

HISTORIC AND DESIGN REVIEW COMMISSION

June 21, 2017

HDRC CASE NO: 2017-287
COMMON NAME: 917 AVENUE A, Boehler's Building/Liberty Bar, Rye House
ADDRESS: 328 E JOSEPHINE
923 AVENUE A
LEGAL DESCRIPTION: NCB 975 BLK 18 LOT 5, 6 & N 49.16FT OF 7
NCB 975 BLK 18 LOT 4 & S 49.16FT OF 7
ZONING: C-3, RIO-2
CITY COUNCIL DIST.: 1
APPLICANT: Jonathan Card/Clayton & Little Architects
OWNER: Rio Perla Properties, LP
TYPE OF WORK: Rehabilitation and relocation of structures, construction of side and rear additions and construction of surface parking

REQUEST:

The applicant is requesting conceptual approval to:

1. Relocate the Boehler's Building/Liberty Bar from its current location to the 900 block of Avenue A.
2. Relocate the Rye House from the the current location to the 900 block of Avenue A.
3. Rehabilitation the Boehler's Building and construct a side addition.
4. Rehabilitate the Rye House and construct a rear addition.
5. Install a restored grain hopper at the northeast corner of the block.
6. Construct a surface parking lot on the northern half of the lot.

APPLICABLE CITATIONS:

UDC Section 35-676. – Alteration, Restoration and Rehabilitation

In considering whether to recommend approval or disapproval of an application for a certificate to alter, restore, rehabilitate, or add to a building, object, site or structure, the historic and design review commission shall be guided by the National Park Service Guidelines in addition to any specific design guidelines included in this subdivision.

- (a) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.
- (b) The distinguishing original qualities or character of a building, structure, object, or site and its environment, shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.
- (c) All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance are prohibited.
- (d) Changes that may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- (e) Distinctive stylistic features or examples of skilled craftsmanship, which characterize a building, structure, object, or site, shall be kept where possible.
- (f) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- (g) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building's materials shall not be permitted.
- (h) Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.

- (i) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood or environment.
- (j) Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

FINDINGS:

- a. The buildings at 328 E Josephine and 923 Avenue A first appear on 1912 Sanborn maps. The two-story Boehler's / Liberty Bar building at 328 E Josephine is believed to date back to 1890 and was allegedly damaged in the 1921 flood resulting in its present-day leaning condition. The single-story house at 923 Avenue A, commonly known as the Rye House is believed to have been built circa 1905.
- b. Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- c. **BUILDING RELOCATION** – The Boehler's / Liberty Bar building sits on a prominent corner. It contributes historic character and aesthetic interest to its present setting. The applicant has proposed to relocate the Boehler's Building, commonly known as the Liberty Bar from the corner of E Josephine and Avenue A to a location on E Grayson Street. The proposed new orientation of the structure would align one portion of the wraparound porch to front the public right of way. Staff finds this location and orientation appropriate.
- d. **BUILDING RELOCATION** – The Rye House is currently located midblock on Avenue A between E Grayson and E Josephine. The applicant has proposed to relocate this structure to the immediate south of its current location and reorient the structure to face south rather than east, its current orientation. Staff finds the proposed relocation and orientation appropriate.
- e. **BUILDING RELOCATION** – The proposed new location for both structures is on an adjacent lot with a similar context as the present setting.
- f. **COURTYARD** – The applicant has centered both proposed new orientations to focus toward a pedestrian courtyard which will be featured at the corner of E Grayson and Avenue A. The proposed focus and orientation on pedestrian traffic is consistent with the UDC.
- g. **REHABILITATION** – The applicant has proposed to rehabilitate both the Boehler's Building/Liberty Bar and the Rye House. The proposed rehabilitations will include the restoration of facades and the restoration of the original Boehler's Building's roof parapet to its original square silhouette with a small campanulate at the front gable. This is consistent with the UDC Section 35-676.
- h. **ADDITIONS** – The applicant has proposed to construct a side addition to the Boehler's house. As currently proposed with its relocation and reorientation, the proposed addition will be featured on the rear side of the structure from the public right of way at E Grayson. At the rear of the Rye House, the applicant has proposed to construct a small addition, which will partially front the public right of way at Avenue A. The proposed additions are to adhere to the UDC Section 35-676 (j).
- i. **GRAIN HOPPER** – At the corner of Avenue A and E Josephine, the applicant has proposed to install a grain hopper salvaged from previous brewery use. The hopper measures twenty-six (26) feet tall and is twelve feet – six inches (12' – 6") wide at its base. Staff finds its installation appropriate. Any signage that will be proposed at this location will need to receive a Certificate of Appropriateness prior to installation.
- j. **PARKING LOT** – The applicant has proposed to construct a surface parking lot at the northern end of the lot. The proposed parking lot will feature a landscaping buffer on each on each side and will feature low landscaping elements typical of those found throughout the Pearl. The applicant is responsible for complying with the UDC Section 35-673, Site Design Standards when designing the proposed parking lot. Additionally, a detailed landscaping plan is to be provided to staff.

RECOMMENDATION:

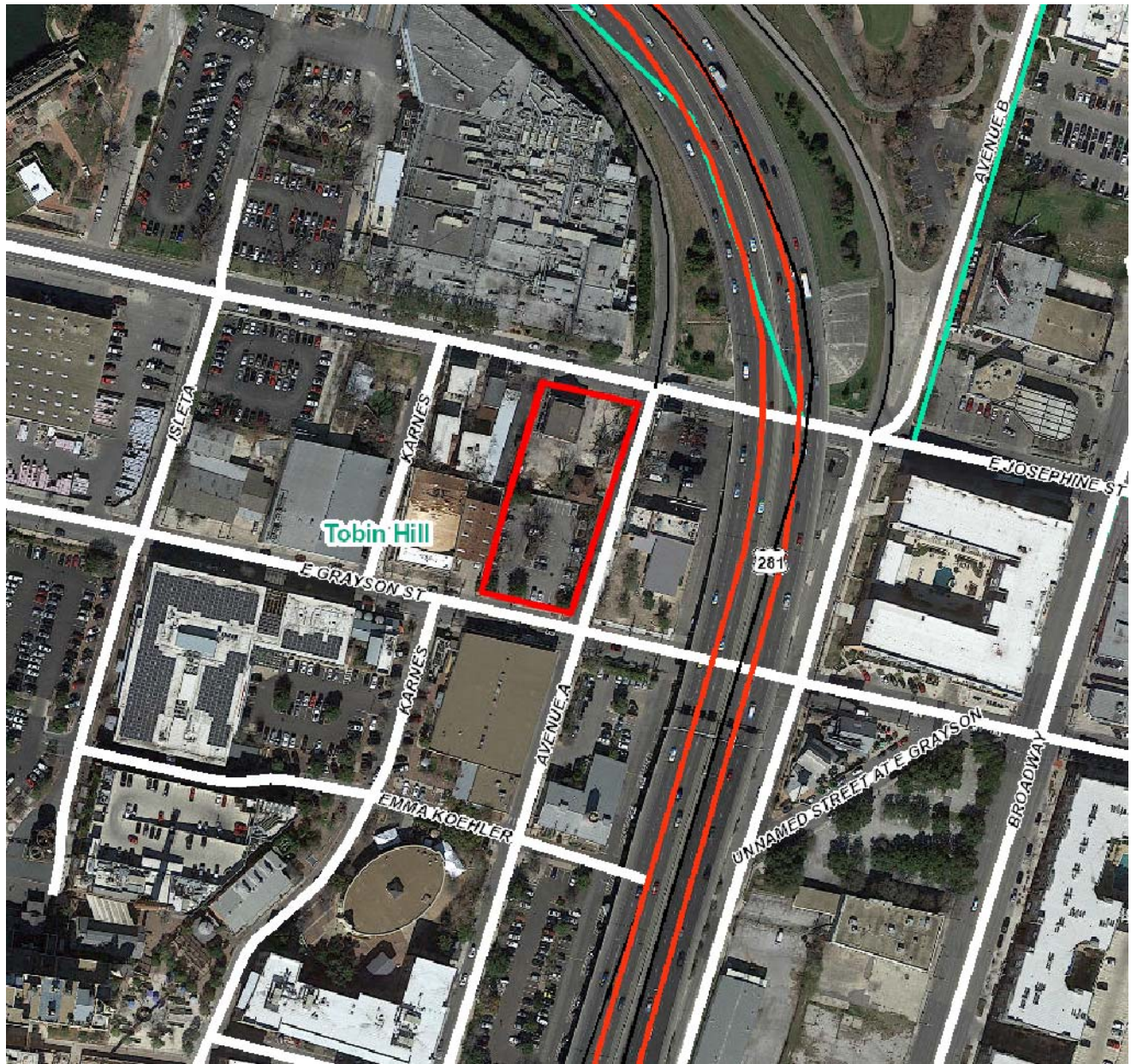
Staff recommends conceptual approval based on findings a through i with the following stipulations:

- i. That the applicant provide staff with construction documents for rehabilitation of both the Boehler's Building and Rye House as well as their proposed additions upon returning for final approval.
- ii. That the applicant provide staff with a detailed landscaping plan for both the proposed parking lot and proposed

courtyards upon returning for final approval.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Jun 12, 2017

The City of San Antonio does not guarantee the accuracy, adequacy, completeness or usefulness of any information. The City does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. Information shown on these maps is derived from public records that are constantly undergoing revision. Under no circumstances should GIS-derived products be used for final design purposes. The City provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.



2
THAT'S ALL RIGHT
CALL DODSON
201.730.1404

DODSON

DODSON

Red sign with white text and a recycling symbol.



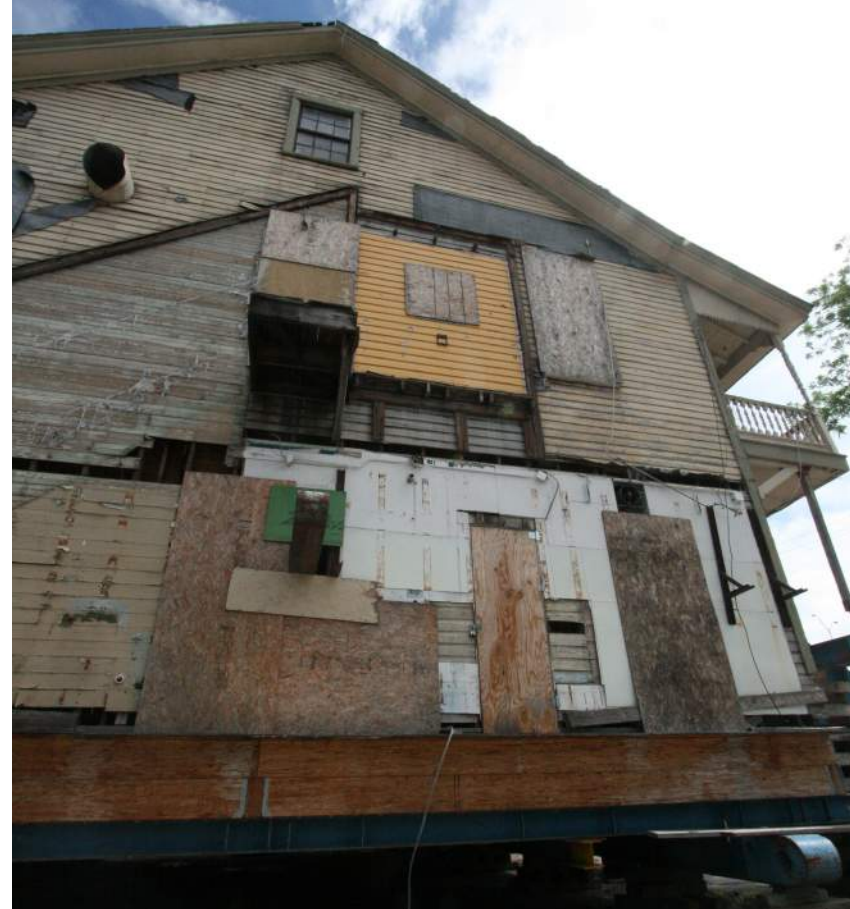




BOEHLER'S RENOVATION

AT PEARL
SAN ANTONIO, TX
HDRC CONCEPTUAL
APPROVAL
JUNE 1, 2017

Architects
Clayton & Little

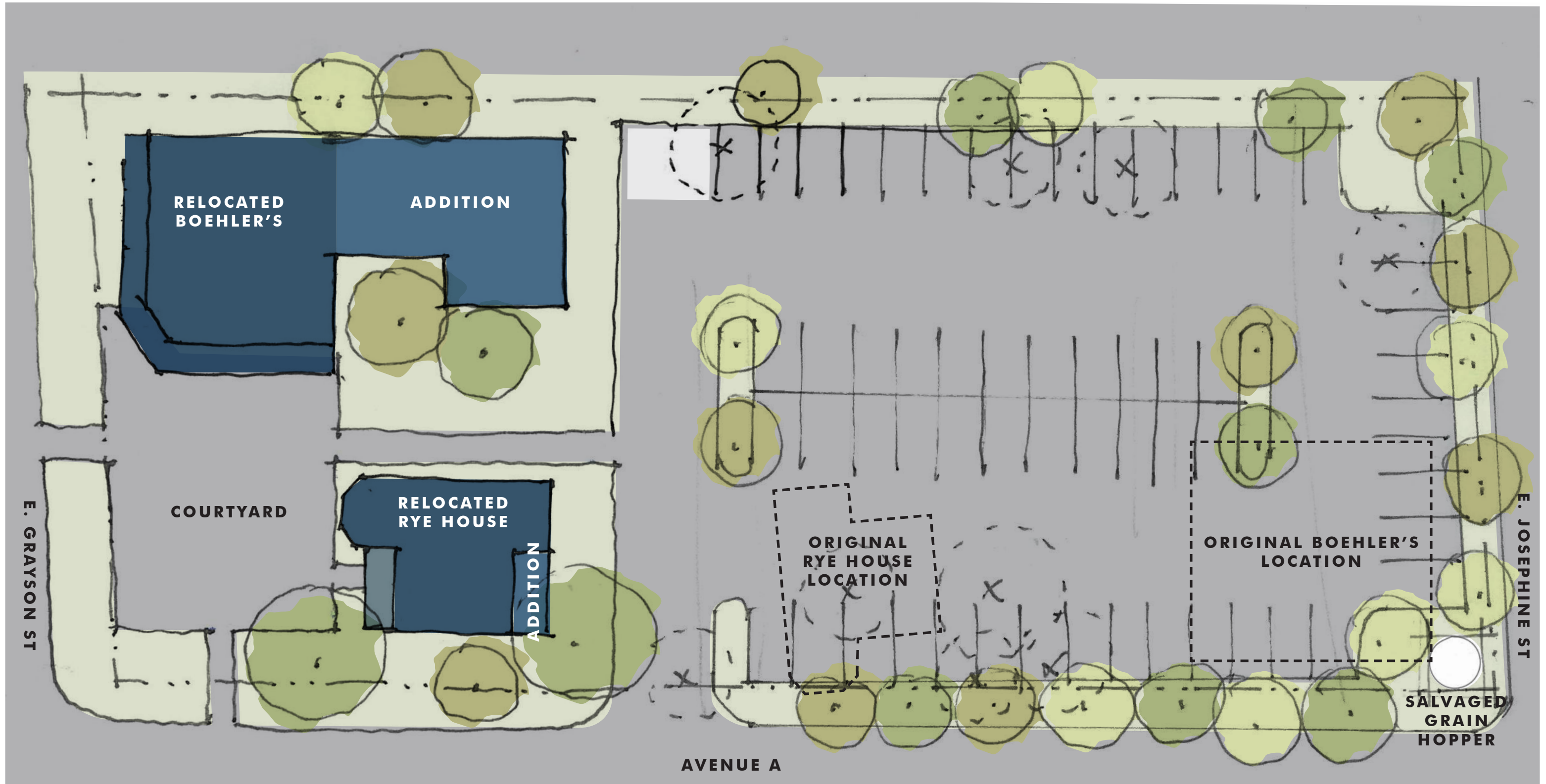


BOEHLER'S FOLLOWING
STABILIZATION



RYE HOUSE





57 Parking Spaces
 3 ADA Spaces
 60 Total



SITE PLAN



BIRD'S EYE VIEW