 19 year-old. Franks keeps this painting as a remembrance of his great-grandfather.

In the private backyard, you will notice a beautiful deck, flagstone, new fencing, and a two-car garage. The garage includes beautiful carriage doors, a perfect design detail for this 1927 home.



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2331 West Summit

Jason Vasquez

The Vasquez home, an immaculate red-brick ranch, was built in 1952. The owner's grandparents bought the house in 1964, and as you pass through, you will find elements and memories of nearly 60 years of careful stewardship.

The owner takes great pride in his landscaping and installed it all on his own in 2019. Plus, when he was a child, he also planted the fig ivy cladding on the front of the home. As you approach the front door, notice the period appropriate casement windows lining the front of the house, which allow large amounts of light to stream into the house.

The gorgeous hardwood floors were discovered in 2019, after being protected by carpeting for over 50 years. What a find! The large crystal chandelier was brought from Mexico City by the homeowner's grandparents and has provided light to countless family occasions since the 1970s. The owner's grandfather was a classical pianist, and his baby grand piano has provided entertainment for many occasions.

Notice the homeowner's anglophile interests, with numerous Queen Elizabeth II pieces and memorabilia. You will also observe the homeowner's collection of travel keepsakes. When in the office, don't miss the framed record of President Kennedy's speeches with the homeowner's grandfather's initials on the record (AOV), one of many treasurers found in the house.

The kitchen was recently updated and is used for numerous parties and family gatherings. At the rear of the house a den and upstairs bedroom were both added in the 1970s. Finally, you'll see the homeowner's continuous passion for gardening when concluding your tour in the backyard.

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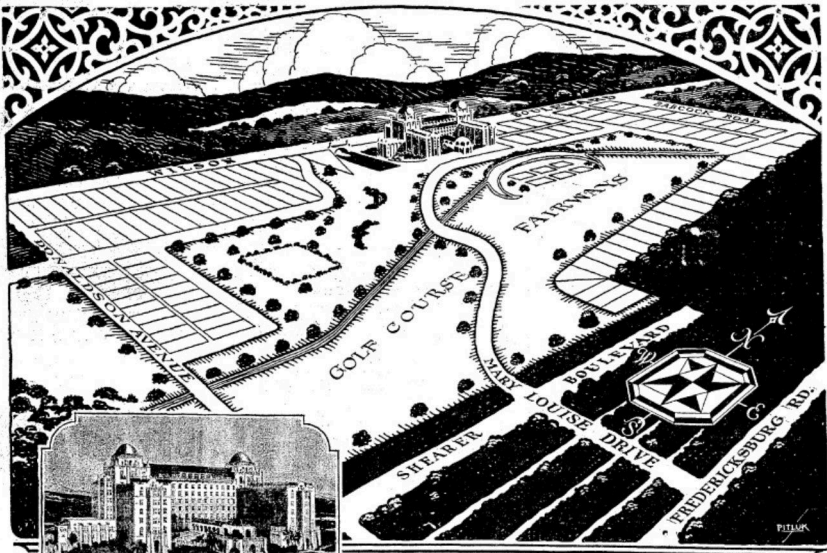
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# SPANISH ACRES NEVER BUILT

In 1927, the neighborhood's developers planned to build a golf resort, luxury hotel, and numerous homesites between Babcock and Donaldson. The development was never completed, so a portion of the land became the site for Thomas Jefferson High School. The remaining land was developed into Monticello Park, which lent its name to the larger neighborhood which exists today.



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## San Antonio's newest residential development has but ninety-eight homesites for sale!

Located in the heart of the Woodlawn District—it is directly in the path of San Antonio's greatest development.

Lots sold during the introductory sale carry certain preferential privileges and price advantages which make them doubly attractive. Improvements and utilities are included in the purchase price. All titles are guaranteed by the title guaranty company.

Building sites in Spanish Acres range in price from \$25 to \$95 per front foot and all lots have at least 75 feet of frontage.

Drive out tomorrow and see Spanish Acres for yourself.

Courteous, well-informed representatives will be on the ground to show you and to give you information. Let them assist you in inspecting

Spanish Acres. There will be no obligation on your part.

Remember that there are but 98 lots in all to be sold during this sale and that Spanish Acres can never be duplicated. It offers you an opportunity to buy a homesite of constantly enhancing value—at a very special introductory price. Join the crowd, drive out to Spanish Acres...TODAY.



Note the strategic location of Spanish Acres. In the heart of Woodlawn District and directly in the heart of development.

# SPANISH ACRES

JAMES K. McCOY ORGANIZATION

Selling Agents

304-7 BUILDERS EXCHANGE BLDG.  
TELEPHONE CROCKETT 1069-1070



REPRESENTATIVES ON THE PROPERTY!  
ALL DAY SUNDAY—LET THEM SHOW YOU

No Obligation, of Course!

"FIND YOUR HAPPINESS IN SPANISH ACRES"

Happy  
Holidays!

*Yours in Service,*  
DISTRICT 7 COUNCILWOMAN  
MARINA ALDERETE GAVITO

POL. ADV. PAID FOR BY MARINA ALDERETE GAVITO  
CAMPAIGN. ED GARZA, TREASURER



PROUDLY  
SUPPORTING  
SCHOLARSHIPS IN  
MONTICELLO PARK



COMPLIMENTS OF DREA GARZA

**HAPPY HOLIDAYS!**

*Wishing you all the  
joys of the season.*

4522 Fredericksburg Rd, Suite A-22  
San Antonio, Texas  
78201(210)-733-6604

*Located inside Wonderland of Americas*



*State Senator José Menéndez*



**JUSTIN**  
**RODRIGUEZ**  
COUNTY COMMISSIONER

**Proud to support  
Monticello Park  
Neighborhood  
Association!**



@CommishJRod

POL. AD. PAID FOR BY JUSTIN RODRIGUEZ CAMPAIGN, HENRY B. GONZALEZ III, TREASURER



**DECO DISTRICT**  
ON FREDERICKSBURG ROAD  
LOCATED IN THE HEART OF THE OLD SPANISH TRAIL

# **Jefferson Woodlawn Lake Community Development Corporation**





TREY  
MARTINEZ  
FISCHER

Instagram: @RealTMFtx X Twitter: @TMFtx Facebook: Trey Martinez Fischer

REPRESENTATIVE

# TREY MARTINEZ FISCHER

*I am proud to support the The Monticello Park Neighborhood Association and all of the incredible work they do*

**Monticello Park Neighborhood Association  
this is your office, please contact me if I can assist you**

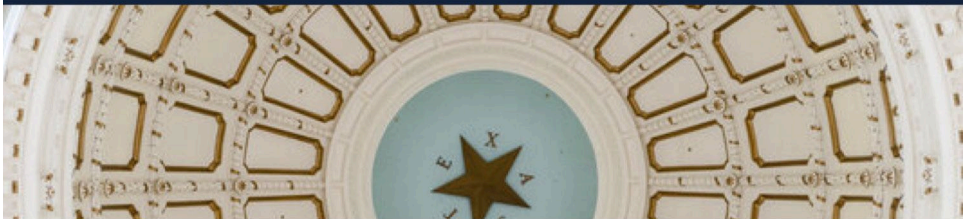
**District Office:**

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**Capitol Office:**

1100 Congress Ave. Room 4S.5  
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Phone: (512) 463-0616  
Email: Kathleen.Vale@house.texas.gov



# DEVELOPMENT SOARED DURING 1920s

This advertisement was a cooperative effort among a number of competing developers working in seven different neighborhoods in the area known as the Woodlawn District. Note the illustration of the home at 303 Mary Louise Drive, built for developer H.J. Shearer as his personal home.

THE SAN ANTONIO LIGHT.

SUNDAY, NOVEMBER 21, 1920

## Northwest~~~ and above!



© 1925

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



This delightful San Antonio version of the "English Manor House," with a strong Norman influence, is the home of H. J. Shearer, 303 Mary Louise 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.

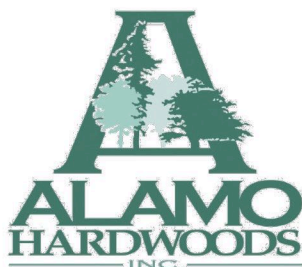
It will pay you to keep closely in touch with the development in Woodlawn District. Drive out—TODAY—and see the widespread activity for yourself.

# Woodlawn District

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



210.736.3137



alamohardwoods.com





# Gina Candelario

My name is Gina Candelario. You might have seen me here and there in the neighborhood for the last 25 years. You and I share a passion for historic homes and Monticello Park. As a kiddo, I lived in Donaldson Terrace and went to Maverick and Longfellow. I was disheartened when I didn't get to attend Thomas Jefferson like both my parents. In the 90's, I resided in Monticello Park for several years. Just recently, I was fortunate enough to attend a Thomas Jefferson reunion and revisit the crown jewel. As your historic property real estate professional, when you want to know the market value of your home or you want to explore purchasing options, I'll be here for you.

c. 210.744.8265

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Kuper 

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