

HISTORIC AND DESIGN REVIEW COMMISSION

March 06, 2019

HDRC CASE NO: 2019-080
ADDRESS: 328 E JOSEPHINE
LEGAL DESCRIPTION: NCB 975 (BOEHLER'S SUBD), BLOCK 18 LOT 15
ZONING: C-3, RIO-2
CITY COUNCIL DIST.: 1
APPLICANT: Kristen Weber/Don B McDonald Architect
OWNER: Rio Perla Properties, LP
TYPE OF WORK: Relocation of structure, additions, exterior modifications, site work
APPLICATION RECEIVED: February 15, 2019
60-DAY REVIEW: April 16, 2019
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to perform various scopes of work to the Boehler's Bar & House including the relocation of the Boehler's Bar and additions, exterior modifications and rehabilitation of the Boehler's Bar and House. Within this scope of work, the applicant has proposed the following:

Boehler's Bar:

1. Relocate the structure from its current location on E Grayson.
2. Rehabilitate original materials on each façade including door and entry fenestration, parapet walls, windows, wood siding, roof replacement and painting.
3. Install a new center bay window on the east façade's ground floor.
4. Install a new five bay dormer on the north and south façade.
5. Construct a kitchen addition to be clad in loose rubble limestone.
6. Construct a new restroom, elevator and dining addition on the west façade of the historic structure to be clad in wood siding and loose rubble limestone.
7. Construct an exterior balcony egress stair to be added to the north façade that is to include a balcony addition.
8. Construct a new awning between the Boehler's Bar and House.

Boehler's House:

9. Relocate the structure from its current location to a location further south on Avenue A.
10. Rehabilitate original materials on each including wood siding, window and door repair, roof replacement and painting.
11. Install new window adjacent to the proposed west addition.
12. Construct a screened porch addition to the front of the structure. No front porch currently exists.
13. Construct an addition to the west façade of the structure to feature restrooms.
14. Construct an addition to the south façade of the structure to feature dining.

Site Elements

15. Construct a courtyard on the southwestern corner of the site, near the intersection of E Grayson and Avenue A. The proposed courtyard is to feature an outdoor dining area.
16. Construct a parking lot on the lot at the corner of E Josephine and Avenue A.

APPLICABLE CITATIONS:

Sec. 35-671. - Criteria for a Certificate of Appropriateness—New Construction, Additions and Alterations.

In considering whether to recommend approval or disapproval of an application for a certificate of appropriateness for new construction, additions or alterations in a river improvement overlay district, the historic and design review commission shall be guided by the compatibility standards set forth below. In making recommendations affecting new buildings or structures which will have more than one (1) important facade, such as those which will face both a street and the river or creek, the historic and design review commission shall consider the visual compatibility standards below with respect to each facade.

The application shall be reviewed for conformance to the general rules and principles contained in this chapter and the applicable guidelines. Applications should be approved if in general conformance with the this chapter and the applicable guidelines but denial of an application by the city manager or the city manager's designee may be based on inconsistency or nonconformance with the approved guidelines.

Sec. 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:

General 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 Boehler/Rye House is believed to have been built circa 1905. These structures and lots are located within the River Improvement Overlay, District 2.
- b. CONCEPTUAL APPROVAL – A request to relocate the Boehler's Bar, construct a courtyard, perform rehabilitative scopes of work to the Boehler's Bar and House and construct a side addition to the Boehler's House received conceptual approval on June 21, 2017.

Findings related to request item #1:

- 1a. 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.
- 1b. REHABILITATION – The applicant has proposed rehabilitative scopes of work that includes siding and trim repair, window and door repair, the repair to balconies and parapet walls, roof replacement and painting. The applicant has noted that the proposed scope of work will be done in kind. Additionally, the applicant has noted that the proposed standing seam metal roof will feature a crimped ridge seam. Staff finds this appropriate. The applicant should ensure that the roof features seams that are 18 to 21 inches in width and seams that are 1 to 2 inches in height. A standard galvalume finish should be used.
- 1c. BAY WINDOW INSTALLATION – On the front façade, the applicant has proposed to install a new bay window. Staff finds the proposed bay window to be an addition to the primary façade. The UDC Section 35-676(j) notes that additions and alterations shall be constructed in such a manner that if such additions or alterations were removed in the future, the essential form and integrity of the building would be unimpaired. Staff finds that the applicant shall construct the proposed addition in a manner than is reversible.
- 1d. DORMER INSTALLATION – On the side roof slopes, the applicant has proposed to install dormers. While the proposed installation is a modification to the structure’s original roof form, staff finds that the modifications are being performed to non-primary facades. The UDC Section 35-676(j) notes that additions and alterations shall be constructed in such a manner that if such additions or alterations were removed in the future, the essential form and integrity of the building would be unimpaired. Staff finds that the applicant shall construct the proposed dormers in a manner than is reversible.
- 1e. KITCHEN ADDITION – The applicant has proposed to construct a kitchen addition to the north façade of the historic structure to feature one story in height. Generally, staff finds the location and massing of the proposed addition to be appropriate; however, staff finds that the proposed rubble stone limestone cladding to be inconsistent with the UDC Section 35-676(i), which notes that new and contemporary designs should feature materials that are consistent with the character of the property, neighborhood and environment. Staff finds that in this location, removed from Brackenridge Park, the proposed loose rubble limestone is inappropriate. Additionally, the UDC Section 35-676 (c) notes that 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. Staff finds that the use of rubble stone is not consistent with the character of the property. Brick cladding or an alternative material would be more consistent with the period of development of the neighborhood.
- 1f. KITCHEN ADDITION – The rear (west) elevation of the kitchen addition currently features a blank façade. Staff finds that given the site constraints and neighboring parking structure to the immediate west, the proposed blank wall is appropriate.
- 1g. RESTROOM, ELEVATOR & DINING ADDITION – The applicant has proposed to construct a two story, restroom, elevator and dining addition to the proposed sides and rear (south and west) facades of the Boehler’s Bar. The proposed addition is to feature two stories in height and will feature wood siding to relate to the historic structure’s siding. The proposed addition will feature a limestone rubble base. While staff finds the proposed massing and siting of the proposed addition, as well as the proposed wood siding, staff finds that an alternative base/skirting material should be proposed. Staff finds that in this location, removed from Brackenridge Park, the proposed loose rubble limestone is inappropriate. Additionally, the UDC Section 35-676 (c) notes that 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. Staff finds that the use of rubble stone is not consistent with the character of the property. Brick cladding or an alternative material would be more consistent with the period of development of the neighborhood.
- 1h. BALCONY & STAIR ADDITION – On the proposed side (north) façade near the front of the Boehler’s Bar, the applicant has proposed to install an egress stair. The applicant has proposed to construct a balcony addition that will wrap to the side façade of the structure, under which the proposed egress stair will be located. Staff finds the proposed balcony and egress stair additions to be appropriate. The applicant has proposed columns that do not replicate the ornamentation of the original at the balcony addition. Staff finds this to be an appropriate detail to differentiate the balcony addition from the original.
- 1i. AWNING ADDITION (Between Bar and House) – The applicant has proposed to construct an awning to connect the Boehler’s Bar and House. The proposed awning will be painted gray. Staff finds this to be appropriate.

Findings related to request item #2:

- 2a. BUILDING RELOCATION – The Boehler’s 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.
- 2b. REHABILITATION – The applicant has proposed rehabilitative scopes of work that includes siding and trim repair, window and door repair, the repair to balconies and parapet walls, roof replacement and painting. The applicant has noted that the proposed scope of work will be done in kind. Additionally, the applicant has noted that the proposed standing seam metal roof will feature a crimped ridge seam. Staff finds this appropriate. The applicant should ensure that the roof features seams that are 18 to 21 inches in width and seams that are 1 to 2 inches in height. A standard galvalume finish should be used.
- 2c. WINDOW ADDITION – On the rear (west) of the structure, the applicant has proposed to install a new window opening. Given that this window is on the rear façade, staff finds it appropriate.
- 2d. PORCH ADDITION – The front porch of the structure currently does not exist. The applicant has proposed to construct the porch as a screened element to feature interior dining space. Staff finds that the reconstruction of the porch is appropriate; however, the design should read as a front porch, even if screened.
- 2e. SIDE ADDITION – The applicant has proposed to construct an addition to the side (south) façade to feature dining. The applicant has proposed for the addition to feature a screened porch fenestration panel and a rubble stone base. While staff finds the proposed massing and siting of the proposed addition, as well as the proposed wood siding, staff finds that an alternative base/skirting material should be proposed. Staff finds that in this location, removed from Brackenridge Park, the proposed loose rubble limestone is inappropriate. Additionally, the UDC Section 35-676 (c) notes that 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. Staff finds that the use of rubble stone is not consistent with the character of the property. Brick cladding or an alternative material would be more consistent with the period of development of the neighborhood.
- 2f. REAR ADDITION – The applicant has proposed a rear addition to feature one story in height and loose rubble stone cladding. Generally, staff finds the location and massing of the proposed addition to be appropriate; however, staff finds that the proposed rubble stone limestone cladding to be inconsistent with the UDC Section 35-676(i), which notes that new and contemporary designs should feature materials that are consistent with the character of the property, neighborhood and environment. Staff finds that in this location, removed from Brackenridge Park, the proposed loose rubble limestone is inappropriate. Additionally, the UDC Section 35-676 (c) notes that 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. Staff finds that the use of rubble stone is not consistent with the character of the property. Brick cladding or an alternative material would be more consistent with the period of development of the neighborhood.

Findings related to request item #3:

- 3a. COURTYARD – The applicant has proposed to construct a courtyard on the southwestern corner of the site, near the intersection of E Grayson and Avenue A. The proposed courtyard is to feature an outdoor dining area. Generally, staff finds the proposed courtyard area to be appropriate.
- 3b. PARKING LOT – The applicant has proposed to construct a parking lot on the lot at the corner of E Josephine and Avenue A. Staff finds the proposed parking lot to be appropriate. While not appropriate as a façade material, staff finds the rubble limestone appropriate as a landscaping and buffer wall material.

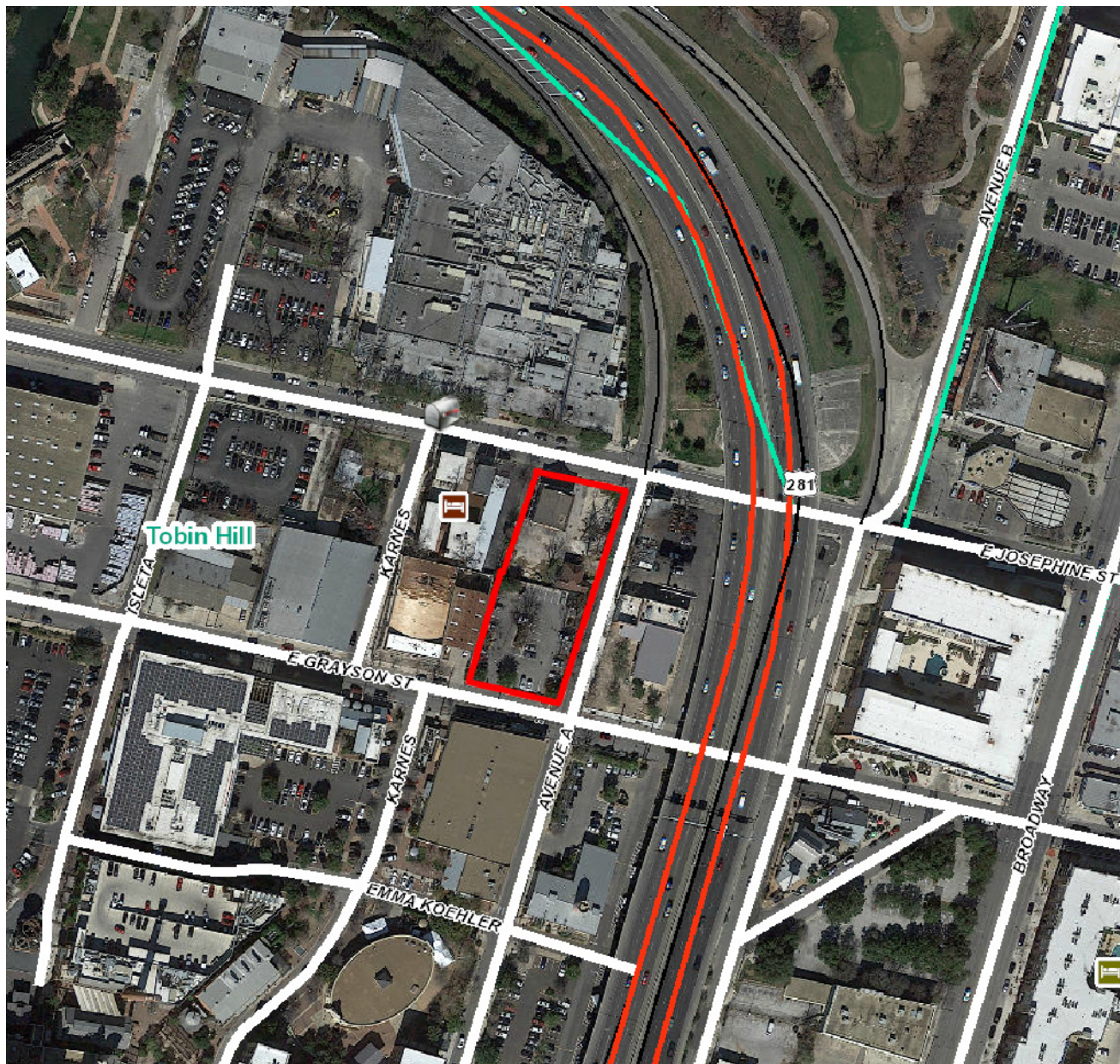
RECOMMENDATION:

Staff recommends approval of item 1 through 16 with the following stipulations:

- i. That additions and alterations be constructed in such a manner that if such additions or alterations were removed in the future, the essential form and integrity of the building would be unimpaired.
- ii. That all loose rubble stone be eliminated as a cladding material. Alterations that have no historical basis and which seek to create an earlier appearance are prohibited. Staff recommends the applicant use brick or an alternative materials that is more in keeping with the period of development of the property.
- iii. That all new windows feature installation depths, materials and finishes that match those found historically on the structures.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

Printed: Feb 27, 2019

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.

14 February 2019

Narrative of Work @ Boehler's Bar and House

Boehler's Bar:

East Façade

- New East Façade to receive restoration of original parapet as illustrated in early images (see attached).
- Additional restoration of original corner door entry and fenestration to the far right.
- New center bay window to be added @ ground floor center. Windows to be constructed with traditional materials (Long Leaf Pine), and contemporary detailing.
- Exterior wood cladding shall be salvaged for re-use. New material as required shall match existing.
- Exterior Windows and Doors shall be salvaged for re-use. New Doors & Windows as required shall be fabricated to match existing.
- New Roof shall be hand crimped pre-weathered galvalume standing seam.
- Building exterior to be painted white to match existing color unless historical analysis proves otherwise.
- New Kitchen Addition to be rendered in loose rubble limestone in responds to relationship to old Brackenridge Park Structures and Quarry (see attached image).
- Windows and Doors @ Kitchen Addition to be steel in a gun metal finish.
- New awning between Boehler Bar and House to be steel painted Gun Metal Gray.

North Façade

- New North Façade to receive restoration of original Exterior Fenestration and wood cladding @ Second Floor and First Floor where exposed.
- New Exterior Balcony Egress Stair to be added with corresponding awing to match existing balcony shed roof.
- New 5 Bay Dormer to be added @ roof center. New Dormer to be constructed with traditional materials, and contemporary detailing.
- Exterior wood cladding shall be salvaged for re-use and new as required shall match existing.
- Exterior Windows and Doors shall be salvaged for re-use. New Doors & Windows as required shall be fabricated to match existing.
- New Roof shall be hand crimped pre-weathered galvalume standing seam.
- Building exterior to be painted white to match existing color unless historical analysis proves otherwise.
- New Kitchen Addition to be rendered in loose rubble limestone in responds to relationship to old Brackenridge Park Structures and Quarry (see attached image).
- Windows and Doors @ Kitchen Addition to be steel in a gun metal finish.
- New awning between Boehler Bar and House to be steel painted Gun Metal Gray.

West Façade

- New West Façade to receive restoration of original wood cladding and roof profile where exposed.
- New Restroom, Elevator, and Small Dining Space Shed additions to receive wood cladding, trim, and fenestration to be constructed with traditional materials, and contemporary detailing. This to help articulate deference to the existing historical structure. New rear addition to receive a limestone rubble base to match the new Kitchen Addition.
- Exterior wood cladding shall be salvaged for re-use and new as required shall match existing.
- Exterior Windows and Doors shall be salvaged for re-use. New Doors & Windows as required shall be fabricated to match existing.
- New Roof shall be hand crimped pre-weathered galvalume standing seam.
- Building exterior to be painted white to match existing color unless historical analysis proves otherwise.
- New Kitchen Addition to be rendered in loose rubble limestone in responds to relationship to old Brackenridge Park Structures and Quarry (see attached image).

South Façade

- New South Façade to receive restoration of original Exterior Fenestration and wood cladding @ Second Floor and First Floor.
- New 5 Bay Dormer to be added @ roof center. New Dormer to be constructed with traditional materials, and contemporary detailing.
- Exterior wood cladding shall be salvaged for re-use and new as required shall match existing.
- Exterior Windows and Doors shall be salvaged for re-use. New Doors & Windows as required shall be fabricated to match existing.
- New Roof shall be hand crimped pre-weathered galvalume standing seam.
- Building exterior to be painted white to match existing color unless historical analysis proves otherwise.
- New Small Dining Space Shed additions to receive wood cladding, trim, and fenestration to be constructed with traditional materials, and contemporary detailing. This to help articulate deference to the existing historical structure. New rear addition to receive a limestone rubble base to match the new Kitchen Addition.

Boehler's House:

East Façade

- East Façade to remain intact, patch and repair as required.
- New Screened Front Porch and Enclosed Side Yard Porch additions to receive trim and fenestration to be constructed with traditional materials, and contemporary detailing. This to help articulate deference to the existing historical structure.
- New Side Porch enclosure to receive a limestone rubble base to match the new Kitchen Addition.
- New Roof as required @ existing structure shall match existing.
- New Roof @ Porch Additions shall be metal flat-locked.

- Exterior Windows and Doors shall be salvaged for re-use. New Doors & Windows as required shall be fabricated to match existing.
- Building exterior to be painted white to match existing color unless historical analysis proves otherwise.

North Façade

- North Façade to remain intact, patch and repair as required.
- New screened front porch addition to receive trim and fenestration to be constructed with traditional materials, and contemporary detailing. This to help articulate deference to the existing historical structure.
- Exterior Windows and Doors shall be salvaged for re-use. New Doors & Windows as required shall be fabricated to match existing.
- Building exterior to be painted white to match existing color unless historical analysis proves otherwise
- New Restroom Addition to be rendered in loose rubble limestone in responds to relationship to old Brackenridge Park Structures and Quarry (see attached image).

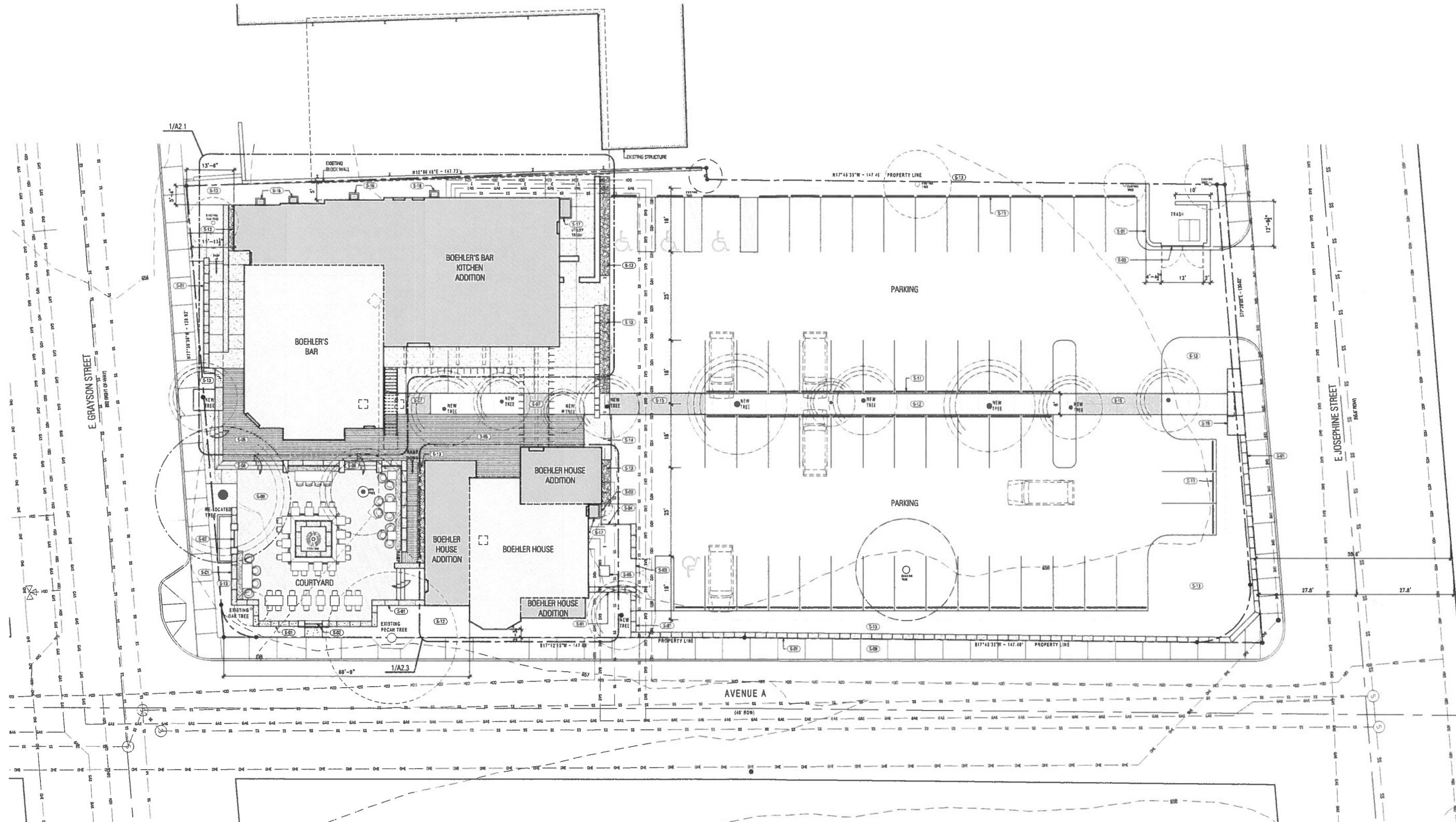
West Façade

- West Façade to remain intact, patch and repair as required.
- Exterior Windows and Doors shall be salvaged for re-use. New Doors & Windows as required shall be fabricated to match existing.
- Building exterior to be painted white to match existing color unless historical analysis proves otherwise
- New Side Porch Enclosure addition to receive trim and fenestration to be constructed with traditional materials, and contemporary detailing. This to help articulate deference to the existing historical structure.
- Side Porch enclosure to receive a limestone rubble base to match the new Kitchen Addition.
- New Restroom Addition to be rendered in loose rubble limestone in responds to relationship to old Brackenridge Park Structures and Quarry (see attached image).
- Window and Door @ Restroom Addition to be steel in a Gun Metal Finish.
- New awning between Boehler Bar and House to be steel painted Gun Metal Gray.

South Façade

- South Façade to remain intact, patch and repair as required.
- Exterior Windows and Doors shall be salvaged for re-use. New Doors & Windows as required shall be fabricated to match existing.
- Building exterior to be painted white to match existing color unless historical analysis proves otherwise
- New Side Porch Enclosure addition to receive trim and fenestration to be constructed with traditional materials, and contemporary detailing. This to help articulate deference to the existing historical structure.
- Side Porch enclosure to receive a limestone rubble base to match the new Kitchen Addition.
- New Restroom Addition to be rendered in loose rubble limestone in responds to relationship to old Brackenridge Park Structures and Quarry (see attached image).

- Window and Door @ Restroom Addition to be steel in a Gun Metal Finish.
- New awning between Bohler Bar and House to be steel painted Gun Metal Gray.



I SITE PLAN

GENERAL NOTES

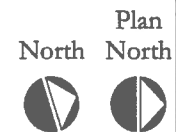
- CONTRACTOR SHALL COORDINATE ALL PROPOSED WORK WITH CIVIL, STRUCTURAL & LANDSCAPE DRAWINGS
- ALL MATERIALS AND CONSTRUCTION PROCESSES WITHIN THE SCOPE OF THIS PROJECT SHALL CONFORM TO ALL APPLICABLE CITY OF SAN ANTONIO RULES AND REQUIREMENTS FOR STREET, SIDEWALK, ALLEY AND ROADWAY DESIGN.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, TESTS, APPROVALS AND ACCEPTANCES REQUIRED TO COMPLETE THE CONSTRUCTION OF THIS PROJECT.

SHEET NOTES

- S-01 STONE WALLS, CUT & RUBBLE LIMESTONE
- S-02 IRON GATE AS SPECIFIED
- S-03 WOOD GATE AS SPECIFIED
- S-04 WOOD FENCE AS SPECIFIED
- S-05 WOOD DECK AS SPECIFIED
- S-06 WOOD STEPS AS SPECIFIED
- S-07 STEEL PLATE WALKWAY
- S-08 BRICK PAVING AS SPECIFIED
- S-09 EXISTING SIDEWALK
- S-10 CPS TRANSFORMER ON CONCRETE PAD
- S-11 COORDINATE WITH M.E.P. DRAWINGS
- S-12 STEEL PARKING BLOCK AS SPECIFIED
- S-13 BIOSWALE: COORDINATE W/ LANDSCAPE DRAWINGS
- S-14 PLANTING: COORDINATE W/ LANDSCAPE DRAWINGS
- S-15 STONE WALK AS SPECIFIED
- S-16 STEEL PLATE DRIVE
- S-17 VENT WELL
- S-18 CRAWLSPACE ENTRY / VENTILATION
- S-19 NONLITHIC STONE EMBANKMENT

| LEGEND | | | |
|-----------------------------|------|------|------|
| UNDERGROUND ELECTRICAL LINE | E | E | E |
| OVERHEAD ELECTRICAL LINE | OHE | OHE | OHE |
| NATURAL GAS LINE | GAS | GAS | GAS |
| WATER LINE | 1120 | 1120 | 1120 |
| SANITARY SEWER LINE | SS | SS | SS |

| PARKING | | | |
|---------------------|----------------------|----------|-------|
| TYPE | DIMENSION | QUANTITY | TOTAL |
| STANDARD | 9' X 18' | 51 | 55 |
| ACCESSIBLE STANDARD | 9' X 18' ACCESSIBLE | 3 | |
| ACCESSIBLE VAN | 11' X 18' ACCESSIBLE | 1 | |



Boehler's
136 East Grayson
San Antonio Texas 78215

02/11/2019

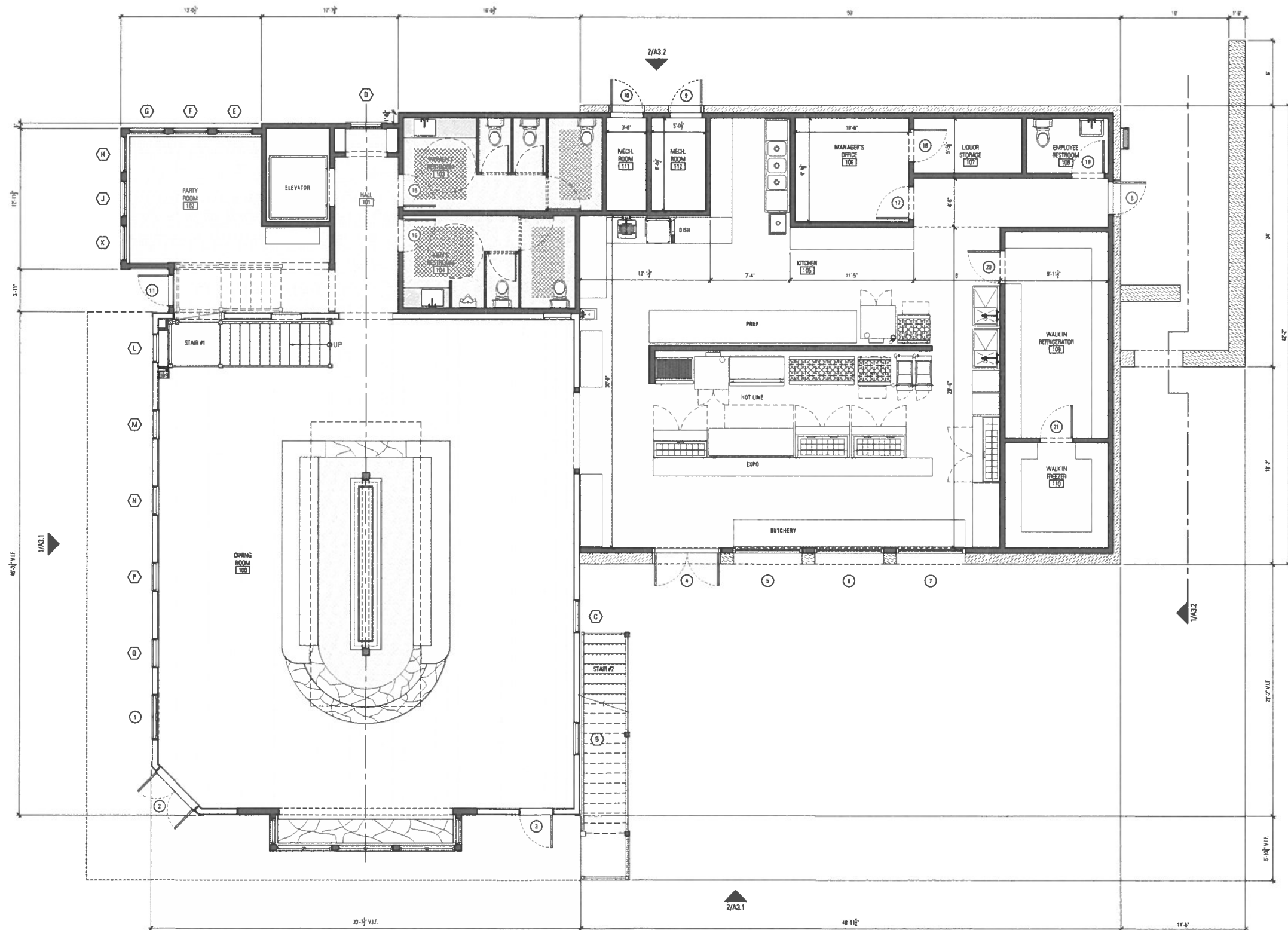
A.I.I

KW, BB

FOR BIDDING PURPOSES ONLY
NOT FOR CONSTRUCTION

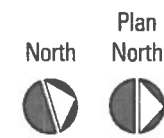
Site Plan

Don McDonald, Architect AIA Ltd.
2121 North Main Avenue
San Antonio, Texas 78212
(210) 715-9772

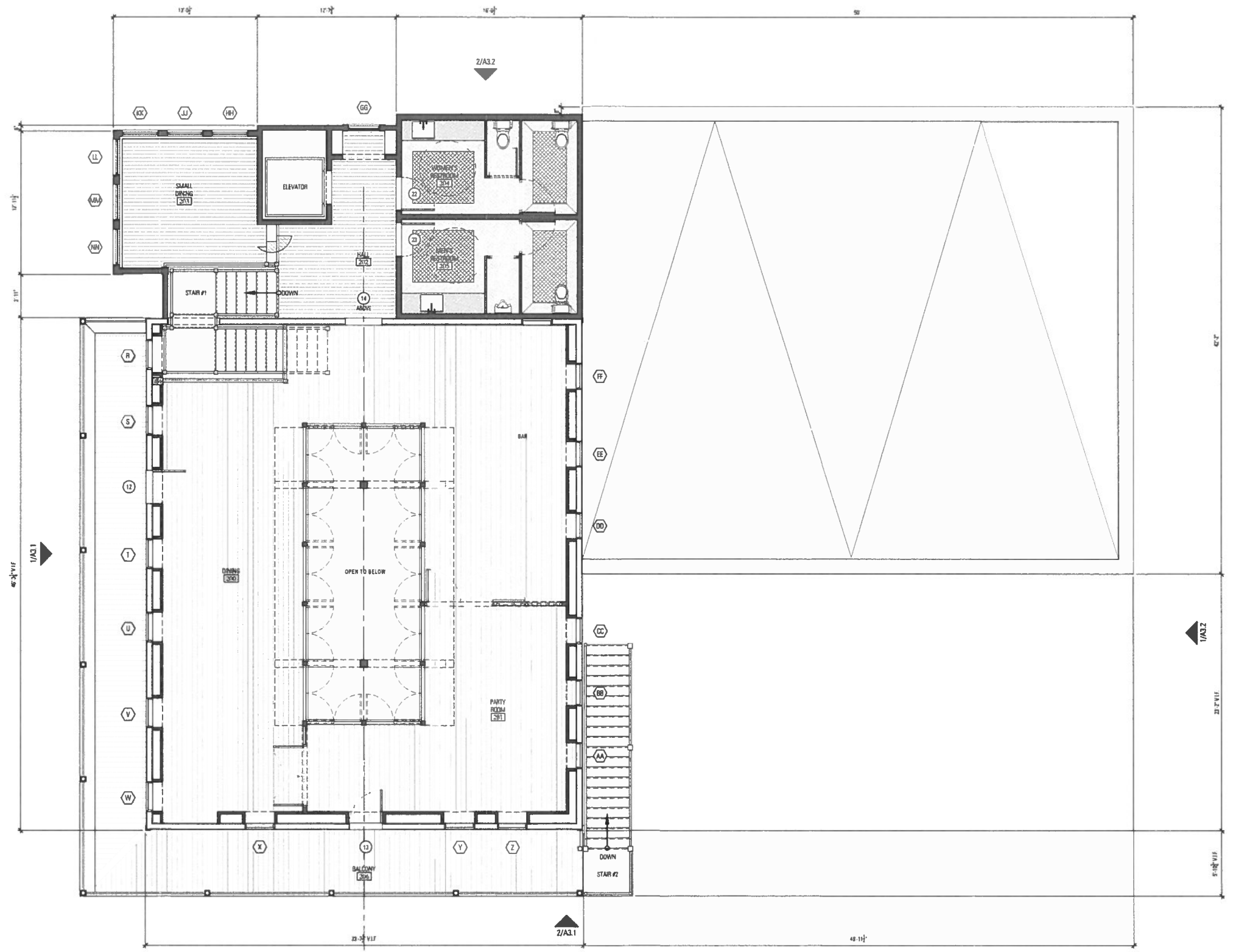


1 BOEHLER'S FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

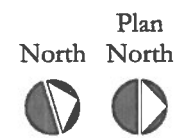


| | | | |
|--|---|------------------|---|
| Don McDonald, Architect AIA Ltd. 2121 North Main Avenue San Antonio, Texas 78212 (210) 735-9722 | FOR BIDDING PURPOSES ONLY NOT FOR CONSTRUCTION | First Floor Plan | Boehler's 136 East Grayson San Antonio, Texas 78215 02/11/2019 A2.1 KW, BB |
|--|---|------------------|---|



1 BOEHLER'S SECOND FLOOR PLAN

SCALE: 1/4"=1'-0"



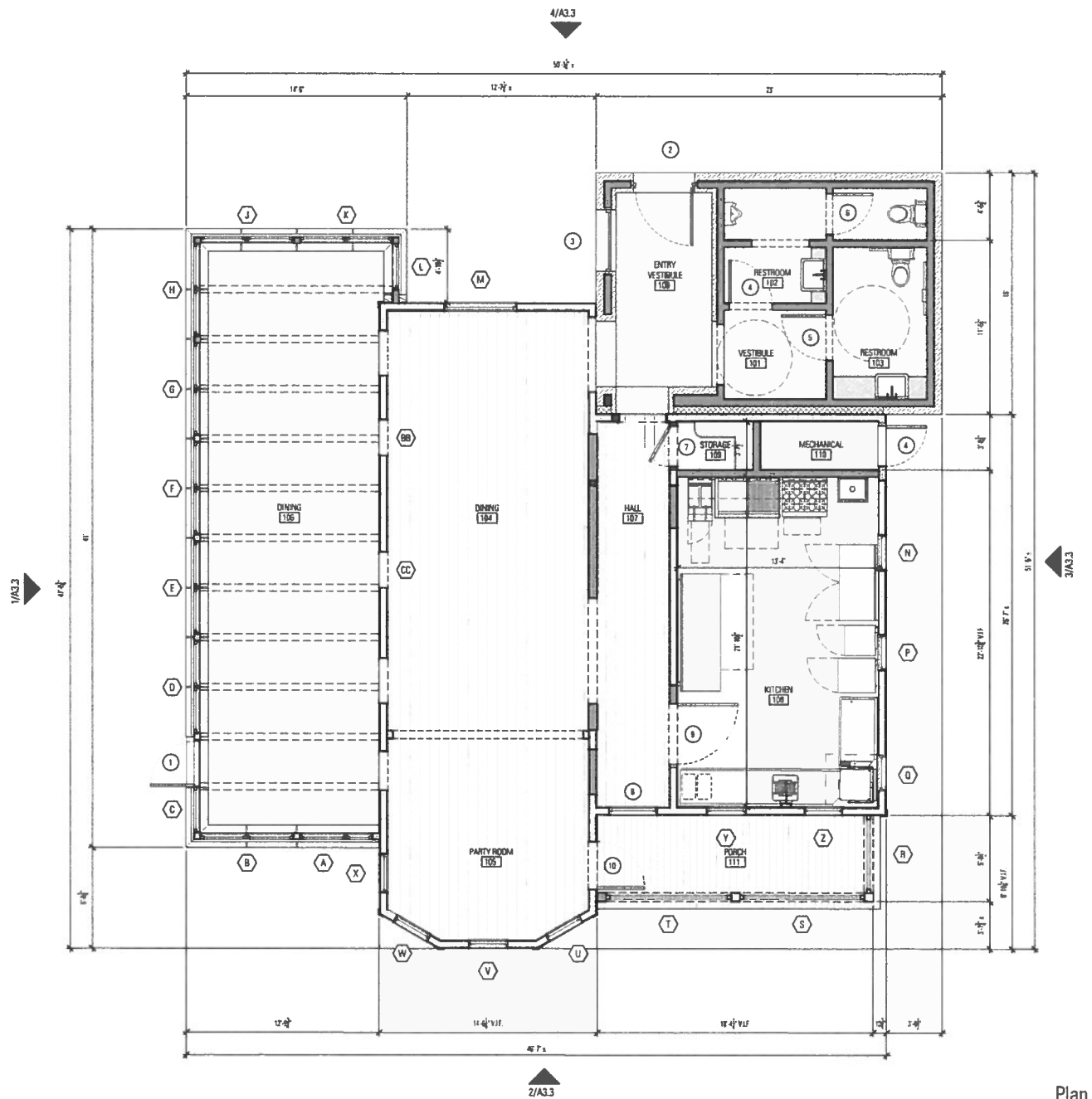
Plan
North
02/11/2019
A2.2
KW, BB

Second Floor Plan

FOR BIDDING PURPOSES ONLY
NOT FOR CONSTRUCTION

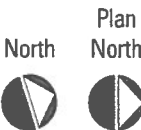
Boehler's
136 East Grayson
San Antonio Texas 78215

Don McDonald, Architect AIA Ltd.
2121 North Meigs Avenue
San Antonio, Texas 78212
(210) 715-9772



1 BOEHLER'S HOUSE FLOOR PLAN

SCALE: 1/4"=1'-0"



Boehler's
136 East Grayson
San Antonio Texas 78215

FOR BIDDING PURPOSES ONLY
NOT FOR CONSTRUCTION

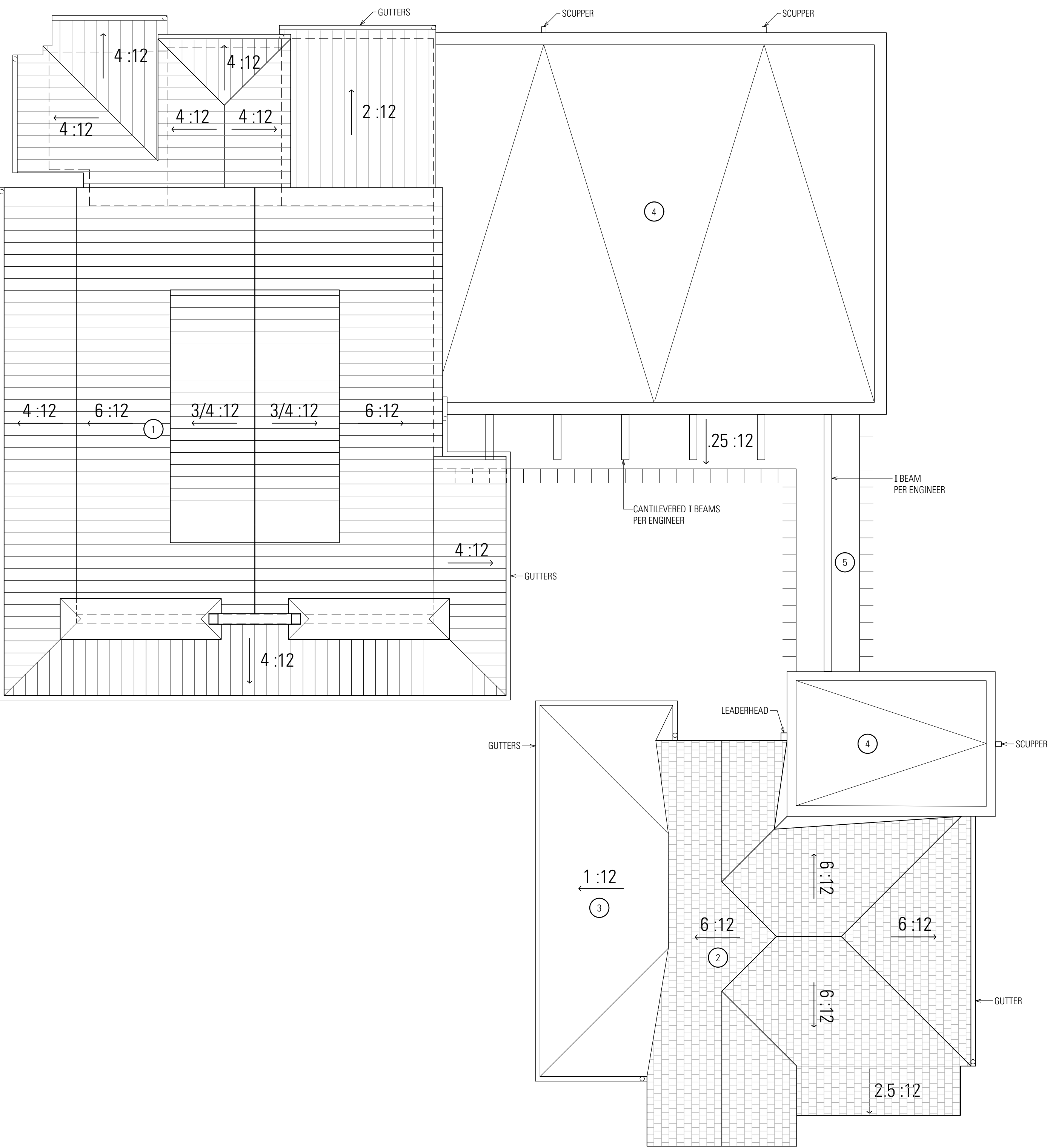
Don McDonald, Architect AIA Ltd.
2121 North Main Avenue
San Antonio, Texas 78212
(210) 735-9722

Floor Plan

02/11/2019

A2.3

KW, BB



1 Boehler's Bar & House Roof Plan

Scale: 1/8"=1'-0"

| ROOF PLAN LEGEND | |
|------------------|-------------------------------|
| 1 | STANDING SEAM METAL |
| 2 | METAL TILES TO MATCH EXISTING |
| 3 | FLAT LOCK METAL |
| 4 | TPO |
| 5 | 1/4" STEEL PLATE |

* SEE EXTERIOR ELEVATIONS FOR DOWNSPOUT LOCATIONS



1 BOEHLER'S ELEVATION - SOUTH
SCALE: 1/4"=1'-0"



2 BOEHLER'S ELEVATION - EAST
SCALE: 1/4"=1'-0"

Don McDonald, Architect AIA Ltd.
2121 North Main Avenue
San Antonio, Texas 78212
(210) 735-9722

FOR BIDDING PURPOSES ONLY
NOT FOR CONSTRUCTION

Exterior Elevations

Boehler's
136 East Grayson
San Antonio, Texas 78215

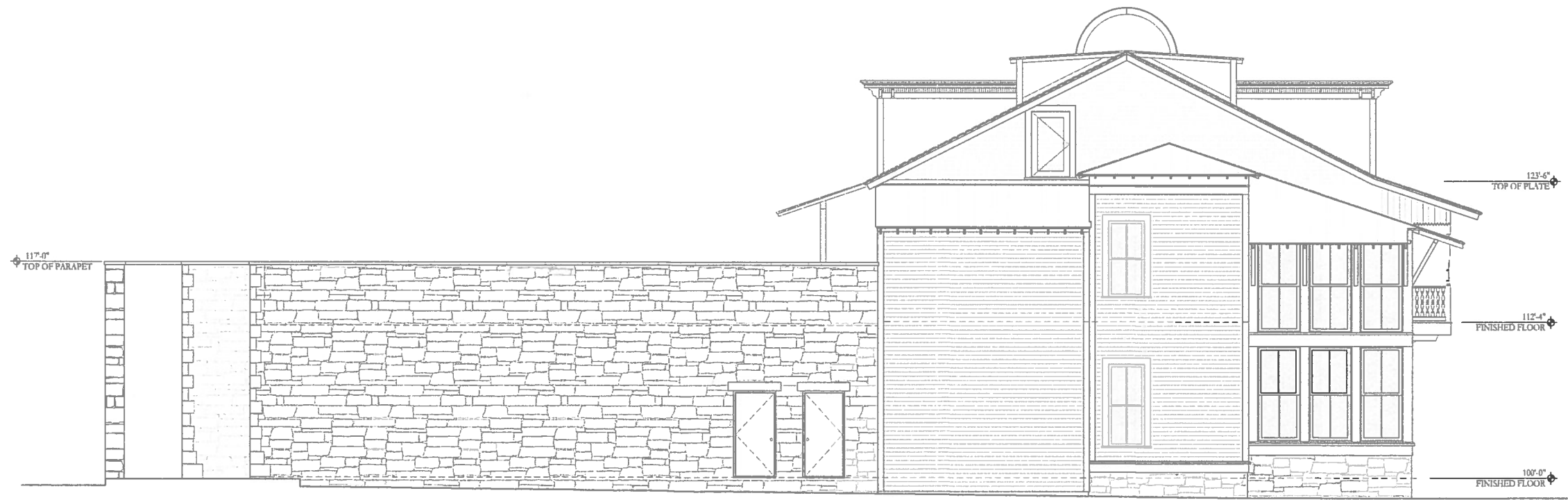
02/11/2019

A3.1

BB/KW



1 BOEHLER'S ELEVATION - NORTH
SCALE: 1/4"=1'-0"



2 BOEHLER'S ELEVATION - WEST
SCALE: 1/4"=1'-0"

Don McDonald - Architect AIA Ltd.
2121 North Main Avenue
San Antonio, Texas 78212
(210) 733-9722

FOR BIDDING PURPOSES ONLY
NOT FOR CONSTRUCTION

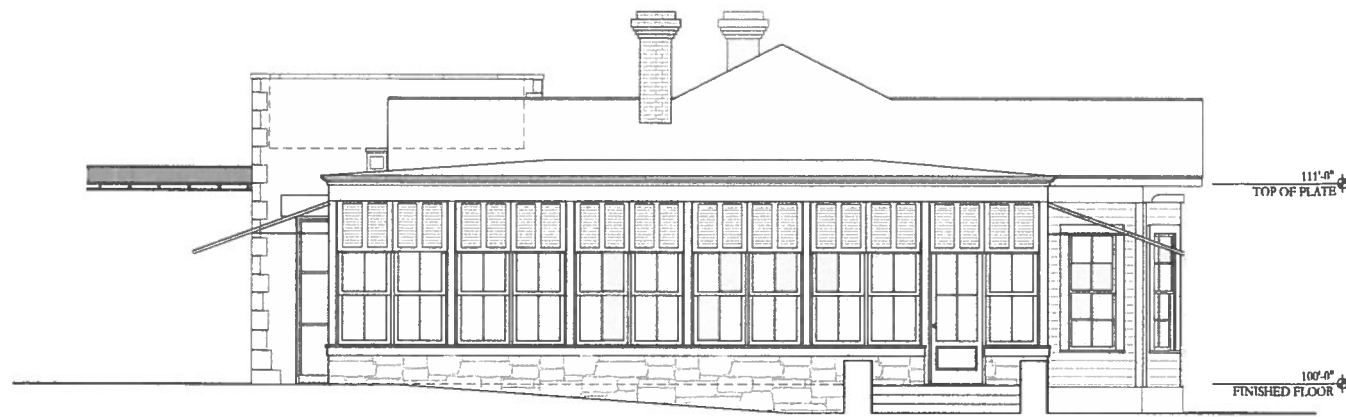
Exterior Elevations

Boehler's
136 East Grayson
San Antonio Texas 78215

02/11/2019

A3.2

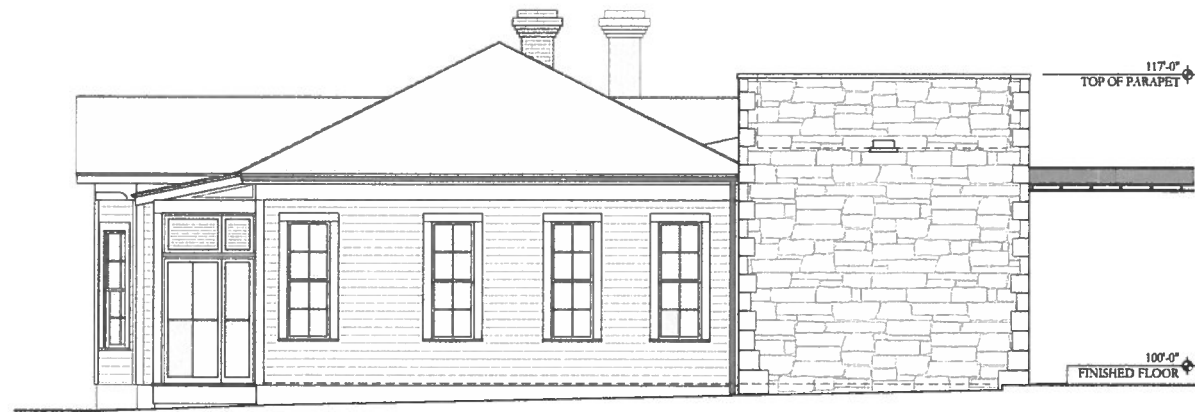
BB



1 ELEVATION - SOUTH
SCALE: 1/4"=1'-0"



2 ELEVATION - EAST
SCALE: 1/4"=1'-0"



3 ELEVATION - NORTH
SCALE: 1/4"=1'-0"



4 ELEVATION - WEST
SCALE: 1/4"=1'-0"



3 ELEVATION - SITE NORTH

SCALE 1/4"=1'-0"

Don McDonald, Architect AIA Ltd.
2121 North Main Avenue
San Antonio, Texas 78212
(210) 735-9722

FOR BIDDING PURPOSES ONLY
NOT FOR CONSTRUCTION

Rye House Exterior

Boehler's
136 East Grayson
San Antonio Texas 78215

02/11/2019

A3.3

KW, BB



1 STREET ELEVATION - SOUTH

SCALE: 1/4"=1'-0"



2 STREET ELEVATION - EAST

SCALE: 1/4"=1'-0"

Don McDonald, Architect AIA Ltd.
2121 North Main Avenue
San Antonio, Texas 78212
(210) 735-9722

FOR BIDDING PURPOSES ONLY
NOT FOR CONSTRUCTION

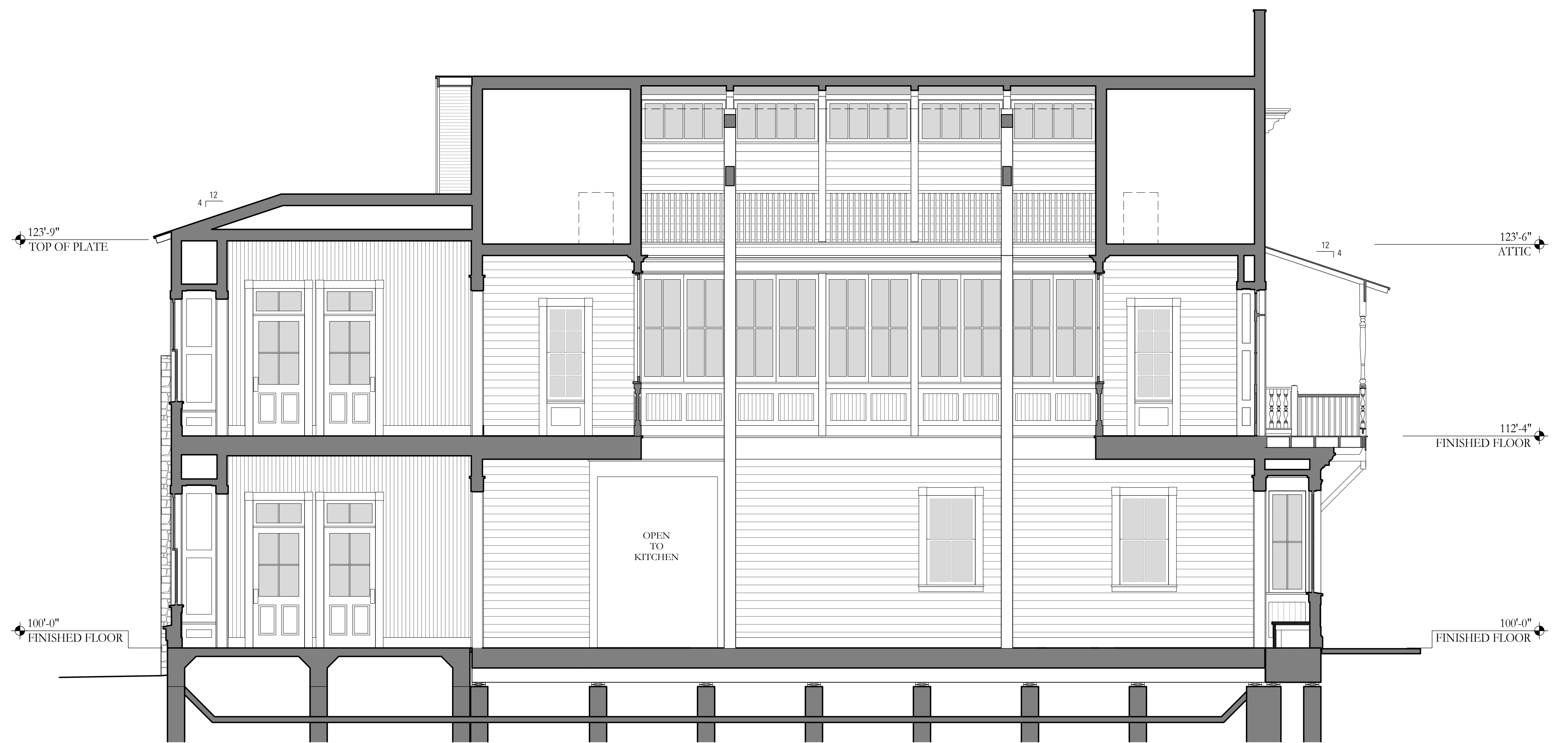
Street Views

Boehler's
136 East Grayson
San Antonio Texas 78215

02/11/2019

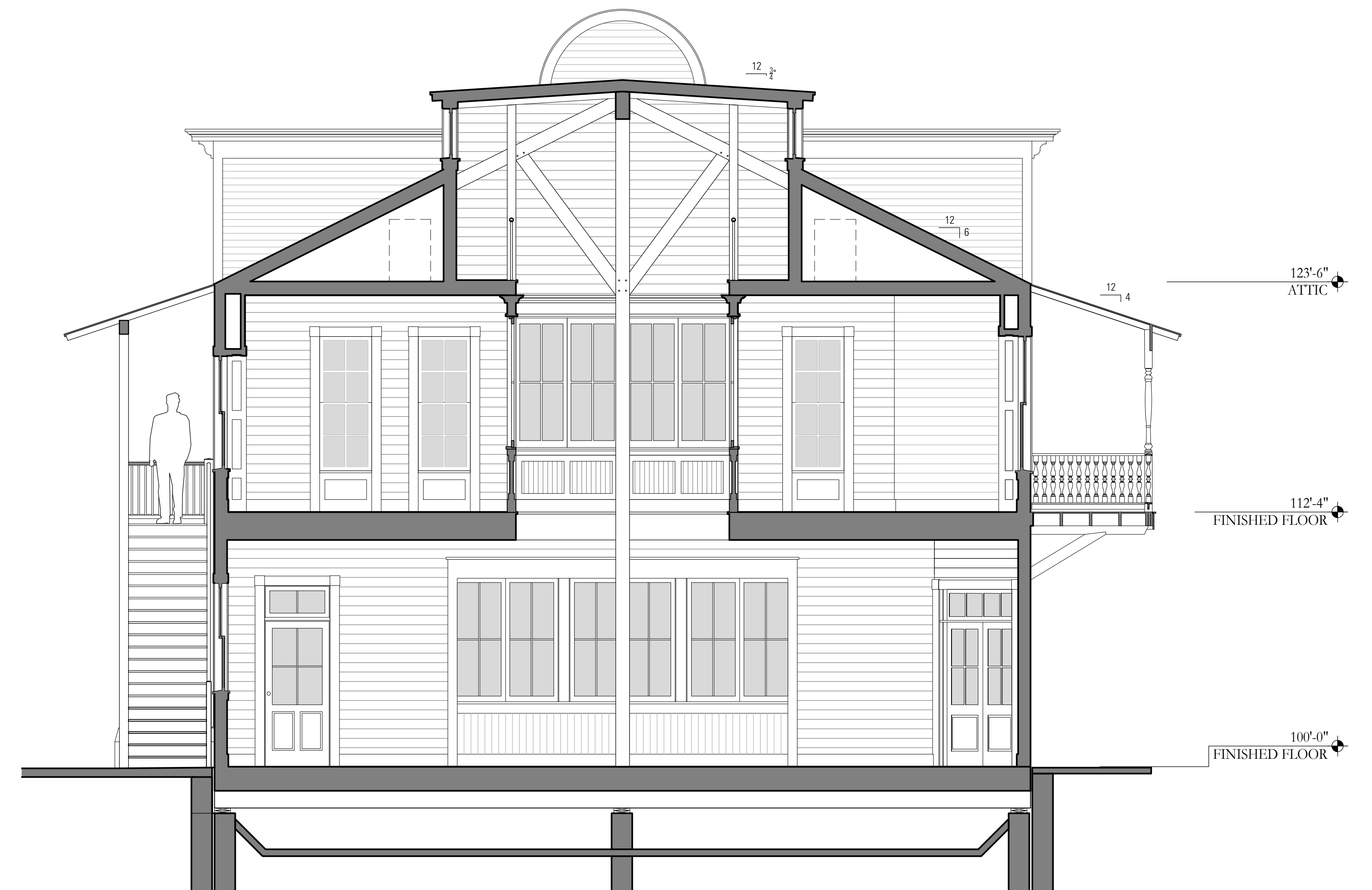
A3.4

BB



1 Building-Section

Scale: 1/4"=1'-0"



2 Building-Section

Scale: 1/4"=1'-0"

Don McDonald, Architect AIA Ltd.
2121 North Main Avenue
San Antonio, Texas 78212
(210) 755-9722

FOR BIDDING PURPOSES ONLY
NOT FOR CONSTRUCTION

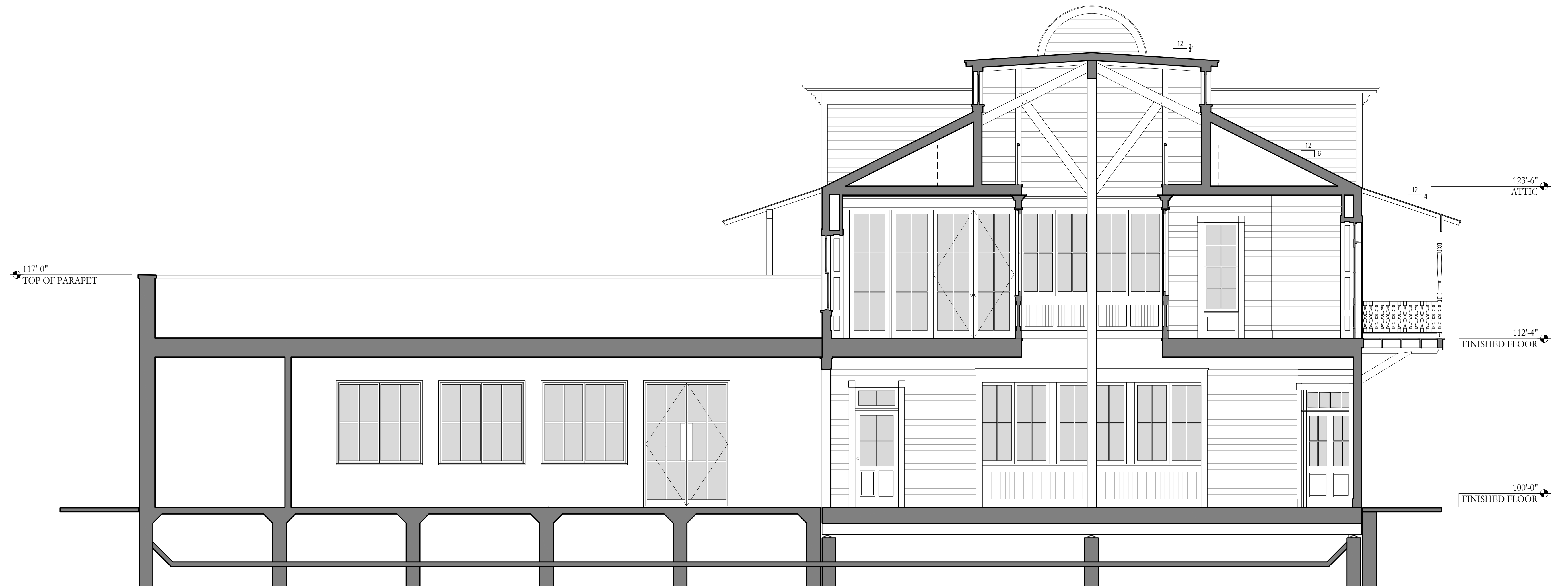
Building Sections

Boehler's
136 East Grayson
San Antonio Texas 78215

02/27/2019

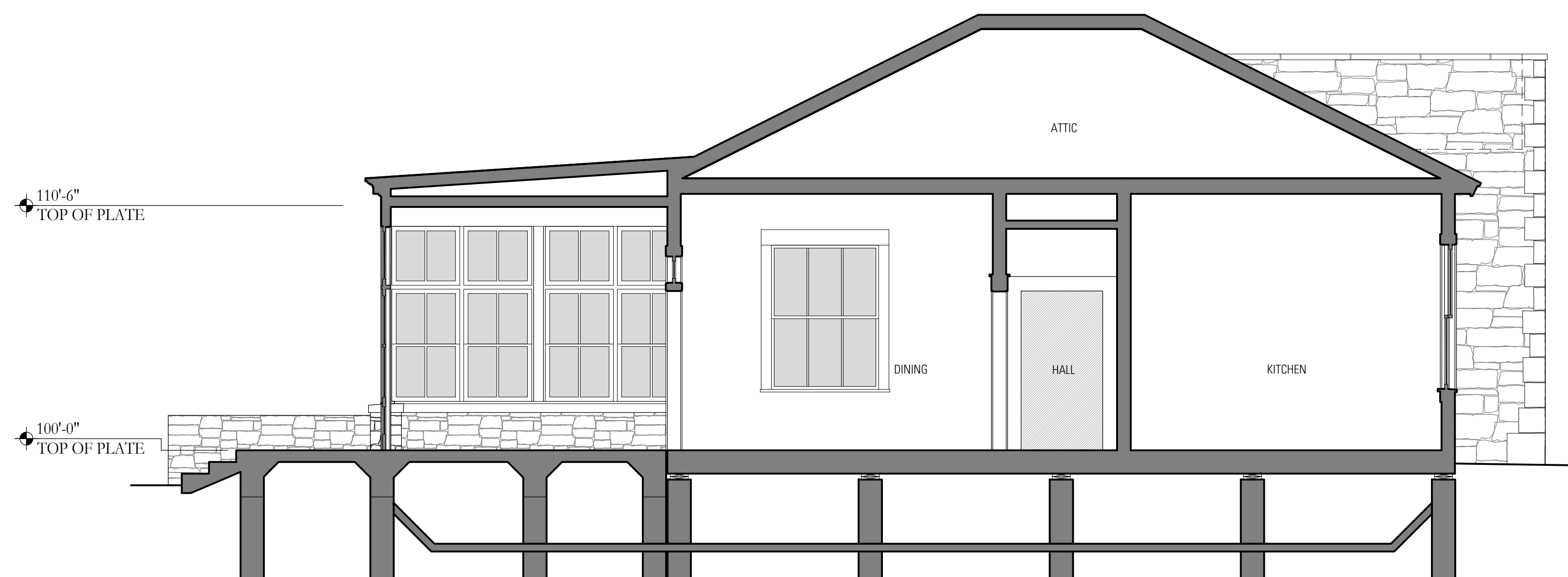
A3.4.1

BB



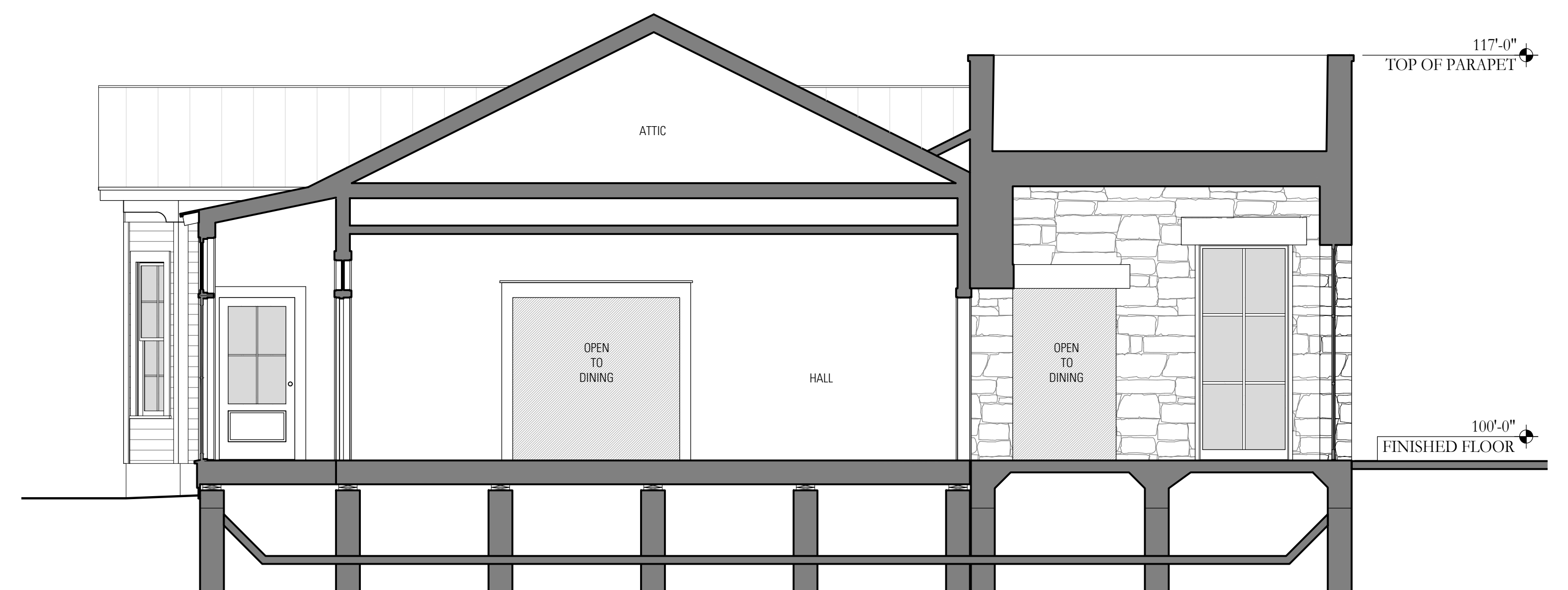
1 Building-Section

Scale: 1/4"=1'-0"



2 Building-Section @ Rye House

Scale: 1/4"=1'-0"



3 Building-Section @ Rye House

Scale: 1/4"=1'-0"

Don McDonald, Architect AIA Ltd.
2121 North Main Avenue
San Antonio, Texas 78212
(210) 755-9722

FOR BIDDING PURPOSES ONLY
NOT FOR CONSTRUCTION

Building Sections

Boehler's
136 East Grayson
San Antonio Texas 78215

02/27/2019

A3.4.2

BB



Boehler's Bar Early Original Image

BOEHLER'S BAR & HOUSE
HDRC SUBMISSION FOR FINIAL APPROVAL

Don B. McDonald, AIA Ltd. - 2121 N Main Avenue, San Antonio, Texas, 78212 - 210.735.9722



Existing North Elevation @ Boehler's Bar (New East Elevation)

BOEHLER'S BAR & HOUSE

HDRC SUBMISSION FOR FINIAL APPROVAL

Don B. McDonald, AIA Ltd. - 2121 N Main Avenue, San Antonio, Texas, 78212 - 210.735.9722



Existing West Elevation @ Boehler's Bar - (New North Elevation)

BOEHLER'S BAR & HOUSE
HDRC SUBMISSION FOR FINIAL APPROVAL

Don B. McDonald, AIA Ltd. - 2121 N Main Avenue, San Antonio, Texas, 78212 - 210.735.9722



Existing South Elevation @ Boehler's Bar - (New West Elevation)

BOEHLER'S BAR & HOUSE
HDRC SUBMISSION FOR FINIAL APPROVAL

Don B. McDonald, AIA Ltd. - 2121 N Main Avenue, San Antonio, Texas, 78212 - 210.735.9722



Boehler's Site Looking West

BOEHLER'S BAR & HOUSE
HDRC SUBMISSION FOR FINIAL APPROVAL

Don B. McDonald, AIA Ltd. - 2121 N Main Avenue, San Antonio, Texas, 78212 - 210.735.9722



Existing East Elevation @ Boehler's Bar (New South Elevation)

BOEHLER'S BAR & HOUSE

HDRC SUBMISSION FOR FINIAL APPROVAL

Don B. McDonald, AIA Ltd. - 2121 N Main Avenue, San Antonio, Texas, 78212 - 210.735.9722



Existing East Elevation @ Boehler's House

BOEHLER'S BAR & HOUSE
HDRC SUBMISSION FOR FINIAL APPROVAL

Don B. McDonald, AIA Ltd. - 2121 N Main Avenue, San Antonio, Texas, 78212 - 210.735.9722



Existing North Elevation @ Boehler's House

BOEHLER'S BAR & HOUSE
HDRC SUBMISSION FOR FINIAL APPROVAL

Don B. McDonald, AIA Ltd. - 2121 N Main Avenue, San Antonio, Texas, 78212 - 210.735.9722



Existing South Elevation @ Boehler's House

BOEHLER'S BAR & HOUSE
HDRC SUBMISSION FOR FINIAL APPROVAL

Don B. McDonald, AIA Ltd. - 2121 N Main Avenue, San Antonio, Texas, 78212 - 210.735.9722



Existing West Elevation @ Boehler's House

BOEHLER'S BAR & HOUSE
HDRC SUBMISSION FOR FINIAL APPROVAL

Don B. McDonald, AIA Ltd. - 2121 N Main Avenue, San Antonio, Texas, 78212 - 210.735.9722



BRACKENRIDGE BATH HOUSE

BOEHLER'S BAR & HOUSE

HDRC SUBMISSION FOR FINIAL APPROVAL

Don B. McDonald, AIA Ltd. - 2121 N Main Avenue, San Antonio, Texas, 78212 - 210.735.9722