

MONTICELLO PARK
Neighborhood Association

Presents

*The 9th Annual
"At Home in Monticello"
Tour of Homes*

*Sunday November 5, 2006
11AM-5PM*

“At Home in Monticello” Tour of Homes Committee

Chairwoman

Jan Peranteau

Members

Gail Collins
Edith Cuellar
Josette Gonzales
Brian Hansen
Bianca Maldonado
Tony Sanchez
Dee Ann Schwan
Alex Schwan
Erlaine Valdez
Gladys Williams
Kay Woods

Flowers by: Oscar's Floral Art Design
Home Tour Wreaths~ Aida Villalon, Tony & Diana Sanchez
and John Morua
Home Sketches~ by Michael Larque, Jefferson Art Student
Marcie Guterrez, Jefferson Art Teacher
Photos of Homes for Sketches~ Eric Lane and Jan
Peranteau
Refreshments and Golf Cart~ Josette Gonzales, Keller
Williams Realty

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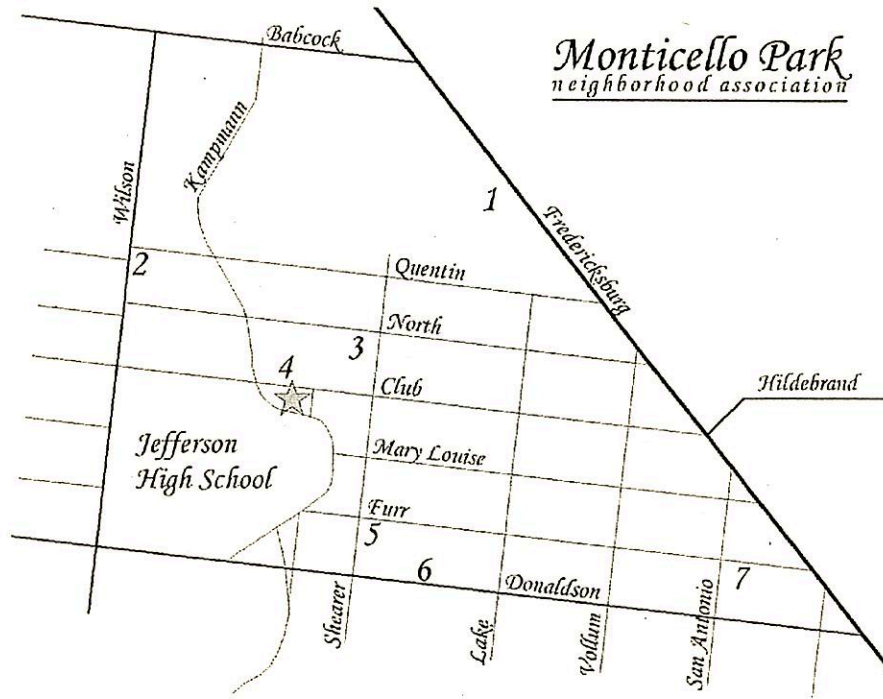
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Galen and Sandy Gibson
Bess Hardberger
Frank and Sylvia Ramirez
Tony and Diane Sanchez
Enrique and Erlaine Valdez
Aida Villalon
Basil Scaljon and Lynne Wilkerson
Scott and Gladys Williams
Kay Woods

Monticello Park Neighborhood Association

Map



☆ Monticello Park ~ 444 Club Drive

- 1) 2719 Fredericksburg Rd ~ Bihl Haus Arts
(Located on the property of Primrose at Monticello Park in circle drive and follow signs)
- 2) 440 Quentin Drive
- 3) 310 North Drive
- 4) 457 Club Drive
- 5) 470 Furr Drive
- 6) 551 Donaldson
- 7) 134 Furr

Welcome to our neighborhood and we thank you for sharing your day visiting our homes. 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 Monticello Park Neighborhood Association's efforts to maintain our planter boxes on Fredericksburg Rd, Master Plan of Monticello City Park, and yearly projects for restoration and beautification.

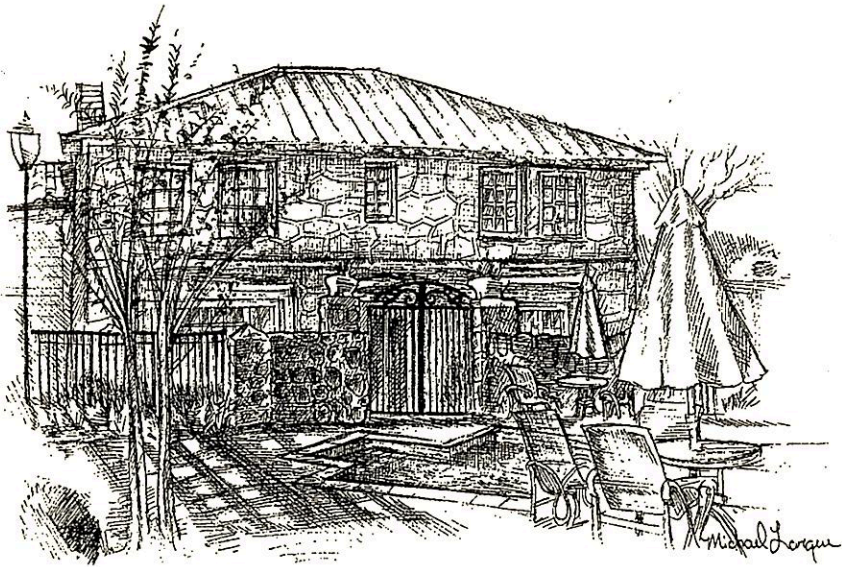
The homes of Monticello Park are an extraordinary collection of architecture; Revival styles, English Tudor, Spanish Colonial, Greek, Italiante, Neoclassical, Mission, Craftsman, English Stone Bungalow and Art Moderne. Virtually every house proudly shows the handiwork of individual artisans. Notice the masonry, the plaster work, 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 1920's to the 1940's. 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 \$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 which was originally done in colorful tile.

Monticello Park Neighborhood is bordered by Wilson, Babcock, Fredericksburg and Donaldson. In 1995 a portion of the Monticello Park Neighborhood Association was designated a Historical District, Monticello Park Historical District, and laid the foundation for its beginnings which now stretches into the Jefferson Neighborhood Association.

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



Bihl Haus Arts at 2719 Fredericksburg Rd.

The story of the Bihl house begins about 1920 when George David Bihl built a low-hipped, two-story, German-style masonry home on a parcel of land 'way out of town.' According to Aileen Bihl Locklar, who was about five years old when her father built the home, the stones originally came from a fence that at one time surrounded the Alamo.

The Bihl house passed through several owners and uses in ensuing years, including a dental office, plumbing shop, and antiques store. The last was an auto auction that shut down in response to neighborhood activism, leaving the Bihl house empty and prey to the elements and vandalism for a decade. In 2003 Brian Potashnik, owner of Southwest Housing, Inc., approached the Monticello Park Neighborhood Association (MPNA) with a proposal to build a retirement community on the vacant, near 12-acre property. After numerous meetings, MPNA got solidly behind the project. But, what to do with the dilapidated, crumbling Bihl house? Dr. Kellen Kee McIntyre (present Executive Director of Bihl Haus Arts) proposed that the Bihl house be redesigned as a multi-use community arts space to meet the needs of both residents of the proposed Primrose at Monticello Senior Apartments and the surrounding neighborhoods. Southwest Housing rose to the challenge to preserve this piece of Texas history. The restoration superbly retains the distinguishing exterior qualities of the original construction: stone lintels with arched moldings, foliated cartouches, and rosette details above the façade lower-level openings. The old 'Alamo' stones were cleaned, stabilized, and regouted in a period style.

The Bihl house was reborn as Bihl Haus Arts (BHA), which celebrated its one-year anniversary in September. It also recently received the coveted San Antonio Conservation Society Award for restoration and innovative reuse. BHA features art exhibits by local and international artists, poetry readings, concerts, and art workshops for residents and neighbors.

Dr. Kellen Kee McIntyre, Executive Director Bihl Haus Arts

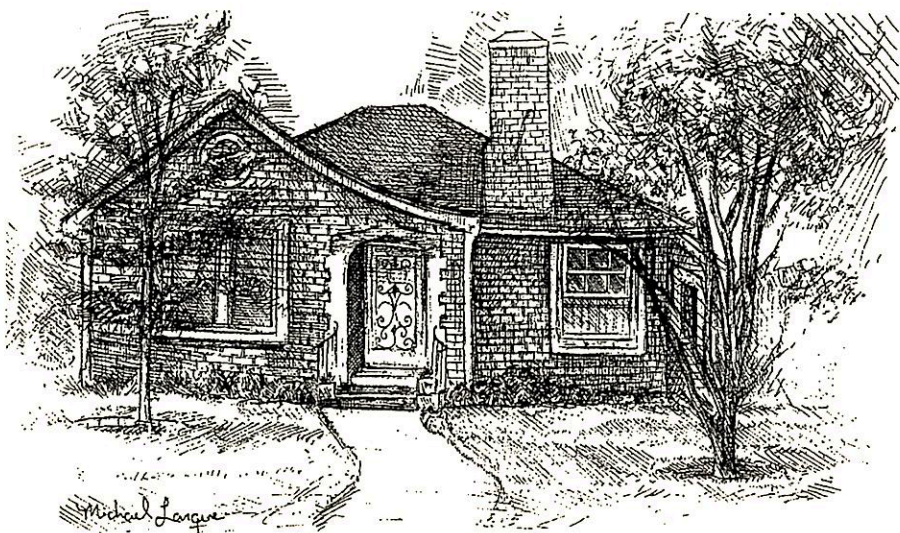


The Young Home at 440 Quentin Drive

The Young Home is an early example of the Ranch Style that was first introduced in California in the mid-1930's. Built in 1939, it was designed by N. Straus Nayfach and is a radical departure from his earlier Traditional and Spanish designs, many of which are two-story homes. The home contains 2063 s.f., and has Austin cut stone on all four sides. It was built in a Spanish Villa U-shape, with an open Courtyard in the rear that is now a den. The three wings of the house each had an exit to the Courtyard through French doors. Other rooms consist of Living Room, Formal Dining Room, Kitchen, with separate Breakfast Room, 2 Bedrooms and 2 Full Baths. The main rooms all have 9' ceilings.

The home has been thoroughly and exceptionally modernized in keeping with the architectural style of the home. The Youngs have invested a significant amount of monies and dedication to this home. Upon entering the front door, the visitor is struck by the proportions of the 17' by 24' living room and its central point for access to the remaining rooms. An arch to the right leads to the Dining Room, Kitchen and Breakfast Room; a doorway to the left leads into a connecting Hall for the Bedrooms and Baths; ahead through the French Doors is the Den.

In the Den one will note the enclosure of the courtyard and the colorful mission tile. Off the Den is access to the backyard patio. The extensive landscaping present in the front of the home continues in the backyard. The patio is a great place to enjoy a view of the home and yard.



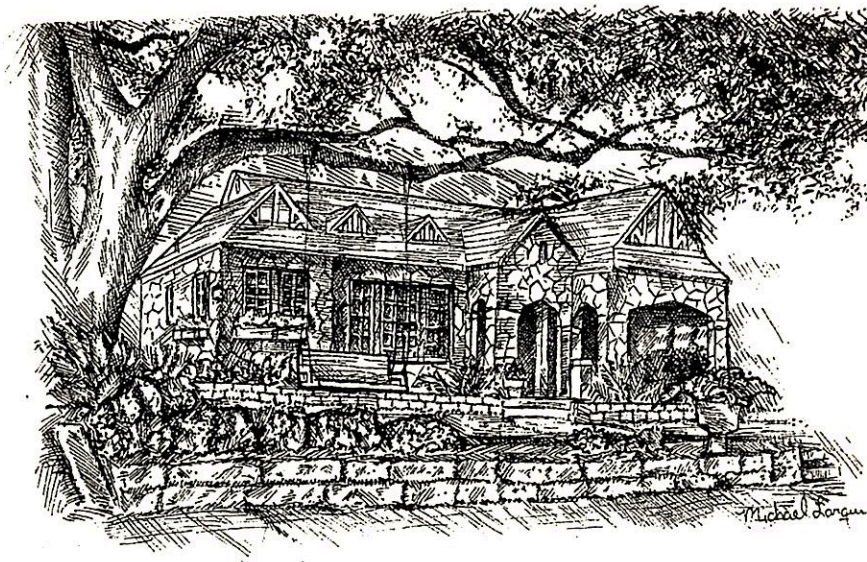
The Woods Home at 310 North Drive

This cozy red brick cottage was built by Adams & Adams Architects for Mr. & Mrs. Wilbur W. Starnes in 1941. A Moorish arch leads from the living room to the dining room which have peach walls and stark white woodwork and crown molding. An antique gas space heater in the dining room is still used on wintry days.

The owner's favorite room is the kitchen that has a fruit motif. The floor is pine with a stencil design around the edges. When she toured the home for possible purchase, she was so enchanted with the 1940's Chambers gas stove that she insisted it remain. It comes with a well in the back for deep frying in a removable bucket.

Just off the kitchen is a louvered back porch which is the perfect spot for morning coffee on the comfortable wicker chairs. It's also where the cats love to hang out to watch the birds outside and the stenciled ivy and grapes accenting the porch's upper corners.

In the master bedroom, don't miss the cool Art Deco armoire and matching dresser and chest. White crown molding accents the yellow and blue room. When the owner removed the wallpaper in the office, she was surprised and thrilled to discover beautiful wood paneling. The present owner is only the second owner of this lovely cottage



The Maldonado Home at 457 Club Drive

Built in 1940, this home was designed by N. Straus Nayfach; one of San Antonio's most prominent architects during the 1930's and 1940's. He is noted for designing the Alameda Theatre. Nayfach resided at 505 Club Drive, which was originally named and platted to lead into a Country Club but due to the Great Depression funding was not available for its development, however the street name remains.

Nayfach's signature characteristics are evident from the exterior of the home: curved front yard sidewalk, stone facade, and Moorish Archways on the porch. The home is situated underneath the canopy of a live oak tree planted by the first homeowner. The flower boxes on the front and side of the home were constructed from the original kitchen cabinets and have the symbol cut-out which is present in the woodwork of the telephone nook and bathroom hamper in the home.

Upon entering the home one notices the coved ceilings at 9.5' in the Living Room and Dining Room at 9'. The original Waterfall trim adorns all the windows and baseboards through out the home. The Living Room has a corner faux fireplace with colorful mosaic tiles. One step up and through one of many Moorish Archways is the Dining Room with period furniture, a 1930's Berkley & Gay Walnut Dining Room Set acquired from a neighborhood estate. A double door opening leads off the Dining Room into a small office with two doors leading into the backyard.

To the right off the Dining Room is the hallway leading into two Bedrooms and One Bath. The Bathroom has the original deco colored tiles and fixtures. Black and White Basket Weave tiles cover the floor beneath the barrel ceiling. Each Bedroom has five windows allowing light to enter from many directions

The Kitchen is on the left side of the home off the Dining Room and has been remodeled.



The Peranteau Home at 470 Furr Drive

The Peranteau Home, built 1934, is a 3500 sq. ft. Greek Revival two-story, 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 which is dated 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 pattern.

This home has high ceilings, large rooms and interesting details such as a six-inch, pegged, hardwood floors, 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 with sink. The Kitchen even has a partial basement. Antiques abound in the house and have been gathered by the owner, Jan Peranteau and her mother, Bess Hardberger.

The floor plan consists of two living areas downstairs, with two large fireplaces, a Dining Room, and large Mexican Kitchen with a ½ Bath. To the left of the living Room is a Guest Bedroom, Sitting Area and Bathroom which were added in the 1960's by enclosing the side porch. Upstairs there are three Bedrooms, a Study, and two Baths. A Screened-in Porch is comfortable for watching the evening come in or a storm a-brewing. A Sunroom provides peace above the clamor of a day in the City.

Outside, there is a large deck, an in-ground pool and huge pecan trees making it a refreshing place for an afternoon book.

Owners include Willard H. York, Dr. John C. Parsons, Dr. Charles Hooper, Judge Carlos C. Cadena, and Mayor Phil Hardberger. The current owner is Jan Peranteau.



The Schwan Home at 551 Donaldson Road

The Schwan home, built in 1925, is a 2300 sq. ft. Texas Limestone. The limestone used to build the home was obtained from the Sunken Gardens Quarry.

The two-story home consists of a living room, dining room, newly remodeled kitchen, small ½ bath and a den which has been recently added to the first floor. The second floor consists of Three Bedrooms and two Baths, one of which was previously used as a computer room.

In the 2 ½ years that they have lived in the home, the owners have expended an enormous amount of time and energy redoing and updating. Some of the work was contracted out; however, much of the work was done by the owner, Alex Schwan.

The fireplace has been completely redone; crown molding has been added to all of the rooms and hallways. In the kitchen, walls were remodeled for expansion and all cabinets and countertops were replaced.

All Three Bedrooms are lit by chandeliers; the entry way, living and dining rooms contain antique chandeliers.

All rooms are furnished with antiques which have been obtained from various dealers in Texas.

Many of the antiques are very special as they were given by the owner's mother, Margaret Acosta



The Lodek Home at 134 Furr Drive

The Spanish Colonial home was built in 1931 by the Webber Family. The home site was chosen to enable their son to attend Thomas Jefferson High School, which was being built the same year. Ironically, the present owners met while attending Jefferson- 50 years ago.

Mrs. Webber raised birds and had an aviary built at the rear of the property. Scout Troops were allowed to tour the aviary, as Mrs. Weber was very proud of her birds. One of the neighbors who knew the Webber Family relayed this tidbit to the current owners.

Another neighbor shared that this house was on the first in San Antonio to have central air conditioning installed. Needless to say, that unit has been replaced!

The present owners purchased the home while it was undergoing renovation. The kitchen and bathroom have been updated, the original floors refinished, and interior painted white on white. Colors have been added to the interior in keeping with the age and style of the home

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The 2006 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 Jan Peranteau who had the vision and desire to resurrect the MPNA Tour of Homes for 2006. This was a monumental task which took the hard work of many individuals committed to our Neighborhood, Monticello Park.

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