



HISTORIC PRESERVATION

Historic Assessment

Property Address: 914 W Mulberry Ave

1. Application Details

Applicant: Vincent P. & Lilly Ann Salinas
Type: Historic Landmark Designation
Date Received: 8 November 2023

2. Findings

The property at 914 West Mulberry Avenue is a two-story Prairie style Four-Square brick residence located in the Beacon Hill Area neighborhood conservation district (NCD-5) of City Council District 1. Vincent & Lilly Salinas currently own the property. Beacon Hill evolved during San Antonio's first and greatest expansion, which began in the 1850s and continued with few interruptions until the Great Depression. The neighborhood grew around the San Antonio Street Railway Trolley lines that originally provided access to historic San Pedro Springs Park.

The subject property was built circa 1918 for W.A. & Willie W. Ellis, who purchased the deed for the parcel in 1913 from Charles and Madge Venable. The address first appeared in the 1918 City Directory, and at that time, William Alvin Ellis (1872–1948) was the principal for the Ellis Brokerage Company. His first wife died that year, and Ellis married his second wife, Clara Mae Ellis (formerly Boldt) in 1923. A native of Louisiana, Missouri, Ellis had lived in San Antonio for 36 years. He was a life member of San Antonio Lodge 1070, A.F.&A.M., a 33rd degree member of the Scottish Rite, and a member of Alzafar Temple, San Antonio Chapter 381. Clara Ellis was actively involved with the San Antonio Women's Club.

In the 1929 City Directory, the address was listed as the home of William M. Marvin, an agent for the Brown Cracker & Candy Company, and his wife Florence. In the 1931 City Directory, Marvin is listed as the Vice President of the San Antonio Broom Factory, which was one of the top local manufacturers and employers. The Marvins resided at the property until 1937, at least.

Charles Graebner (1861-1932) purchased the deed to the property in 1928, and his widow sold the property to their daughter-in-law in 1939. A native San Antonian, Graebner was a pioneer businessman and civic leader in San Antonio and was active in real estate development. He served as president of the Ducrier Candy Manufacturing company, former president of the San Antonio Chamber of Commerce, former president and life member of the San Antonio Museum Association, and a former president of the San Antonio Manufacturers' Association. In 1919, Graebner donated the grounds of the Barclay elementary school (1112 S. Zarzamora St., now the Ramiro P. Estrada Achievement Center). In the early 1930s, he donated evergreens for the new elementary school at 530 Hoover Avenue, and in January 1932 the SAISD Board named it Charles Graebner Elementary School in his honor. He was also the brother of Mrs. Augusta Kronkosky, wife of Albert Kronkosky, who served as head of the Gebhardt Chili Powder Company and founded the San Antonio Drug Company. Graebner died in November 1932 at his country home near Boerne at the age of 71 and was buried in Knights Of Pythias Cemetery. His son, Edward Alexander Graebner (1887-1924) married Bertha Mae Sulfer on 9 July 1907, in St. Joseph Township, Michigan. He died on 13 September 1924, in San Antonio, at the age of 37, and was buried in Knights Of Pythias Cemetery. Bertha Mae Graebner (Sulfer) (1888-1986) resided at 914 West Mulberry Avenue

100 W. HOUSTON ST., SAN ANTONIO, TEXAS 78205

210.207.0035 • Fax: 210.207.0199 • info@sapreservation.com • www.sapreservation.com



HISTORIC PRESERVATION

from 1940 to 1952 (or later). By 1955, Graebner resided next door at 918 West Mulberry Avenue, and she was listed in the City Directory as the pastor of "The Christ Way Chapel" at that same address.

3. Architectural Description

The subject property is a north-facing house, situated near the middle of a block bound to the north by W Mulberry Ave, the east by Blanco Rd, the south by W Huisache Ave, and the west by Grant Ave. The block includes Neoclassical, Craftsman, and Spanish Eclectic, with a few examples of more modern infill. A divorced sidewalk runs through large front yards; driveways appear as either full-width concrete or ribbon drives. The house is on a large lot and has an inground kidney-shaped pool on the east side of the parcel. The backyard is enclosed by a wooden privacy fence with a swinging gate at the end of the straight concrete driveway.

The subject property is a two-story Prairie style Four-Square residence constructed of red brick with a rectangular plan, hipped roof, widely overhanging boxed eaves, a brick chimney, and a one-story, full-façade porch supported by square brick columns. It has a composite shingle roof with a gabled dormer on the primary façade. The dormer features a central arched window with stained glass, flanked by two smaller square windows. The front porch entry is asymmetrical, with three concrete steps on the right side flanked by low, rectangular brick piers. The porch is covered by wooden planks. The front door is wooden with a single, three-quarter length glass pane, with a rectangular transom and sidelights. The chimney is located on the east side of the structure. Windows are one-over-one wood windows with 9-over-one wood screens. There is a decorative stained glass clerestory window in the center of the lower story of the east façade. The rear entry features French doors with single glass panes. The back porch is a raised wooden deck with four steps, covered by a shed roof supported by square wooden columns and railing. There is a casita or pool house near the southeast corner of the lot with a symmetrical façade and hipped roof with a composite shingles.

Character-defining features of 914 West Mulberry Avenue include:

- Two-story Prairie style with red brick exterior
- Gabled roof dormer with stained glass central arched window
- Rear accessory dwelling unit (casita or pool house) and kidney-shaped pool

4. Landmark Criteria

The property meets six criteria under UDC 35-607(b):

- **3: Its identification with a person or persons who significantly contributed to the development of the community, county, state, or nation;**
- **8: Its historical, architectural, or cultural integrity of location, design, materials, and workmanship;**
- **13: It bears an important and significant relationship to other distinctive structures, sites, or areas, either as an important collection of properties or architectural style or craftsmanship with few intrusions, or by contributing to the overall character of the area according to the plan based on architectural, historic or cultural motif;**

100 W. HOUSTON ST., SAN ANTONIO, TEXAS 78205

210.207.0035 • Fax: 210.207.0199 • info@sapreservation.com • www.sapreservation.com



HISTORIC PRESERVATION

5. Staff Recommendation

A property must meet at least three of the 16 criteria used to evaluate eligibility for landmark designation, and this assessment determines that 914 West Mulberry Avenue meets this threshold. Further research may reveal additional significance associated with this property.



HISTORIC PRESERVATION



1. 914 West Mulberry Avenue – Front façade

100 W. HOUSTON ST., SAN ANTONIO, TEXAS 78205

210.207.0035 • Fax: 210.207.0199 • info@sapreservation.com • www.sapreservation.com



HISTORIC PRESERVATION



2. 914 West Mulberry Avenue – Right side (West)

100 W. HOUSTON ST., SAN ANTONIO, TEXAS 78205

210.207.0035 • Fax: 210.207.0199 • info@sapreservation.com • www.sapreservation.com



HISTORIC PRESERVATION



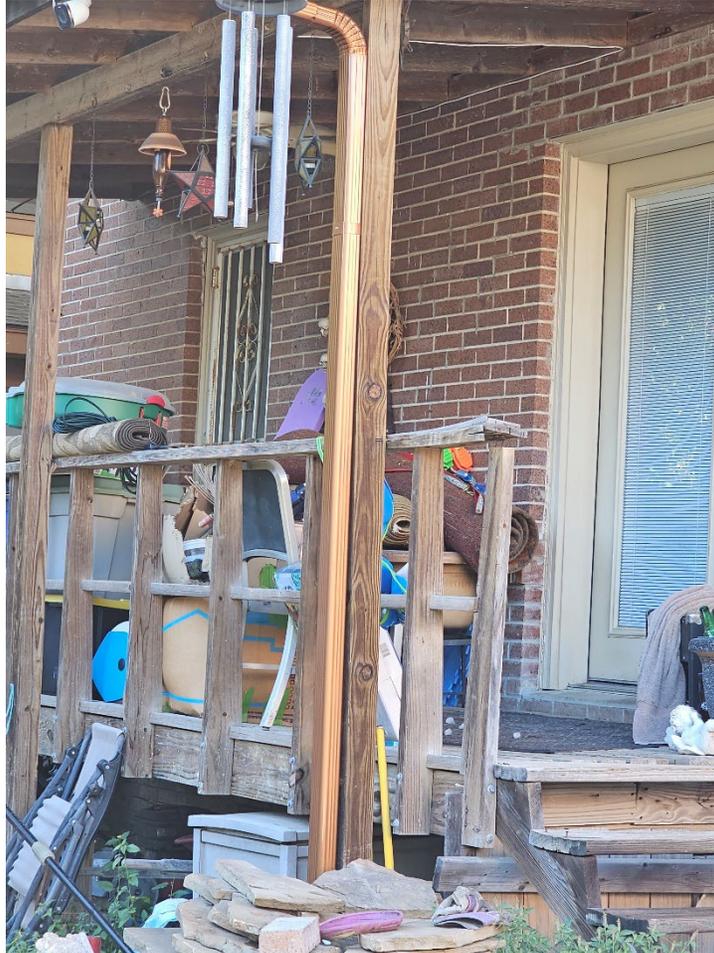
3. 914 West Mulberry Avenue – Left side (East)

100 W. HOUSTON ST., SAN ANTONIO, TEXAS 78205

210.207.0035 • Fax: 210.207.0199 • info@sapreservation.com • www.sapreservation.com



HISTORIC PRESERVATION



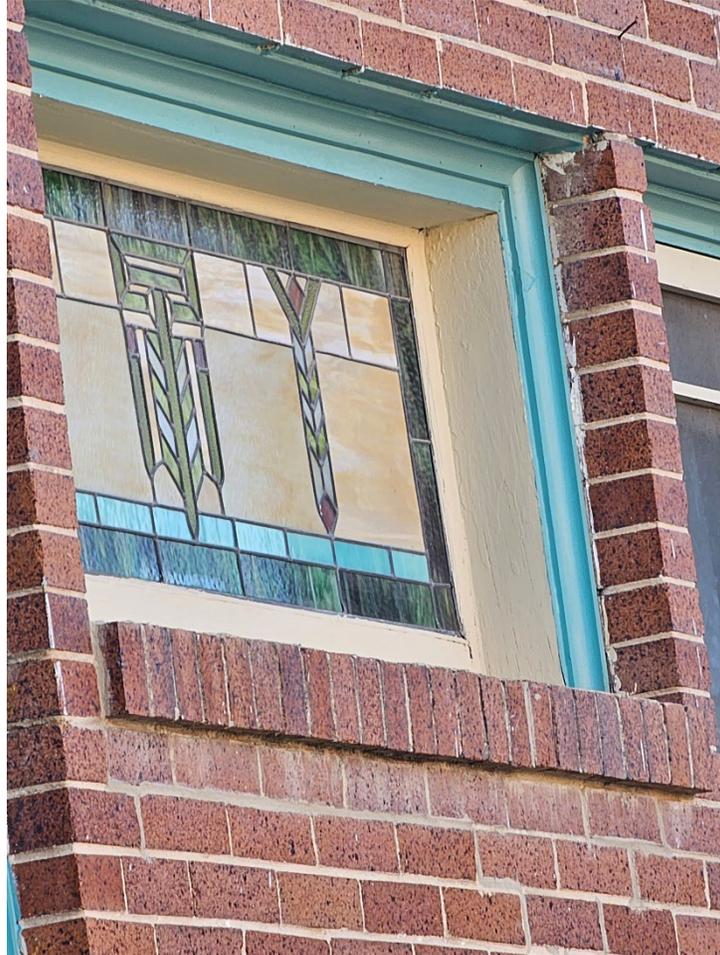
4. 914 West Mulberry Avenue – Rear (South)

100 W. HOUSTON ST., SAN ANTONIO, TEXAS 78205

210.207.0035 • Fax: 210.207.0199 • info@sapreservation.com • www.sapreservation.com



HISTORIC PRESERVATION



5. 914 West Mulberry Avenue – window detail



HISTORIC PRESERVATION



6. Sanborn Map (1931), Vol.1, Sheet 95

100 W. HOUSTON ST., SAN ANTONIO, TEXAS 78205

210.207.0035 • Fax: 210.207.0199 • info@sapreservation.com • www.sapreservation.com



HISTORIC PRESERVATION

S. A. WOMAN'S CLUB EXHIBITORS

Mrs. Joseph Spriggs, clubwoman represented the Pioneer Flour Mills and Mrs. W. A. Ellis, represented the San Antonio Broom factory at the an-

nual manufacturers' exhibit given by the Woman's club. The exhibit was given on the lawn of the club at 1717 San Pedro avenue.



7. San Antonio Light (April 17, 1927), Pg. 21

100 W. HOUSTON ST., SAN ANTONIO, TEXAS 78205

210.207.0035 • Fax: 210.207.0199 • info@sapreservation.com • www.sapreservation.com



HISTORIC PRESERVATION

ENTERTAINS WOMEN

A plentiful assortment of entertainment is being dished up to women in attendance at the Scottish Rite reunion now going on here. Mrs. William A. Ellis, below, sees to it they enjoy themselves.



PHOTO BY BABA

An extended sight seeing tour, featured by a visit to the White Memorial Museum Wednesday will comprise the major part of the day's program in honor of the visiting women in attendance at the thirty-first semi-annual Reunion of Scottish Rite Mis-

sions from all parts of Southwest Texas. Elaborate features of entertainment arranged by Mrs. William A. Ellis, chairman of the local committee, have been occupying the visitors since their arrival Monday for the 4-day convention and initiation ceremonies.

8. San Antonio Light (November 09, 1927), pg. 5

100 W. HOUSTON ST., SAN ANTONIO, TEXAS 78205

210.207.0035 • Fax: 210.207.0199 • info@sapreservation.com • www.sapreservation.com



HISTORIC PRESERVATION

Attractive Brick Home

914 W. Mulberry Avenue.

Located amidst some of the finest homes on the north side. On one of the highest elevations. Eight large, comfortable rooms, extra large lot. Excellent condition. Will take lots or cottage in trade. Drive by and look at this home, then make offer to Louis Voelker. Cr. 8044.

ROGERS, HILL & CO., Realtors

9. San Antonio Light (March 18, 1928), pg. 61



HISTORIC PRESERVATION



FINAL RITES—Funeral services for William A. Ellis will be conducted at 4 p.m. Saturday.

W. A. Ellis Rites Saturday

Funeral services for William A. Ellis, 76, 2703 S. Walters Ave., will be conducted at 4 p.m. Saturday at Alamo Funeral Chapel with interment in Mission Burial Park. He died at his home Thursday.

A native of Louisiana, Mo., Ellis had lived in San Antonio for 36 years. He was a life member of San Antonio Lodge 1079, A.F.&A.M., a 3rd degree member of the Scottish Rite, a member of Alzarar Temple, San Antonio Chapter 381.

He is survived by his wife, Clara Mae Ellis; a daughter, Mary Elizabeth Bain; two sons, Frank Hailum Ellis and Col. W. Tinsley Ellis who flew from Stuttgart, Germany, to attend the services.

10. San Antonio Express (July 17, 1948), pg. 14

100 W. HOUSTON ST., SAN ANTONIO, TEXAS 78205

210.207.0035 • Fax: 210.207.0199 • info@sapreservation.com • www.sapreservation.com



HISTORIC PRESERVATION

The San Antonio Broom Factory

MAKERS OF HIGH-GRADE BROOMS



Features a very interesting and educational display of the different stages in making of a broom.

During Home Equipment Exposition, buy a fine Misses Brand broom at only 81c.

11. San Antonio Light (March 19, 1933), pg. 27

the public schools.

FIVE SCHOOLS NAMED.

Five new elementary schools were named by board members. The school on the Hoover street site was named for Charles Graebner, who has been a consistent donor of grounds for public school uses. A school on Duwango street was officially named Avankhoe school.

On insistence of Dr. Mary King Robbie, a school on Dawson street, was named for Elizabeth Tynan, a former principal of the Johnson Elementary school. Miss Tynan is credited with starting the local cafeteria system.

The school on Waverly avenue was named for Marin B. Fenwick, former newspaper writer, and a Highland Park school for Laura Steel, a former principal of the De Zavala school.

Construction contracts for an addition on the Ferdinand Herff Elementary school were awarded to Ed W. Oeffinger at a cost of \$23,200. The plumbing and heating contract was let to A. J. Monier for \$7100, and the electrical contract to the Thompson Electrical company for \$1478.

12. San Antonio Light (January 06, 1932), Pg. 6

100 W. HOUSTON ST., SAN ANTONIO, TEXAS 78205

210.207.0035 • Fax: 210.207.0199 • info@sapreservation.com • www.sapreservation.com



HISTORIC PRESERVATION

... years, we have kept an entire

GIVE TREES WITH LOT



San Antonio this year will be a leader in Texas in Arbor day ceremonies February 22, and will aid in the state movement to feature the planting of pecan trees. Nogalitos Heights developers are giving away healthy four-year-root paperhell pecan trees with each lot purchased. One of the trees is being planted by Charles Graebner, one of the owners and Mrs. Henry Schneider.

13. *San Antonio Light* (February 21, 1932), pg. 35

100 W. HOUSTON ST., SAN ANTONIO, TEXAS 78205

210.207.0035 • Fax: 210.207.0199 • info@sapreservation.com • www.sapreservation.com



HISTORIC PRESERVATION

**IVANHOE HEIGHTS
TO BE AUCTIONED**

**Louisville Company Will Sell
Property for Charles
Graebner.**

Louisville Real Estate and Development Company of Louisville, Ky., which has conducted successful auction sales throughout the country including San Antonio and Austin, will begin an auction of property in Ivanhoe Heights, Sunday, March 13, in was announced Saturday.

This concern, of which D. C. Clark is owner, handled an auction sale here several months ago for H. C. Thorman in Olmos Park Terrace. Since that time it has successfully held an auction in Austin.

In discussing the Austin sale Clark declared that the great amount of cash produced by buyers featured the auction. Fully three-fourths of the sales were cash, with the people paying off on the property instead of waiting for final papers, etc.

It was clearly demonstrated in the Austin sale that there is plenty of cash available for the purchase of good real estate at proper prices, he said.

Ivanhoe Heights is owned by Charles Graebner. It is situated in the Western section of the city, in the vicinity of Our Lady of the Lake College and Elmendorf Lake and park.

The San Antonio Board of Education now has under construction an elementary school building on the property.

Water, lights and gas are available, while the property is sensibly restricted.

14. San Antonio Express (March 06, 1932), pg. 27



HISTORIC PRESERVATION

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50

DIVINE SERVICES
St. Anthony Hotel
Ball Room



Every Sunday
Evening at 8
o'clock

Subject:
"Adam and Eve"

Mystical and Sym-
bolic Interpretation
of the Scriptures.

Leader
Dr. Bertha Graebner
ALL ARE WELCOME

15. San Antonio Light (August 21, 1932), pg. 17

100 W. HOUSTON ST., SAN ANTONIO, TEXAS 78205

210.207.0035 • Fax: 210.207.0199 • info@sapreservation.com • www.sapreservation.com



HISTORIC PRESERVATION

GRAEBNER IS GIVEN HONOR

While funeral services were held Tuesday afternoon for Charles Graebner, pioneer San Antonio business man and civic leader, memorial services were held in two San Antonio schools. They were the Barclay elementary school, South Zarzamora and Vera Cruz streets, and the new Graebner school, Charlotte and Hoover streets.

The grounds of the former were donated by Graebner, and the evergreens at the latter institution, which was named in his honor.

Graebner died Sunday afternoon at his country home near Boerne. He was a native San Antonian, and for many years was president of the G. A. Duerler Candy Manufacturing company, from which position he retired six years ago.

He also was former president of the San Antonio chamber of commerce, and was active in real estate development.

Surviving are his widow, Mrs. Amelle Graebner; a brother, Gus Graebner; a sister, Mrs. Albert Kronkosky, and two grandchildren, Charles A. and Florence Graebner.

CONSOLIDATIONS REMOTE

16. San Antonio Light (November 29, 1932), pg. 32

100 W. HOUSTON ST., SAN ANTONIO, TEXAS 78205

210.207.0035 • Fax: 210.207.0199 • info@sapreservation.com • www.sapreservation.com



HISTORIC PRESERVATION

MUSEUM ASSOCIATION PAYS GRAEBNER TRIBUTE

A resolution in memoriam to the late Charles Graebner, former president and life member of the San Antonio Museum Association, has been adopted by the association. It was announced Monday.

The resolution was signed by Mrs. J. K. Boreta, association president; Mrs. Houston Brown, Edwin H. Witte and Mrs. F. W. McAllister. Graebner who died this month was a former president of the San Antonio Manufacturers' Association.

17. *San Antonio Express* (December 20, 1932), pg. 6

| MULBERRY AV W—Contd | 908 Apartments |
|---------------------------|------------------------------|
| 402 Twain Mark Apartments | 1 Sanca Ben |
| 5 Kishbaugh B L Mrs | 2 McClelland Georgia S Mrs |
| 6 Vacant | 3 Rankin David L |
| 7 Vacant | 5 Vacant |
| 8 Blythe Ann | 909 Vacant |
| 406 Brooks Apartments | 914ΔHowell Orville J |
| 1 Williams Al E | 917ΔGriffiths School |
| 2ΔLivingston Donald J | ΔGriffiths Daisy ⊙ |
| 3 Vacant | ΔGriffiths Mae W ⊙ |
| 4ΔFrank Wm H | 918 Christ Way Chapel The |
| 5 Vacant | ΔGraebner Bertha Mrs Rev ⊙ |
| 6 Boykin Virgil | rear Burton Lella Mrs |
| 7 Shefenberg Jack | 924ΔWhite Deo V ⊙ |
| 410ΔHall Alene C ⊙ | 92ΔCocke Emmett B ⊙ |
| 414ΔCallaghan Mary A ⊙ | 929ΔMrs |
| 418ΔSpencer Herbert | 930ΔShaver Cleo B ⊙ |
| 418½ΔMosby Jas L | 936ΔBachelor Donald E ⊙ |
| 422 Wolfe Thos A | 939 Vacant |
| 424ΔDukes Barbara Mrs | 940ΔKilgore Jas S ⊙ |
| 426ΔForister Pearl N | 944ΔCalvert Cecil H ⊙ |
| 428ΔDeLorenzo Andree E | 947ΔSullenberger Wilson W ⊙ |
| rear Vacant | Grant av intersects |
| 430ΔHugo Ora Mrs ⊙ | 1001ΔCardiel Helen ⊙ |
| 433ΔHeine Grady D | 1004ΔDrake Josephine C Mrs ⊙ |
| Breeden av intersects | 1005ΔCollas Gus W ⊙ |
| | 1009ΔSrouse E Frances ⊙ |

18. *San Antonio City Directory* (1957), pg. 1298

100 W. HOUSTON ST., SAN ANTONIO, TEXAS 78205

210.207.0035 • Fax: 210.207.0199 • info@sapreservation.com • www.sapreservation.com