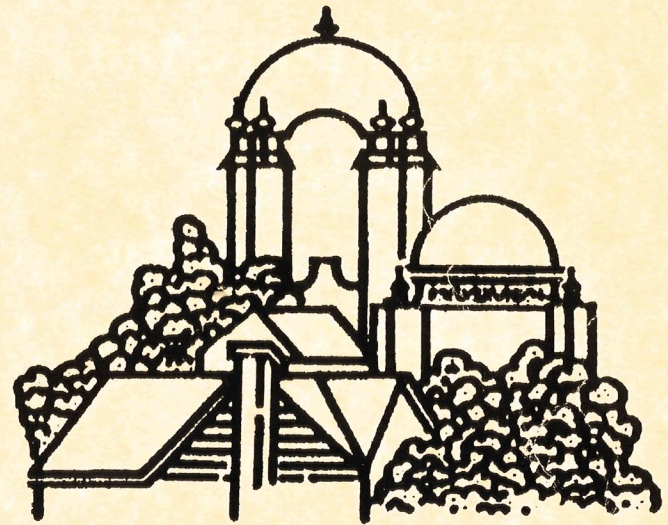


*Third Annual
At Home In Monticello
Tour of Homes*



*Presented By
Monticello Park
Neighborhood Association*

**SPECIAL THANKS TO THOSE WHO
CONTRIBUTED TO THE SUCCESS OF OUR
TOUR!**

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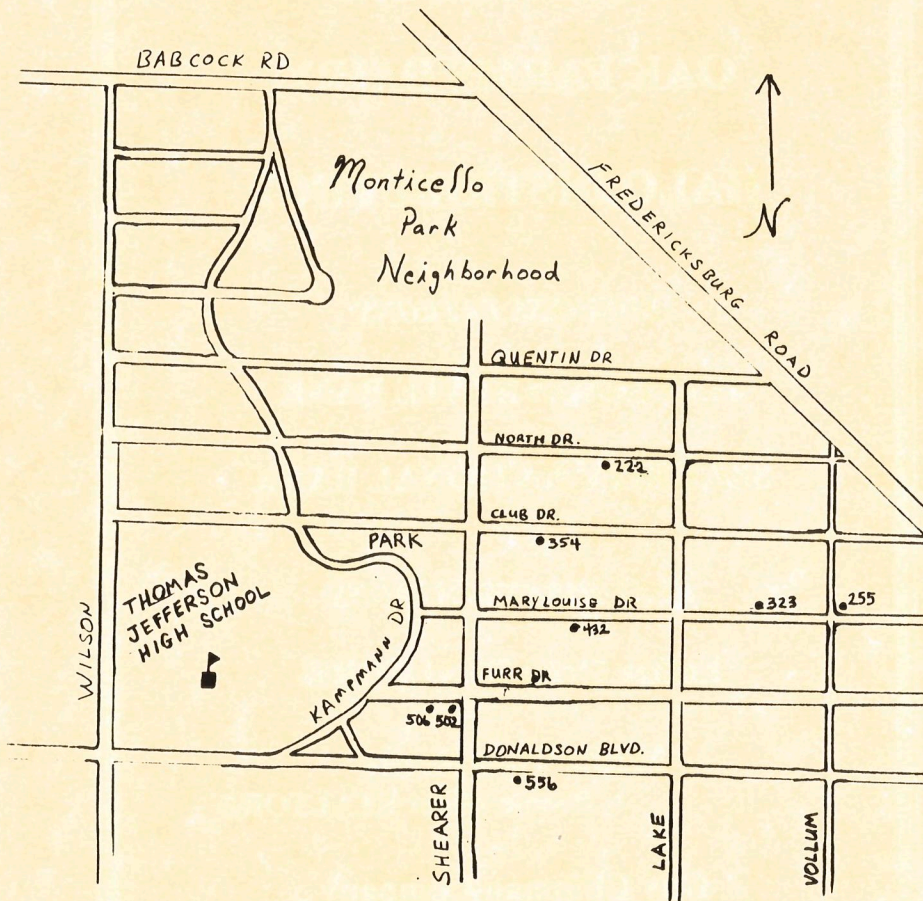
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Tour Map



Monticello Park Historic District

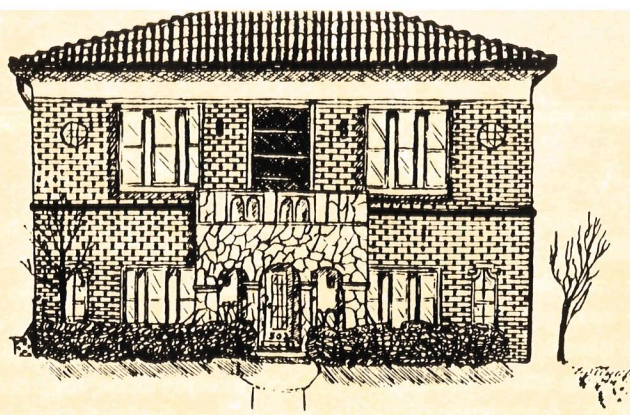
Welcome - and look around you. The Monticello Park historic district is bursting with Spring and revitalization. We are a community - neighbors - working together to beautify our place in the city. As you make yourself "At Home In Monticello", you support our efforts to transform our Monticello City Park into an aesthetically pleasing gathering space - a place for neighbors to enjoy alone, together or with family. A rendering of the master plan is on display for you in the Monticello City Park.

The homes of the Monticello Park historic district are an extraordinary collection of architecture including English, French and Spanish Colonial, Greek Revival, Italianate, Victorian, Tudor, Mission, Spanish and Pueblo style, Craftsman, English stone bungalow and Art Moderne. Virtually every house proudly shows the handiwork of individual artisans. Notice the masonry, the plaster work the Mexican Mission tile, the arches the 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 the growing class of merchants and professionals of the time. Many of the homes were designed by San Antonio architect, Nathan Straus Nayfach.

One of the developers, Leo S. Karen, sold a portion of land to the San Antonio Independent School District for approximately 1.25 million dollars. 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 which was originally done in colorful tile.

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



Thomas Dillard

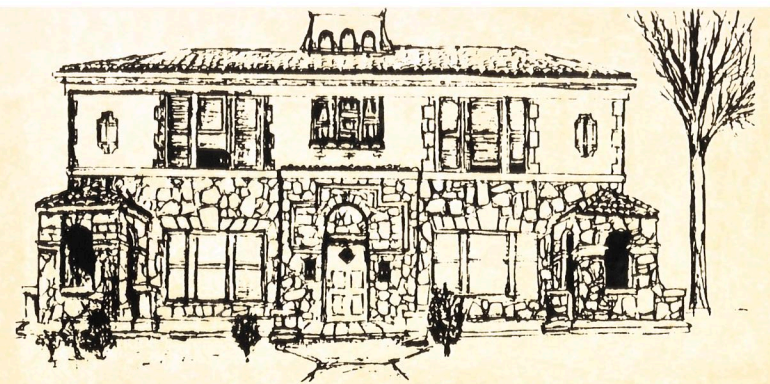
The 502-506 Furr Apartments

Designed by Monticello Park's premier architect, N. Straus Nayfach, these apartments are housed in two elegant 2-story buildings. Built in 1933, during the height of the Art Deco Period, they contain a number of Art Deco touches. 502 Furr is English style, built of dark yellow brick, with a limestone 1-story portico in the front, which has wrought-iron fenced terraces extending to either side. 506 Furr is Spanish style, built of limestone and stucco, and has separate 'gatehouses' with wrought-iron-filled arched openings; these are the private entrances to the first-floor apartments, and there is a full-length terrace connecting them across the front. Both buildings have a red, barrel tile roof.

502 Furr is a spacious 4-plex, consisting of 2 1-Bedroom and 2 2-Bedroom apartments. Each apartment has high ceilings, beautiful hardwood floors, a decorative fireplace (note the original Art Deco wall sconces on either side), and a Dining Room. A focal point, also, is the original lavender and green Bath tile.

506 Furr is also a spacious 4-plex, consisting of 4 1-Bedroom apartments. Each apartment has high ceilings, beautiful hardwood floors, a decorative fireplace with wall sconces on either side, and a Dining Room. A focal point, also, is the original Bath tile, different in each apartment, in outlandish combinations of cream, yellow, pink and blue; or lavender, green and black.

After many years of 'deferred-maintenance' (today's politically correct term for 'being-let-go'), these lovely buildings were rescued just 2 years ago and repairs were begun. As tenants vacated the apartments one-by-one during the period, each apartment was completely repaired as close to its original elegance as possible (and practical). All walls, ceilings and windows were repaired and painted; all hardwood floors were sanded and brought back to their original beauty; all built-in and Kitchen cabinets were scraped, repaired and painted; a new countertop was installed to allow for the addition of a dishwasher, and a new Kitchen floor was put down. New A/C units, electric wall furnace, ceiling fans, stove, refrigerator and dishwasher, were installed. Also, new lighting in the Kitchens, Halls, and Baths. Some original medicine cabinets were saved by having the original Art Deco mirror re-silvered.



Louis Vanegas, Jr.

The 502-506 Furr Apartments - continued

Every piece of door and cabinet hardware was cleaned of old paint, or replaced if necessary. Note the nickel Art Deco door knob escutcheons. New electrical circuits to handle the appliances were put in, and plumbing repairs made as needed. Paragon Cable's Installation Foreman did a superb job of removing what seemed like miles of old cable strung everywhere, and replacing it with neatly installed, and in many instances concealed, cable. He did this at a reasonable cost because he supported the concept of renewing a beautiful old building. On both buildings a portion of the tile roof had been removed, so it was replaced.

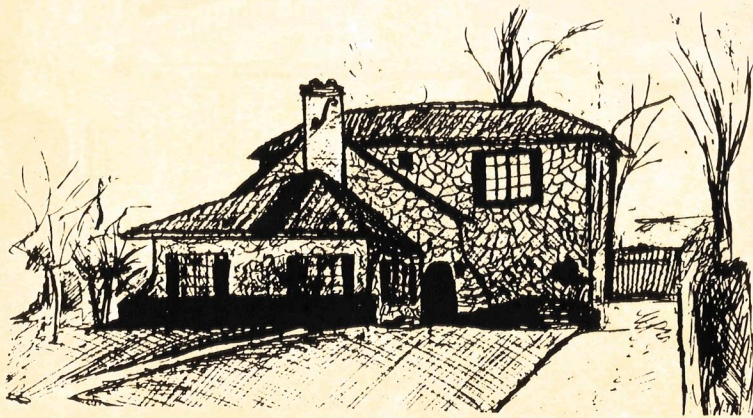
By the time all 8 apartments were completed, the Main Halls, staircases, and lighting had been refurbished; and all of the exterior lighting (some original, note the fixtures high on the front wall of 502 Furr) was once again working, since some of the wiring had been cut many, many years ago.

Lastly, many cracks in the joints of the brick and stone were repaired, including the low stone wall that divides the buildings from each other; all the windows and doors were scraped of the remaining shreds of paint that hung on them, and everything was given a tri-color painting. On 502 Furr, two shades of yellow were used to complement the brick and stone, and on 506 Furr, two shades of peach/beige were used to complement the mortar and stone. On both buildings, the third color is terra-cotta, which matches the roof tile; it was used on the gutters and as highlights on the decorative windows, screens, and rear railings.

The final touch in each of the Main Halls was new carpet-runner; installed in the manner of 64 years ago, leaving the sides of the oak staircase and landings visible.

Unique to 506 Furr is the design of the upper level of the Main Hall; it leads to separate Roof Decks above each of the second floor apartments. They still need to have a proper deck surface put down, but then they will be ready for use on warm, sunny days and mild evenings.

Both buildings still need to undergo repair to the lawns, and the parking area out back; hopefully during 1997. There are also plans to turn the old, dilapidated 4-car garage behind 506 Furr into a combination Carport and Laundry Facility.



Aaron Harbour

The Bustamante Home at 556 Donaldson Avenue

The Bustamante Home is a lovely 2-story Spanish Colonial home, built entirely of limestone quarried from what is now the Japanese Tea Gardens in Brackenridge Park. It has a roof of barrel red tile. Built in 1937, this home lays claim to being among several 'firsts'. It was one of the first homes built on a slab and, more uniquely, it is one of the first if not one of the only private residences in San Antonio built with a steel frame. Yes, this house boasts steel roof rafters, joists and wall studs. Even the garage is built the same way and, with the soft clay abounding in San Antonio, it is probably the reason you will see virtually no cracks in either the exterior or interior walls.

This is a spacious home with high ceilings, and custom saltillo tile floors. The front door opens into the Entry Hall, with a main staircase to the second floor. To the left is a large Living Room with fireplace, with French Doors leading to a patio. Ahead, past the stairs, a short hall leads to a blue-tiled bath (note the original Art Deco lights and mirror) and to the Family Room.

To the right is the formal Dining Room, and beyond it is the beautifully redone Kitchen; with its custom cabinets and appliances, and lovely matte finish black and white tile floor. There is an island work center and lots of counter top, all done in black and white ceramic tile.

Back at the Entry Hall, the visitor ascends the Oak stairs to the carpeted second floor, and finds a long hallway, and 2 large Bedrooms. The Master Bedroom has custom built-ins; and the Children's Bedroom has French Doors to a balcony. There is also a large, beautiful Art Deco ceramic tiled Bath, with the original fixtures and built-in vanity found in many homes in Monticello Park during the period.

Other noteworthy points include the coved ceilings throughout; and the beautiful door hardware, in either pewter or matte-nickel finish. The home is furnished with many lovely pieces, and the first floor has custom made window valances; those in the Living Room having been handmade by the current owner.



Arthur Lopez

The Negron Home at 255 Mary Louise Drive

The Negron home, built in 1938, is a large, white-painted-brick Southern Plantation Colonial. This is a lovely 2-story home, with a 2-story front portico supported by 6 square pillars, and a center entrance front door. Note the symmetry of the pillars, and the large windows all framed by black shutters. The front lawn is elevated and well-maintained; giving the home a somewhat imperious manor as it sits on the corner. The side and backyard are enclosed, and contain a gorgeous new pool and terrace area, complete with a hot tub that creates a small waterfall into the pool.

The home consists of a Living Room, Dining Room, Kitchen, Breakfast Room, Family Room, cozy Library, 4 Bedrooms (one of which is a corner Guest Room with 7 windows) and 2 1/2 Baths; plus complete quarters above the detached garage.

This home has high ceilings with beautiful crown moldings, large rooms, hardwood floors, and a wonderful floor plan. It boasts lovely, original, campaign-style hardware on the windows and doors, in brass or nickel/pewter; as well as some original ornate light fixtures. The use of strong colors, such as forest green, sunny gold and burgundy, offset by lots of bright white, create an exciting decor. Elegant furnishings abound throughout.

The front door opens into a large Entry Hall with a gracious staircase at the far end. To the right is the large Living Room with fireplace. At the far end of the Living Room, through an arch, is the cozy Library for quiet reading. To the left of the Entry Hall is the Dining Room, from which one can continue on to enter the Breakfast Room or Kitchen. Take special note of the new cabinet doors, Corian countertops, appliances, and custom made storage wall. Off the Kitchen is a Hall leading to a 1/2 Bath, as well as to the large, vaulted-ceiling Family Room; and through it, to the pool.

Climb the Entry Hall staircase and you will arrive in a large hallway, furnished with an antique Church pew. Off this hallway are the entrance to the loft above the Family Room, the 4 Bedrooms and 1 of the Baths. The rooms on this floor are also beautifully furnished. There is a large connecting Bath shared by the Master Bedroom and one of the others. Take special note of the white and green tile in these baths. It is *glass* tile, sometimes used in elegant homes of this period, but hardly ever seen today.



Teresa Zavala

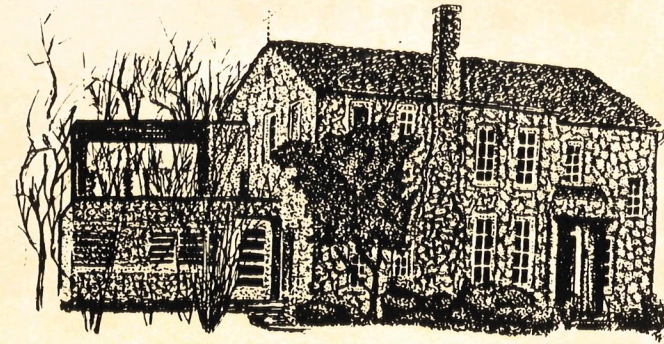
The Pfrommer Home at 323 Mary Louise Drive

Constructed in 1932, the Pfrommer home reflects the eclectic mix of revival styles that were popular during the 1920s and '30s. The half-timbered stucco suggests English Tudor, while the tiled roof and Moorish arches add Mediterranean and Arabic elements. The architect, the late N. Straus Nayfach, not only designed several homes in Monticello Park but the Alameda Theater downtown.

An L-shaped tiled porch frames the south and east sides of the house, while the windows and exterior doors display elaborate grilles by a master ironworker from Mexico City who was also the father of the home's previous owner, Dr. Enrique Almaguer. Grilles on three of the doors are wired with electric candles that still work.

The home's 2300 square feet include three bedrooms (two converted to a study and a workout room), dining and breakfast rooms, a utility room, and a "mud porch" for dirty shoes. Its many closets are unusually large for that era.

The living room continues the Arabic motif with Moorish-arched interior doorways and fireplace surround. Built-in bookcases to the right of the mantel, ten-foot high coved ceilings, and the breakfast room's built-in, glass-fronted china cabinet - also topped with a Moorish arch! - add other distinctive touches. Hand-painted tile purchased in Nuevo Laredo accents the kitchen, remodeled in 1993. Last, the classic 1930s master bath is a must-see with its original pedestal sink in pale apricot and tile in sunny peach and cornflower blue. The other bath gleams with the purple and green tile of that era!



Teresa Zavala

The Paredes Home at 432 Mary Louise Drive

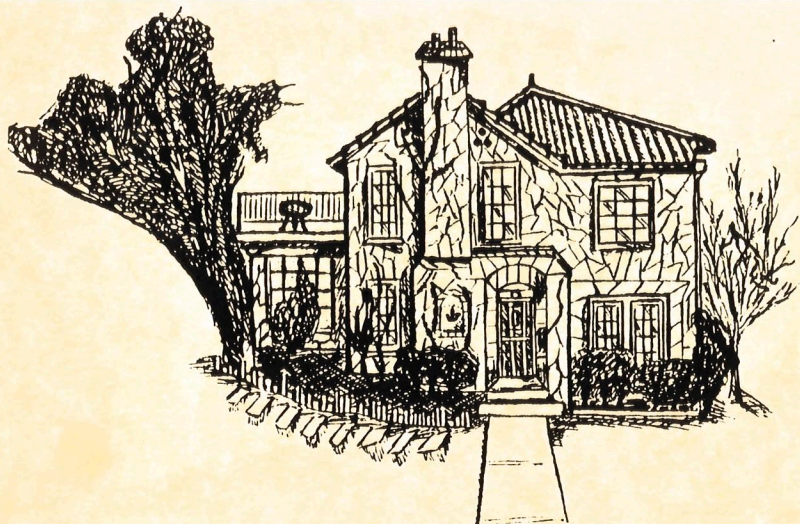
Built in 1939, this two-story limestone house has a terra cotta tiled roof and painted ironwork trimming the entrance and the second-floor terrace. There are four bedrooms upstairs, one of them made into a study.

Its most unusual feature is a large family room added in the 1950s by previous owners who obviously liked to give parties: a long, black-and-white tiled bar runs down one side of the room, backed by a mirror lined with glass shelves. Glass block panels bracket the outside corners of the rectangular room, while the terrazzo floor is divided geometrically into diamonds and trapezoids in ivory, blue-gray, and dusky peach. Just below the ceiling a sculpted plaster ledge undulates around the perimeter like a wave, hiding the recessed neon lighting and adding a free-form Fifties' touch. In the center of one wall a handpainted mural portrays a tropical scene.

The family-room addition created an equally large terrace above it, which overlooks both front and back yards. It provides an appealing outdoor space for entertaining, something the Paredes family enjoys as much as the former owners who built the addition.

Before the family purchased this home in 1988, however, it had been used for some years as a rental property. When they began their remodeling, they removed heavy wall-to-wall carpeting in the browns and golds of the 1960s (some of it shag!), pebble-patterned red kitchen linoleum, and five layers of wallpaper from some rooms.

Now lovely area rugs accent the original hardwood floors, and hand-picked squares of slate in muted blues, greens, and ochre cover the kitchen floor. Where an occasional crack showed up in the plaster walls, the owners have camouflaged it by painting leafy designs around it or even subtly shading the crack to make it appear as part of a deliberate design. In the powder room off the entry hall, the roses were painted by the artist who created the family room's tropical mural.



Thomas Dillard

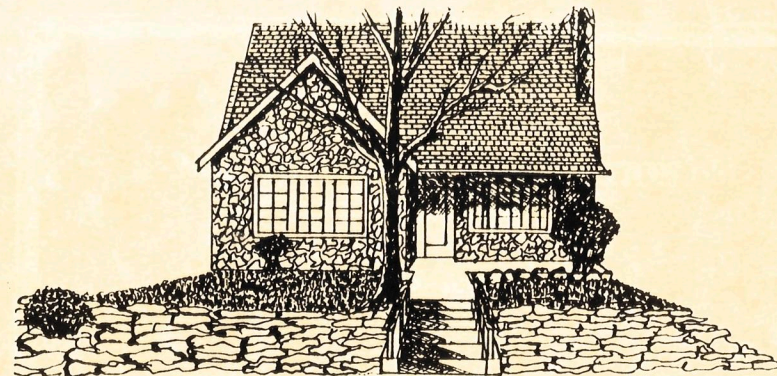
The Garza House at 354 Club Drive

Constructed of limestone that shows the staccato texture of the chisel marks made at the quarry, the two-story Garza home dates back to 1939. Its 2000 square feet include three upstairs bedrooms and a screened porch topped by a verandah. Owners Jorge and Irma Garza grew up in the neighborhood: both graduated from Jefferson High School, and Jorge's uncle, Richard Sanchez, designed the cover for Jefferson's first yearbook. They own the house with Irma's mother, Bertha Cardona, and have made few major changes other than painting, redecorating, and removing some of the interior doors.

The living room blends southwestern style with collectibles and furnishings from Texas and Mexico: a Navajo rug hangs near a 1940s Victrola the Garzas found in Buda, Texas, while an old-fashioned produce scale from Guanajuato, Mexico sits atop a heavy wooden chest from Seguin. With a few good cranks the Victrola really plays the old records the Garzas have collected, including a rendition of "San Antonio Rose". The Garzas like to hop in the car and explore Texas' small towns.

Art is another theme: Jorge teaches art in the Northside Independent School District, and paintings and works by him and other artists decorate the walls. Among their favorites are a signed lithograph by Ruffino Tamayo, a work by Amado Peña, a 17th-century Flemish portrait, and a weathered Mexican retablo painted on tin. Some of the ceramics they've collected are displayed above the kitchen cabinets. More art lines the stairs to the second floor, the top of which is an intriguing arrangement of framed family photographs going back several generations.

The backyard patio is a work-in-progress, made of square "pavers" Jorge created by embedding stones from his father's ranch in concrete poured into a form. The squares are set into the ground with just enough space between them to grow a little grass and let the rain percolate through.



Chris Arispe

The Cook Home at 222 North Drive

The Cook home, built in 1929, is truly a limestone Storybook Cottage, with high-peaked roof sloping down to the old-fashioned 'settin-porch'. It's charming design makes one think that, at any moment, Hansel and Gretel might appear in the doorway offering Gingerbread to the visitor (just watch out for that Mean 'ole Witch and her oven.)

The home consists of a Living Room, Dining Room, Kitchen with Breakfast Area, Guest Room, Master Bedroom, Garden Room and Bath.

The main front door opens into a Living Room furnished with an eclectic array of antiques; including a fainting couch, armoire, the owner's grandfather's hand-carvings, and the owner's own handmade book-art. There's a rock fireplace, with a cement mantle and a lovely inset fleur d' lis medallion. The owner had the medallion design copied into custom lead-glass inserts for the two front doors.

Throughout the home are hardwood floors, some just uncovered and refinished after being hidden for many years under linoleum. Ahead is the Dining Room, which leads through French Doors to the garden room, currently being redone. To the right off the Dining Room are the Breakfast Room, and the galley Kitchen with its original cabinets which have been upgraded with a new tile countertop, sink and fixtures.

To the left of the Living Room is the hall leading to the Bath, tiled in a shade of green reminiscent of sherbet, and the 2 Bedrooms. The Master Bedroom and Guest Room are furnished in both collected and family heirloom antiques dating back several generations. The furniture is of the Victorian Eastlake period.

Of special note, also, are the antique light fixtures; including a converted gas lamp in the Kitchen and a lovely 'Gone-With-The Wind' hurricane lamp hanging over the breakfast table.

1997
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The 1997 Board of Directors wishes to thank you for your interest in our neighborhood and hope you enjoy being "At Home In Monticello".

Special thanks to Doyle and Barbara Cook, Sam Kinsey, Russell McCally, Eddy & Ann Morris, Tom Williams, and David Williams for the use of their vintage cars.

We would also like to thank and recognize the Jefferson High School student artists and Art teacher Doris LeJuene for the wonderful depictions of our tour homes, Joe Dillon for his sign art, and Ron Hoth and Melanie Young for their colorful descriptions of the homes!

Finally, we congratulate our neighbor volunteers for a job well done! Thank you for all of your hard work.

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