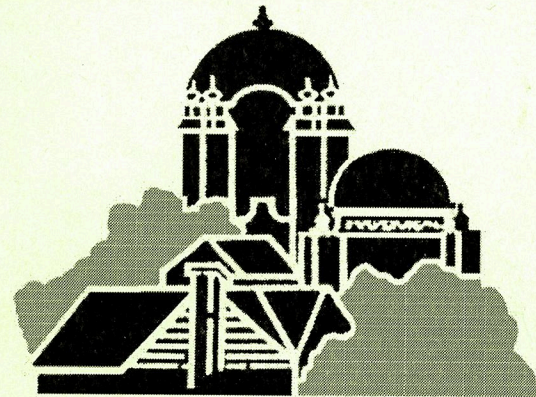


If you live in the Monticello Park neighborhood, become a Facebook friend. We are Monticello Park Neighborhood Association. We have a young parents' group as well as a group for the neighborhood in general. Keep up with local happenings, concerns, requests, information, recommendations, crime, and just down-home friendship with your neighbors.



For both neighbors and non-neighbors, check out our webpage at
www.monticelloparkna.org



Monticello Park

neighborhood association

Presents

the 14th Biennial

“At Home in Monticello”

Tour of Homes

Sunday, November 2, 2014

11am—5pm

"At Home in Monticello" Tour of Homes Committee

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Jan Peranteau

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Home Decorations—David and Mary Guerrero

Home Sketches—Thomas Jefferson High School Art Students

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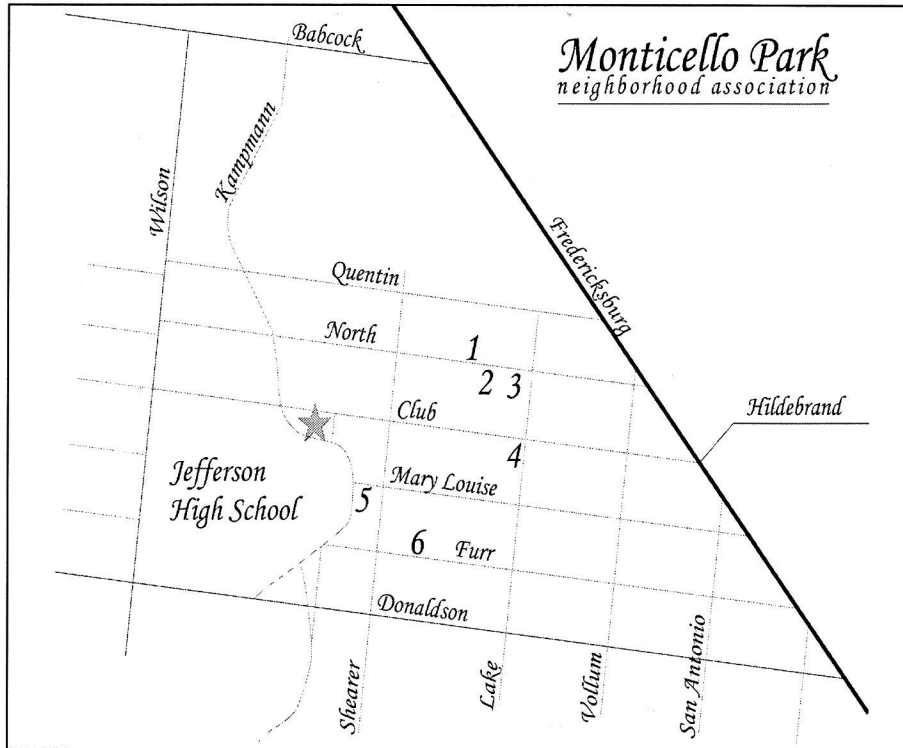
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Map

Monticello Park Neighborhood Association



Welcome to our neighborhood. 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 businesses. As you make yourself "At Home in Monticello", you support the Monticello Park Neighborhood Association's efforts to maintain our planter boxes on Fredericksburg Road, to beautify the Monticello Park pocket park, to continue our beautification awards for restoration and beautification, and to preserve the historic quality of our district.

The homes of Monticello Park are an extraordinary collection of architecture: Revival styles, English Tudor, Spanish Colonial, Greek, Italianate, Neoclassical, Mission, Craftsman, English Stone Bungalow, and Art Moderne. Virtually every house proudly shows the handiwork of individual artisans. Notice the masonry, 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 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 \$94,588. The original plan for the site had been for a country club, but the Great Depression put a damper on the investors' plans. Club Drive did not change its name despite the change in direction for use of the land. On it was built instead 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 that it would be in the middle of nowhere. Furr Drive was designed to afford a view of the spectacular dome.

Monticello Park Neighborhood Association is bordered by Wilson, Babcock, Fredericksburg, and Donaldson. MPNA was established in 1983 and is a registered neighborhood with the City of San Antonio. It became a registered historic district in 1995 and a §501(c) (3) non-profit association in 2012.

We thank you for your interest in our neighborhood and hope that your day is enjoyable.



***** 1 *****

The Owen Home, 231 North Drive

The Owen Home is a gentle reminder of an early 20th century stone bungalow. Classic elements of the Minimal Traditional architectural design such as a low-pitched roof, front-facing gable in addition to side gables, small fireplaces, shutters, and the cottage style are in evidence.

The house was built in 1940. It was first owned by Mr. and Mrs. William P. McNeley who entertained frequently, apparently in their back garden. Mr. McNeley passed away in 1941 but Mrs. McNeley remarried and the family continued to live in the home until the mid-1970s when it was purchased by a real estate investor. The Owen family purchased the home in 1985, and after 30 years, they still enjoy the quite, stable neighborhood and lovely homes in Monticello Park.

The house still has the original hardwood floors, bathroom and kitchen tile, and a functional gas floor furnace. Arches appear between the living/dining room, in the kitchen and again in the main bathroom. Two small room additions were added to the house some time in the late 1960s or early 1970s. Similar to many homes in the neighborhood, the detached two-car garage has an attached apartment. Renovations such as crown molding, kitchen remodeling, stained glass alcove addition, and the backyard compass point have taken place over the years to upgrade and to preserve the original charm.

One of the most notable features of the home is the large stately live oak tree which graces the front yard and extends its shade even to the neighbors. Antiques and vintage collections complement the home, including the 1930s cookstove. Another interesting note about the Owen home is its selection to be featured in a TV commercial, produced by a south Texas cable company in the late 1980s. It had *just the right amount of vintage charm!*



***** 2 *****

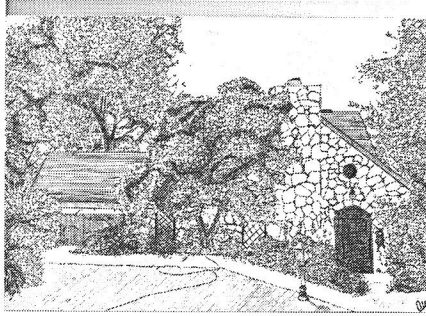
The Cook Home, 222 North Drive

The house at 222 North Drive was built in 1928, and was originally priced at \$8,950. It was part of a group of cottage-style homes on North Drive that were marketed "English Village". This home reflects the Arts and Crafts movement that was popular in the United States during the 1900s to 1930s. While many homes on North Drive were built with the same floor plan as this home, they each have their own individualized features.

The Cook bungalow had a series of owners, most staying only 1 to 4 years, until Walter Shultz purchased it in 1964. The Schultz's remained in the home for 28 years until Walter's death in 1992. He left the home to their neighbor, Ora Fae Egan, in appreciation of the care she provided them during their final years. Ora Fae sold the home to the current owner, Katrina Cook, who purchased it in 1993.

Drawn by the welcoming informality of the home, Katrina has scraped paint off the rock fireplace and glass kitchen cabinets, tore out shag carpet and linoleum to reveal hidden wood floors, tore out a closet that covered five windows, and rebuilt crumbling walls. The home still has the original kitchen cabinets, built-in ironing board, doors, hardware, bathroom tile, sink, tub, and some light fixtures. However, as is true with all old homes, the work is never done, and Katrina's next big projects include updating the bathroom, kitchen, and collapsing garage, while still retaining their historic character. The landscaping is also a work in progress as Katrina attempts to recreate the feel of an English cottage garden.

Katrina's interior decorating style traces the transition from Eastlake Victorian to the simplicity characteristic of the Arts and Crafts movement. For a more modern feel, she also includes contemporary art and touches of steam punk.



***** 3 *****

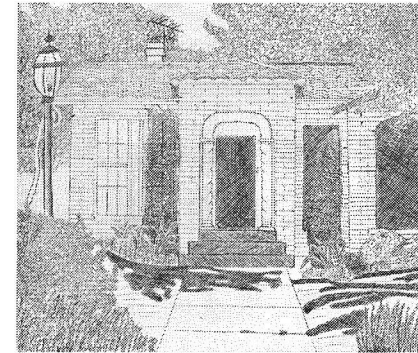
The Bozarth and O'Connors Home, 210 North Drive

The current owners and caretakers of the Tudor Cottage located at 210 North Drive are Charlie and Ressie O'Connors and Ed Bozarth. They purchased the home in 2011 and quickly began restoring it to its former glory. Some of these restoration projects include refinishing the hardwood floors in the living room, dining room, and kitchen; retiling the floors in both bathrooms; replacing countertops in the kitchen with period-specific ceramic tile countertops; adding period-specific lighting fixtures throughout the house; and adding a phone nook, vintage heaters, and built-in ironing board cupboard that are common to vintage homes. In 2012, the owners added a two-car garage with workshop in the back of the house and added a laundry room to the kitchen. They also extended the driveway and replaced a dilapidated porch on the side of the house with a new sunroom. All additions were approved by the San Antonio Office of Historic Preservation, ensuring that the house maintained its historic integrity as a representative of San Antonio architecture of the late 1920s and early 1930s.

The homeowners are all retired from the Air Force and their many travels around the world and throughout the United States are reflected in the home's eclectic décor. Antique lamps are just one of the many collections. The house also plays host to rugs from the Far East and Europe; dolls from the Far East and Mediterranean; and numerous pieces of Americana. The garage is decorated with automobilia and Air Force memorabilia. Many of the drawings, paintings, and photographs found on the walls are American in nature and reflect a true love of country. There are also pieces from other parts of the world—which reflects the appreciation of other cultures, especially Germany and the Far East where military assignments took the current tenants.

This Tudor cottage was built in 1929 by Davidson and English Inc. and was advertised as part of an "English Village" along North Drive. It is rumored that one early homeowner was a music teacher who used the upstairs as her music studio. Students would enter the studio via an outdoor stairway that has since been removed. The closet was used to store sheet music and instruments. Old newspaper articles recall the home and its gardens hosted many social events including weddings, receptions, teas, and garden parties.

Although the home has changed owners multiple time, the current family plans to be the caretaker for many years to come.



***** 4 *****

The Rodriguez Home, 302 Club Drive

The home at 302 Club Drive was originally owned by Gilbert O. and Elsie Toepperwein Dietzel. On May 21, 1930, Gilbert and Elsie entered into an agreement with Petrich-Saur Lumber Company for the materials to construct the house; and on May 29, 1930, they were presented with the final house plans from Matthews and Kenan Consulting Engineers of San Antonio. In 1936, the Dietzels began construction on a home on Club Drive for \$100 a month. On October 10, 1944, the Dietzels sold the home to Overton and Lalla Davenport for \$12,000. Mr. Davenport passed away at the age of 57 in January 1947, and Lalla and her daughter, Hester, continued to live in the home. Lalla passed away in 1986, and the home was purchased by Carla and Dámaso Rodríguez in November 1988 from Hester Davenport.

The home has a Spanish Colonial Revival influence with the numerous archways, barley twist concrete pillars, and clay tile roof. In the front yard, there is a beautiful red oak tree that sprouted from a seed the owners planted over twenty years ago. Other plants in the yard have also thrived from the organic gardening methods that have been used for the last twenty years.

When reviewing the original blueprints, available during the tour, note that the pier and beam foundation has piers going into the ground to a depth of 36 feet. This was likely necessary for the construction of the basement.

The interior of the home consists of the entry hall, living room, dining room, kitchen, four bedrooms, a "service porch", and one and a half baths. There are two porches, a patio, and a detached three-car garage with matching clay tile roof.

One of the unique features of the home is the 1935 Norge gas stove which is still in use today. Even the clock works! The kitchen has a newer wood-burning stove. The ceiling light fixtures and sconces in the entry hall, living room, and dining room are a great example of Art Deco and original to the home. The master bath has beautiful tiled walls with a deep tub enclosure with rounded ceiling and arched entry. Another unique feature is the side porch with archways and Saltillo tile floor. Sitting on the porch swing is the owner's favorite way to relax. The backyard is a quiet and shady with a large patio, Jacuzzi, and outdoor shower.



***** 5 *****

The Scaljon-Wilkerson Home, 510 Mary Louise Drive

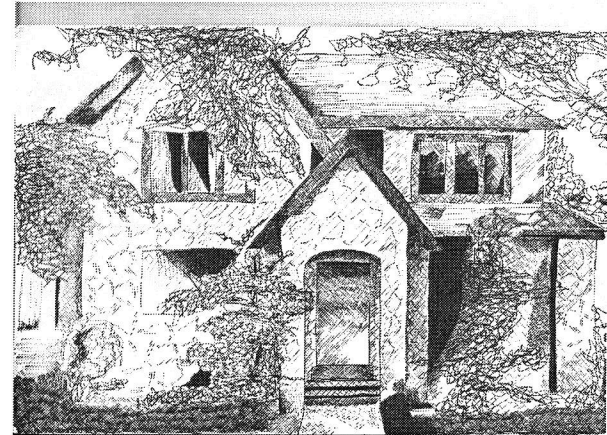
The two story sand-colored brick home at 510 Mary Louise Dr. was built in 1936. It was likely designed by architect N. Straus Nayfach, judging by the octagonal windows, which were a favorite design feature of his.

The house stands as-built, except that the wall between the kitchen and breakfast room has been removed and French doors added to access the back porch. The pink kitchen tile counters are intact, as are the original tile floors in the three bathrooms. Note the lathe and plaster walls throughout, which lend coolness and a unique solidarity to the structure. The rooms all have coved ceilings and picture railings, and there are original oak floors throughout, except for the kitchen, which is original pine flooring. There are attractive arched doorways throughout the downstairs living area.

Built on a hill, the house features a garage below, making the house appear to be three stories tall from the Kampmann Blvd. perspective, although it is only 2040 square feet.

There are four porches, two down and two up. What better way to catch the breeze coming across the grassy field of Jefferson High School, enjoy the sunset to the west, or watch the Woodlawn Lake fireworks on New Year's Eve.

The original owners, Leslie and Irene Byrd, lived in the home from 1936 to 1953. Mr. Byrd was a partner with the law firm of Lang, Byrd, Cross and Ladon. The Basil Scaljon-Lynne Wilkerson family is the 5th owner of the home, and has lived here 29 years—the longest of any of the owners.



***** 6 *****

The Simpson Home, 459 Furr Drive

Built in 1935, the English style home at 459 Furr Drive was described as "beautiful design, extremely well planned, solidly built...smart and tasteful," in its original offering by builder C. M. Furr Co. This holds true 80 years later. Hayden & Edna Lawler bought it for \$12,500 and lived there until 1944. The present owners, Joe and Dianne Simpson, brought it from Mr. Grady Donald in 1980. His wife had died; she had been a piano teacher and many students have come to the home.

In order to completely remodel their home, and, to add a 2nd floor master suite above the kitchen, dining & breakfast rooms, the Simpsons, in 1987, moved their young family to a flat down the street at 522 Furr Dr.

Their architect, Jon Thompson, was careful to maintain the original character of the home in all the changes and additions. The contractor was Bob Mial. The cove ceiling and arches in the Master Suite mirror those in the rest of the home. Look at the window at the top of the stairs: that was the back of the house, but now it lets light into the master bedroom and the stairwell. All of the tiles in the original parts of the home are original, except for the downstairs shower, which required a new shower pan. Even the colors of the tiles in the Master Suite bath suit the period and the wood trim and door match that in the rest of the home. Joe worked with a wood shaper and custom knives from Walter at Woodworkers Supply to make the trim pieces and door. He also put in a central vacuum system while other work was going on. Joe also reproduced all 29 wooden screen windows to match the original, although they are presently being repaired. Topping all this off with a laundry chute gave the home desirable amenities for a growing family. soft Mexico brick, from a home in Manke Park, done in a herringbone pattern, also facilitates movement of rainwater away from the perimeter of the home. A freshly painted porch & iron railings, and low water use landscaping complete the exterior.

In the new kitchen for 1987, the original layout was maintained, with a view to the backyard over a large porcelain sink and a cooktop with a magical downdraft vent for the side view into the yard. (Ask for a demonstration!) The hot water heater was relocated to an attached outside closet matching the rest of the addition, which also houses the water softener and central vacuum.

The appliances were hidden behind louvered doors and an island and built-in oven were added.

In 2014, the Simpsons oversaw installation of a new floor in the Master Suite, using oak wood recovered from a home in Terrell Hills; disassembly then reconstruction of the whole stairwell, as the squeak was so loud family members always knew who was coming or going by the rhythm of their step; painting of the iron rails & a coat of creamy paint on the risers to brighten the entrance hall; plastering of cracks & a fresh coat of paint in soothing colors; soil removal from under the house used around the perimeter of the home to direct water flow away from the home which now sports two sump pumps, one with battery backup, for the heavy rains to come; a new patio using a soft Mexico brick, from a home in Manke Park, done in a herringbone pattern, also facilitates movement of rainwater away from the perimeter of the home. A freshly painted porch & iron railings, and low water use landscaping complete the exterior. Dianne has done extensive design, painting, planning, and planting, recently putting in the fall vegetable garden, 3 fruit trees, and numerous other plants.

The remodeling and renovation was done by Guy "Woody" Chipman with DesignBuild Historic Preservation and landscaping by Shawn Davis, who put in several areas of flagstone, and designed planting areas with compost and mulch. He has done several other yards in our neighborhood.



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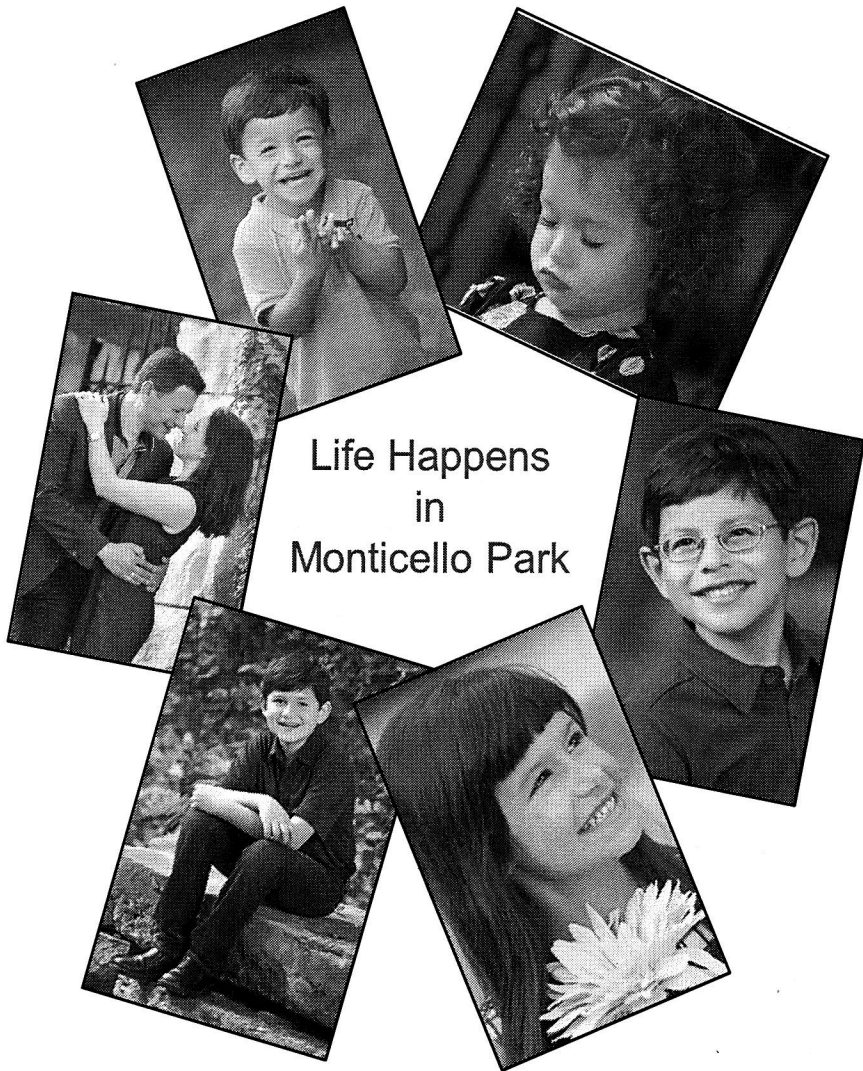
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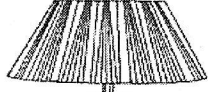
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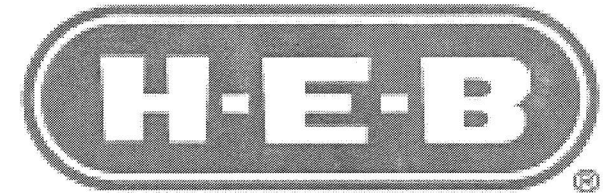
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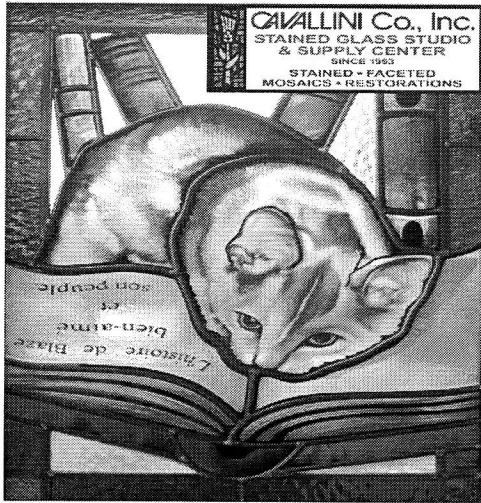
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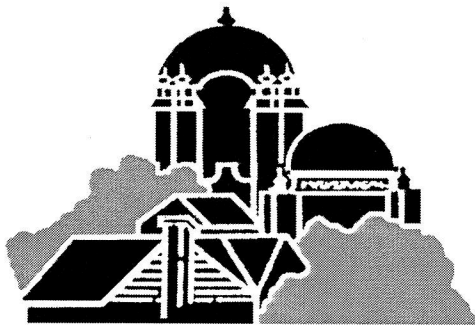
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