

## HISTORIC AND DESIGN REVIEW COMMISSION

July 01, 2020

**HDRC CASE NO:** 2020-259  
**ADDRESS:** 222 W MULBERRY AVE  
**LEGAL DESCRIPTION:** NCB 3002 BLK 4 LOT 5, E 20 FT OF 4 & W 5 FT OF 6  
**ZONING:** R-5, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Monte Vista Historic District  
**APPLICANT:** Ronnie Suarez/Integrity Roofing and Siding  
**OWNER:** Francisco Gonima/GONIMA FRANCISCO ALEJANDRO  
**TYPE OF WORK:** Reroofing from shingle to metal  
**APPLICATION RECEIVED:** June 02, 2020  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Huy Pham

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the red composition shingle roof with a red standing seam metal roof.

### APPLICABLE CITATIONS:

#### 3. Materials: Roofs

##### A. MAINTENANCE (PRESERVATION)

i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

##### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

- *Panels that are 18 to 21 inches in width*
- *Seams are 1 to 2 inches in height*
- *Ridges are to feature a double-munch or crimped ridge configuration; no vented ridge caps or end caps are allowed.*
- *Roof color will feature a standard galvalume finish or match the existing historic roof.*

vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

### FINDINGS:

- a. The primary historic structure at 222 W Mulberry was designed by Atlee B. Ayres Sr. in the Italianate style, was constructed circa 1920, first featured on the 1951 Sanborn map, and contributes to the Monte Vista Historic

District. The two-and-a-half-story, single-family structure features a symmetrical configuration, stucco siding, dentil molding, and a primary turned gable with front dormers and rear-facing gables.

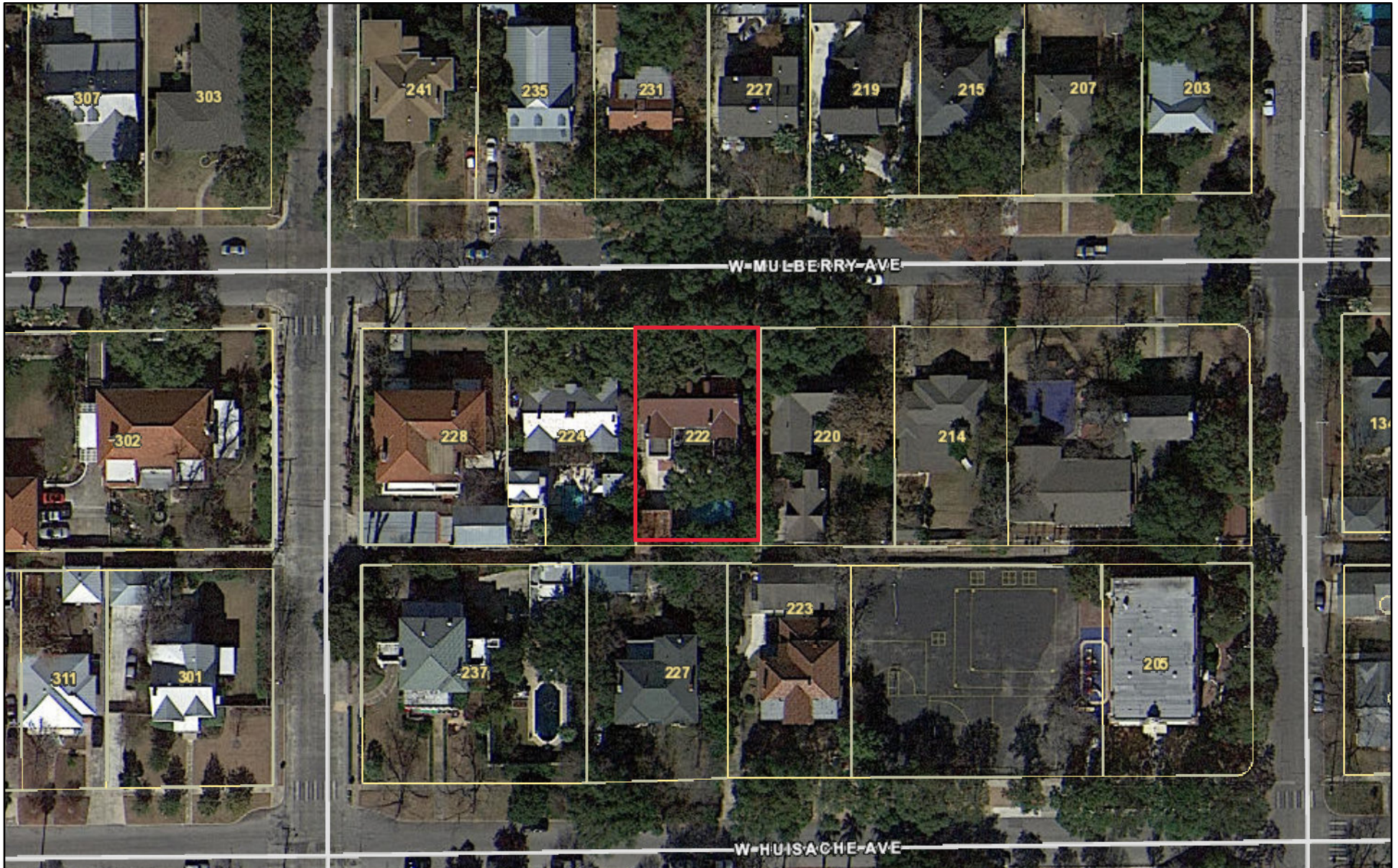
- b. **ROOF REPLACEMENT** – The applicant has proposed to replace the existing red composition shingle roof with a new red standing seam metal roof. Per the Guidelines for Exterior Maintenance and Alterations 3.B.vi., applicants should use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Per the 1951 Sanborn map, staff finds that the structure originally featured a non-combustible material such as metal, slate, or tile. Additionally, the applicant has provided supporting material that states the structure at 222 W Mulberry was “built in tile and finished in cream, white and cement stucco, with dark red metal roof” concurrent with the structure at 224 W Mulberry, which was also designed by Atlee B. Ayres Sr. and still features a standing seam metal roof. While metal roofs are atypical to Italianate style structures, staff finds that the request is appropriate given the historic documentation and similar conditions on the 200 block of W Mulberry and the Monte Vista Historic District. If a standing seam metal roof is approved, the applicant should adhere to the standard specifications for standing seam metal roofs.

**RECOMMENDATION:**

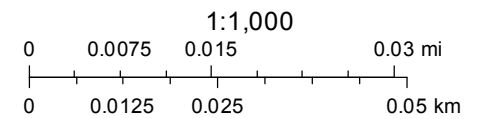
Staff recommends approval based on finding b with the stipulation that the new metal roof feature the standard specifications:

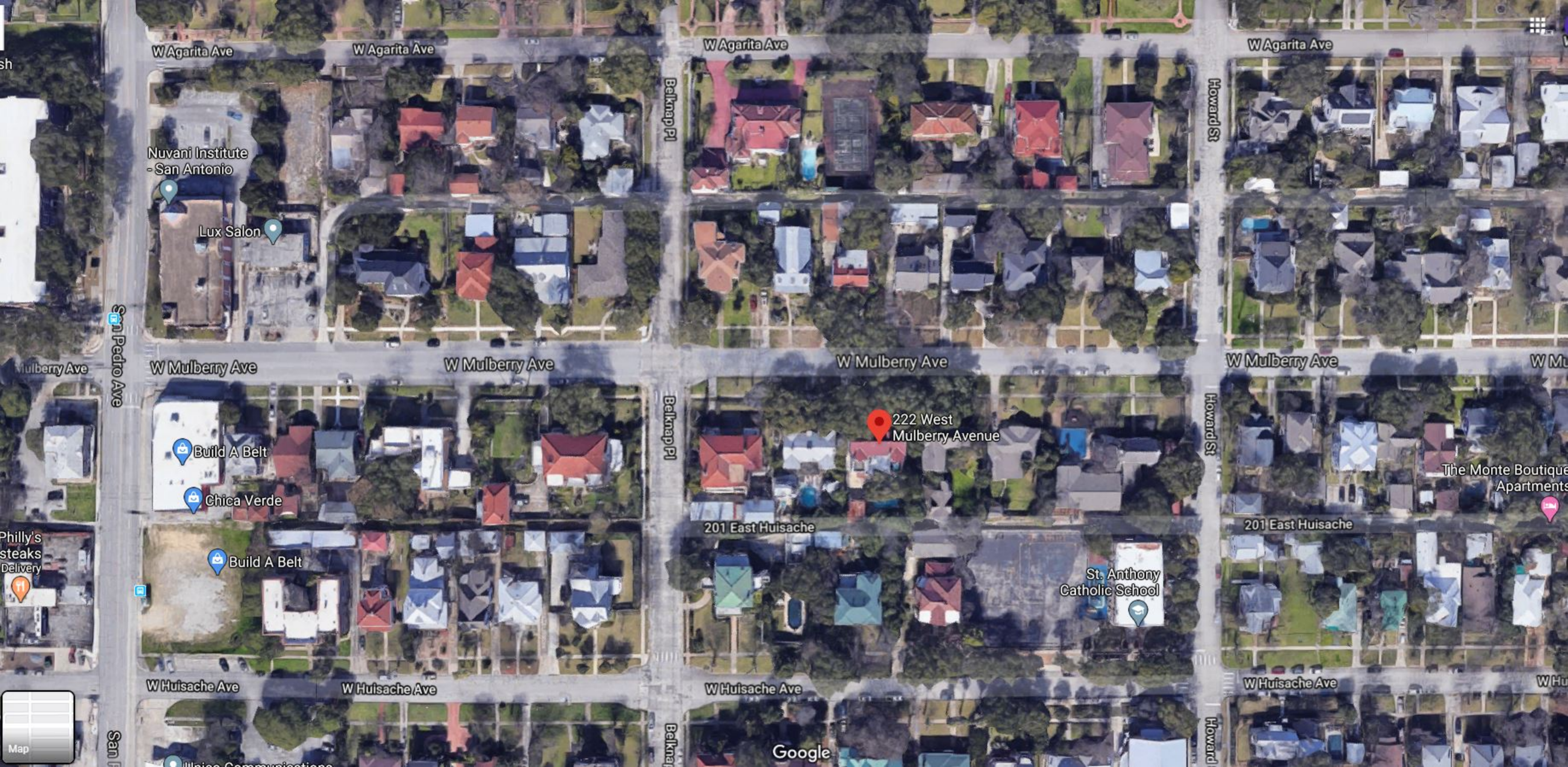
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# 222 W Mulberry



June 16, 2020





W Agarita Ave

W Agarita Ave

W Agarita Ave

W Agarita Ave

Nuvani Institute  
- San Antonio

Lux Salon

San Pedro Ave

W Mulberry Ave

W Mulberry Ave

W Mulberry Ave

W Mulberry Ave

W Mu

Build A Belt

Chica Verde

Build A Belt

Belknap Pl

222 West  
Mulberry Avenue

201 East Huisache

St. Anthony  
Catholic School

The Monte Boutique  
Apartments

201 East Huisache

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Map



222 West  
Mulberry Avenue

W Mulberry Ave

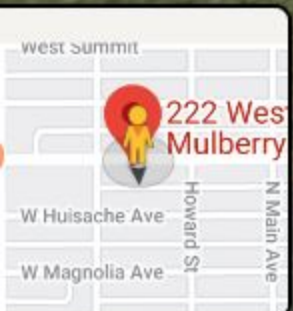
W Mulberry Ave

201 East Huisache

201 East Huisache

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SAN ANTONIO'S

# *Monte Vista*

*Architecture  
and  
Society in a  
Gilded Age*

129

Donald E. Everett

Next to the Calhouns, Richard Vander Stratten planned the Edward Sibleys' \$10,000 brick-veneer two-story home (219 West) in 1927. They made extensive additions over a forty-year residence.<sup>46</sup>

Across the street, Max A. Krueger built 220 West in 1923 and sold it to the Charles W. Fitchners, the first residents. It remained in the family for more than sixty years. To the west, "A Trio of Attractive Homes Recently Built on Mulberry" was featured in local papers. Original owners included Ira Havins (222 West) Atlee B. Ayres Jr. (224 West) and Jack W. Neal (228 West). Atlee B. Ayres Sr. designed all three in 1918:

Mulberry Street is acquiring a number of handsome homes these days. The new home of Ira Havins . . . is built of tile and finished in cream, white and cement stucco with dark red metal roof. The front floor has a large living room on the east side with a solarium in rear featuring large glass doors . . .

Belknap Place. An Italian motif is carried out in the architecture, the outside walls being of white limestone and the roof in dark red earthen tile. On the lower floor there are five rooms and four in the second story. The entrance to the house is through a large reception hall which adjoins a large living room and which is divided by columns. . . . Large verandas are located on the east and south sides. . . .

The residence of Atlee B. Ayres, Jr. . . . contains six rooms and has outside walls of hollow tile and is finished on the outside with white cement stucco. The roof is of dark metal shingle and painted green. A large living room is in the center of the house and on the east side are two bedrooms with bath between. . . . A sun parlor is in the rear of the living room. Double glass doors connect the living and dining rooms and the sun parlor.<sup>47</sup>

Architect Carleton W. Adams drew plans for his own home at 231 West Mulberry in 1922.

With less square footage than some adjacent homes, it featured a small enclosed garden.<sup>48</sup>

Handsome as were these homes, Atlee Ayres drew plans for an even more sumptuous residence at 302 W. Mulberry in 1921.

With the completion of the residence of Dr. F. L. Thomson, president of the Grayburg Oil Company, at Belknap and West Mulberry avenues, Laurel Heights is given another beautiful and distinctive home. The new Thomson residence is an adaptation of the Italian style of architecture. It was built at a cost of approximately \$100,000. The house consists of two stories and basement, constructed of light cream brick and trimmed in white ornamental stone. Roof is of red terracotta tile. A wide terrace of black and white tile extends across the front of the home connecting with a loggia. On the east side is a corresponding terrace connecting with a pergola which serves as a porte cochere. In the rear of the sun parlor and opening from the dining room is another terrace.

On the first floor is a large entrance hall, living room with ventilation on four sides, dining room, breakfast room, kitchen, library and sun parlor. The second floor consists of three bedrooms, gymnasium, sitting room and two baths. The gymnasium is one of the features of the new home. Dr. Thomson, who believes in keeping "fit," has equipped it with numerous exercising devices, including rowing machine, punching bag and trapeze. The gymnasium also has shower facilities.

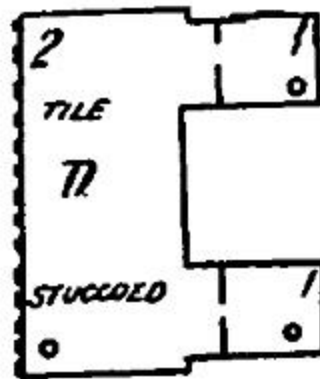
The new home has hardwood floors throughout and woodwork of tinted enamel. Ceilings in the living room, dining room and reception hall are finished in ornamental plaster. The house is heated by a steam vapor system, radiators being concealed in the walls. The kitchen of the Thomson home is declared by the architect to be one of the most complete in the city. It has tile floor and wainscoting and several cabinets with marble tops. The kitchen also has many built-in features, including a compartment for ironing boards and a broom closet. Sockets for connection with electrical devices are conveniently located.<sup>49</sup>

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222

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