

HISTORIC AND DESIGN REVIEW COMMISSION

January 15, 2020

HDRC CASE NO: 2020-002
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: Modifications to a previously approved design regarding new construction and additions, exterior modifications
APPLICATION RECEIVED: December 20, 2019
60-DAY REVIEW: February 18, 2020
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to modify a previously approved design regarding the relocation of an existing structure and the construction of additions to two existing structures. Within this request, the applicant has proposed the following:

1. Modify the previously approved addition to the Boehler's Bar by amending the cladding material from stone to wood siding, and enlarging window openings.
2. Construct an open air pavilion addition to the north of the relocated Boehler's Bar, and on the south façade of the relocated Boehler's House. The proposed pavilion will feature a footprint of approximately 1,066 square feet, stone rubble cladding, awnings and cast concrete lintels.
3. Raise the existing structure commonly referred to as the Boehler's House approximately 7' – 6", and subsequently construct egress stairs and an elevator addition.
4. Construct a screened balcony enclosure on the east and west facades of the Boehler's House.

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.

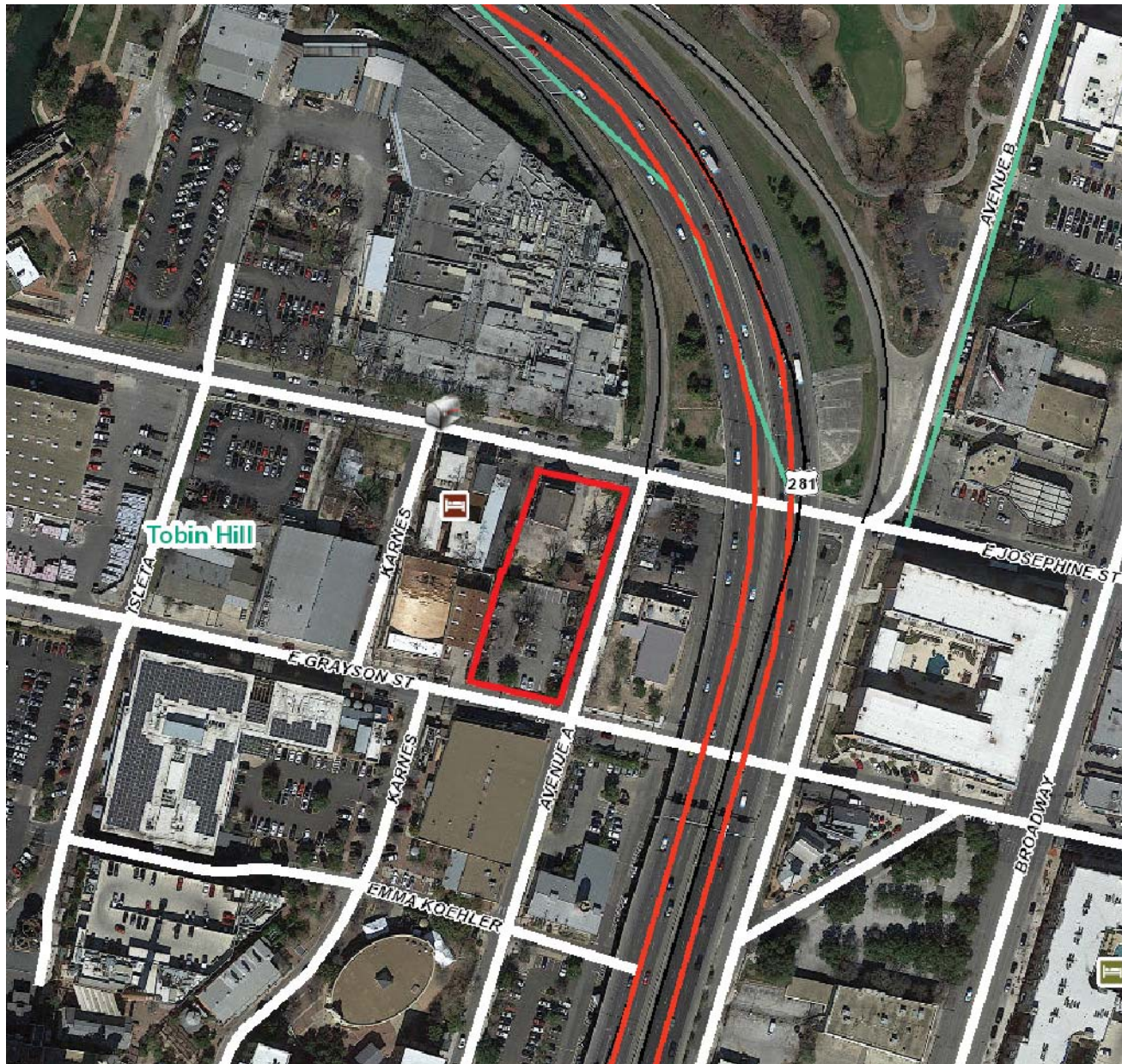
FINDINGS:

- 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. PREVIOUS APPROVAL – A request to relocate the Boehler's Bar, relocate the Boehler's House, construct additions, and perform both building and site modifications was approved by the Historic and Design Review Commission on March 6, 2019. Since that time, the applicant has amended the scope of the proposed work.
- c. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on January 7, 2020. At that meeting the committee noted that the proposed scope of work was appropriate.
- d. AMENDMENT TO PREVIOUSLY APPROVED ADDITION – An addition to the Boehler's Bar was previously approved to feature rubble stone cladding. At this time, the applicant has proposed to amend this material to wood siding to match that found on the historic structure, and the modify the size of the proposed façade openings. Generally, staff finds these modifications to be appropriate.
- e. OPEN AIR PAVILION ADDITION – The applicant has proposed to construct an open air pavilion to the north of the relocated position of the Boehler's Bar. The proposed pavilion will feature a footprint of approximately 1,066 square feet, stone rubble cladding and cast concrete lintels. The proposed pavilion will feature approximately seventeen (17) feet in height. Generally, staff finds the proposed location, massing and design of the pavilion to be appropriate. Staff finds that the porousness of the pavilion reduces its perceived massing.
- f. HOUSE ELEVATION – The applicant has proposed to raise the Boehler's House approximately 7' – 6", and subsequently construct two egress stairs and an elevation addition. The structure currently features a foundation height of approximately eighteen (18) inches. Generally, staff finds the proposed request to be appropriate.
- g. SCREENED BALCONY – The applicant has proposed to construct a screened balcony porch on the east and west facades of the Boehler's House. The proposed balcony would be constructed in a manner that would cover the existing architectural bay on the structure's front façade. The UDC Section 35-676(b) notes that the distinguishing original qualities or characters of a building, structure, object or site and it's environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible. Staff finds that the addition of the screened balcony element is appropriate; however, staff finds that it should be modified to not obscure the existing bay.
- h. ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable

RECOMMENDATION:

1. Staff recommends approval of item #1, the modification to the previously approved design based on finding d.
2. Staff recommends approval of item #2, the construction of an open air pavilion based on finding e.
3. Staff recommends approval of item #3, the raising of the existing structure based on finding f.
4. Staff recommends approvals of item #4, the construction of a screened balcony as noted in finding g. Staff further recommends that applicant consider ways to ensure visibility of original architectural features such as reducing the amount of screening or selecting a transparent material. Any such modifications would be eligible for administratively approval.

ARCHAEOLOGY – The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.



Flex Viewer

Powered by ArcGIS Server

Printed: Feb 27, 2019

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CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

**Historic and Design Review Commission
Design Review Committee
Report & Recommendation**

DATE: JANUARY 07, 2020

HDRC Case# 2020-001

ADDRESS: 328 E JOSEPHINE

Meeting Location: 1901 S ALAMO

APPLICANT: DON B McDONALD

DRC Members present: LORRIS FISH

Staff present: EDWARD HALL

Others present: FRANK JANICEK

REQUEST: FINAL APPROVAL OF EXTERIOR MODIFICATIONS, SITE WORK
+ NEW CONSTRUCTION

COMMENTS/CONCERNS: AM: OVERVIEW OF PROJECT AND MODIFICATIONS
TO DESIGN. CE: NO CONCERN OVER MODIFICATIONS TO EXISTING
STRUCTURES - NO CONCERN REGARDING LIFTING OF STRUCTURE NOR
BALCONY ADDITION. ALL: DISCUSSION REGARDING DETAILING OF
PROPOSED PAVILION.

COMMITTEE RECOMMENDATION: **APPROVE [] DISAPPROVE []**
APPROVE WITH COMMENTS/STIPULATIONS:

NO QUORUM

Committee Chair Signature (or representative)

Date

20 December 2019

Breakdown of Proposed Work @ Boehler's House, Pavilion & Kitchen

Boehler's Kitchen Addition:

East Façade

- New Wood Kitchen Addition, trim and fenestration to be constructed with traditional materials, and contemporary detailing.
- Exterior cladding shall be 1 x 6 Contemporary Shiplap with no profile (Alaskan Yellow Cedar).
- Building exterior to be painted white to match existing color unless historical analysis of existing structure proves otherwise.
- Shed Roof shall be TPO Roofing Membrane.
- New rolled and bracketed awning @ Kitchen to be painted steel, color TBD.
- New parapet @ Kitchen to receive scrolled wood brackets and entablature Detailing shall respond to existing Victorian Balcony Detailing @ existing structure.

North Facade

- New Wood Kitchen Addition, trim and fenestration to be constructed with traditional materials, and contemporary detailing.
- Exterior cladding shall be 1 x 8 Hardie Plank.
- Building exterior to be painted white to match existing color unless historical analysis of existing structure proves otherwise.
- Utility Doors to be contemporary painted solid core steel, color TBD.
- Shed Roof shall be TPO Roofing Membrane

West Facade

- New Wood Kitchen Addition, trim and fenestration to be constructed with traditional materials, and contemporary detailing.
- Exterior cladding shall be 1 x 8 Hardie Plank.
- Building exterior to be painted white to match existing color unless historical analysis of existing structure proves otherwise.
- Utility Doors to be contemporary painted solid core steel, color TBD.
- Shed Roof shall be TPO Roofing Membrane
- New steel access ladder to mechanical @ Kitchen Roof to be painted, color TBD.

Boehler's House and Pavilion:

East Facade

- East Facade to remain intact, patch and repair as required.
- Existing House to be supported on 7'-6" high plinth and rendered in loose rubble limestone in relationship to old Brackenridge Park Structures and Original Alamo Quarry (see attached image).
- East Facade to receive New Screened Balcony Enclosure.
- New Screened Balcony Enclosure to be framed, trimmed and sheathed with traditional materials and contemporary detailing. Articulating deference to the existing historical structure.
- New Wood Egress Stair @ Balcony to be constructed with traditional materials, and contemporary detailing.
- New Roof as required @ existing structure shall match existing.
- New Roof @ Screened Balcony Enclosure shall be flat-locked metal.
- 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 of existing structure proves otherwise.
- New Pavilion Addition to be rendered in loose rubble limestone in relationship to old Brackenridge Park Structures and Original Alamo Quarry (see attached image).
- Concrete Lintels with hand chiseled corners in a buff limestone color shall respond to Sunken Gardens.
- New awning @ Pavilion Addition to be steel painted Gun Metal Gray.
- Doors @ Pavilion Addition to be steel in gun metal finish.
- New HVAC Condenser to receive Painted Metal Cover, color TBD.

North Facade

- North Facade to remain intact, patch and repair as required.
- Existing House to be supported on 7'-6" high plinth and rendered in loose rubble limestone in relationship to old Brackenridge Park Structures and Original Alamo Quarry (see attached image).
- Concrete Lintels with hand chiseled corners in a buff limestone color shall respond to Sunken Gardens.
- New Screened Balcony Enclosure to be framed, trimmed and sheathed with traditional materials and contemporary detailing. Articulating deference to the existing historical structure.
- New Wood Egress Stair @ Balcony to be constructed with traditional materials, and contemporary detailing.
- 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 of existing structure proves otherwise
- New Elevator Shed Addition to be framed, trimmed and sheathed with traditional materials to match existing historical structure.

West Facade

- West Facade to remain intact, patch and repair as required
- Existing House to be supported on 7'-6" high plinth and rendered in loose rubble limestone in relationship to old Brackenridge Park Structures and Original Alamo Quarry (see attached image).
- 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 of existing structure proves otherwise.
- New Elevator Shed Addition to be framed, trimmed and sheathed with traditional materials to match existing historical structure.
- New Pavilion Addition to be rendered in loose rubble limestone in relationship to old Brackenridge Park Structures and Original Alamo Quarry (see attached image).
- Concrete Lintels with hand chiseled corners in a buff limestone color shall respond to Sunken Gardens.
- New awning @ Pavilion Addition to be steel painted Gun Metal Gray.
- Doors @ Pavilion Addition to be steel in gun metal finish.
- New HVAC Condenser to receive Painted Metal Cover, color TBD.

South Facade

- South Facade to remain intact, patch and repair as required.
- Existing House to be supported on 7'-6" high plinth and rendered in loose rubble limestone in relationship to old Brackenridge Park Structures and Original Alamo Quarry (see attached image).
- 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 of existing structure proves otherwise.
- New Screened Balcony Enclosure to be framed, trimmed and sheathed with traditional materials and contemporary detailing. Articulating deference to the existing historical structure.
- New Pavilion Addition to be rendered in loose rubble limestone in relationship to old Brackenridge Park Structures and Original Alamo Quarry (see attached image).
- Concrete Lintels with hand chiseled corners in a buff limestone color shall respond to Sunken Gardens.
- New awning @ Pavilion Addition to be steel painted Gun Metal Gray.
- Doors @ Pavilion Addition to be steel in gun metal finish.
- New HVAC Condenser to receive Painted Metal Cover, color TBD.

DON B. McDONALD

ARCHITECT AIA LTD.

2121 North Main Avenue
San Antonio, Texas 78212
(210) 735-9722

20 December 2019

City of San Antonio - Office of Historic Preservation
1901 South Alamo
San Antonio, Texas 78204

Boehler's House
Avenue A @ Grayson

Dear OHP,

New Pavilion & Boehlers House Renovation:

Since our last submission, the program for Boehler's House has expanded. The addition of a new pavilion & support is three times the size of the original wood frame cottage. Though the house is not listed, its size and scale speak to the history of the rapidly changing neighborhood. We have two goals:

- a. Retain the exterior & primacy of the original Boehlers house.
- b. Restore the granular streetscape of Avenue A

New Pavilion

A new 26'x41' open air pavilion has been inserted into the program. The new structure is rendered in stone to read subordinate to the existing white wood buildings. The pavilion will be rendered in a stone rubble with hand hewn corners and door surrounds that respond to the stone structures of neighboring Brackenridge Park. The cast concrete lintels introduce a 21st century refinement. The adjacent Boehlers house will be raised 7.5' onto on a plinth of similar stone.

Cottage

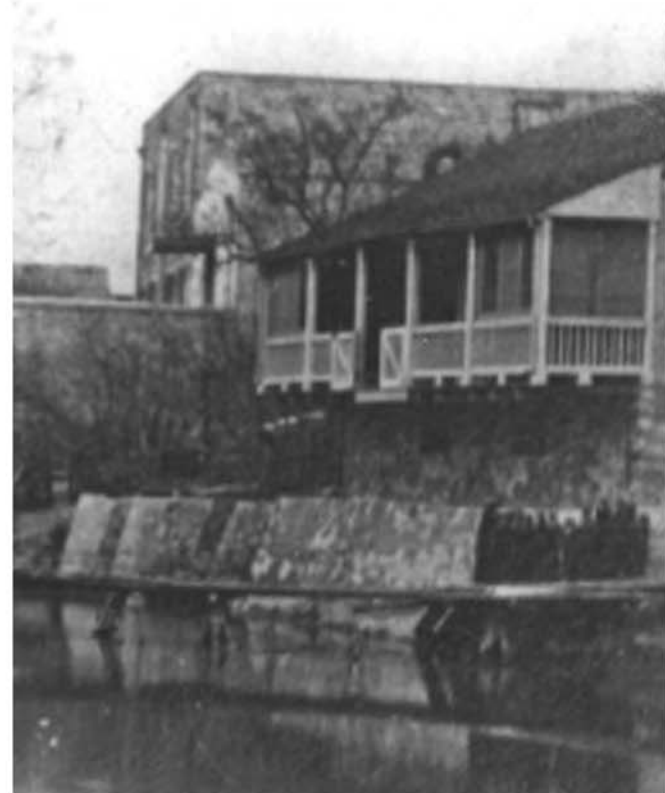
Raising the wood frame cottage on a stone plinth allows the crisp white structure to dominate the new stone pavilion. Though raising the house is a robust move, it's not unprecedented in San Antonio's history of moving and reinventing its wood buildings. The addition of an enclosed screen porch suspended along Avenue A reinforces the intimacy of the streetscape from the days when the Boehler's Bar Balcony set above the sidewalk.

Reference Images of San Antonio raised cottages are attached.

New Kitchen

With the addition of the austere stone pavilion, the Kitchen stone veneer has been replaced with 1x6 horizontal shiplap and its windows enlarged. These contemporary gestures domesticate the Kitchen Court and invite engagement with the kitchen.

Respectfully,
Don McDonald



PRECEDENT: JOHN TWOHIG HOUSE IN ORIGINAL LOCATION ON SAN ANTONIO RIVER, C.1840

BOEHLER'S HOUSE, PAVILION & KITCHEN

HDRC SUBMISSION FOR CONCEPTUAL APPROVAL

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



PRECEDENT: GUSTAVE BLERSCH HOUSE, JOHN KAMPMANN, 1860
213 WASHINGTON STREET - RAISED COTTAGE, HALF BASEMENT

BOEHLER'S HOUSE, PAVILION & KITCHEN
HDRC SUBMISSION FOR CONCEPTUAL APPROVAL

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



PRECEDENT: DASHIELL HOUSE, JOHN KAMPMANN, 1856
511 VILLITA STREET - RAISED COTTAGE, HALF BASEMENT

BOEHLER'S HOUSE, PAVILION & KITCHEN
HDRC SUBMISSION FOR CONCEPTUAL APPROVAL

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



PRECEDENT: GUENTHER HOUSE, 1859
205 E GUENTHER STREET - TRADITIONALLY RAISED STONE HOUSE, KING WILLIAM

BOEHLER'S HOUSE, PAVILION & KITCHEN
HDRC SUBMISSION FOR CONCEPTUAL 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 HOUSE, PAVILION & KITCHEN

HDRC SUBMISSION FOR CONCEPTUAL 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 HOUSE, PAVILION & KITCHEN

HDRC SUBMISSION FOR CONCEPTUAL APPROVAL

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Existing South Elevation @ Boehler's House

BOEHLER'S HOUSE, PAVILION & KITCHEN

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Existing West Elevation @ Boehler's House

BOEHLER'S HOUSE, PAVILION & KITCHEN
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BOEHLER'S HOUSE, PAVILION & KITCHEN

DON B. McDONALD ARCHITECT



BOEHLER'S HOUSE, PAVILION & KITCHEN

DON B. McDONALD ARCHITECT



BOEHLER'S HOUSE, PAVILION & KITCHEN

DON B. McDONALD ARCHITECT



BOEHLER'S HOUSE, PAVILION & KITCHEN

DON B. McDONALD ARCHITECT



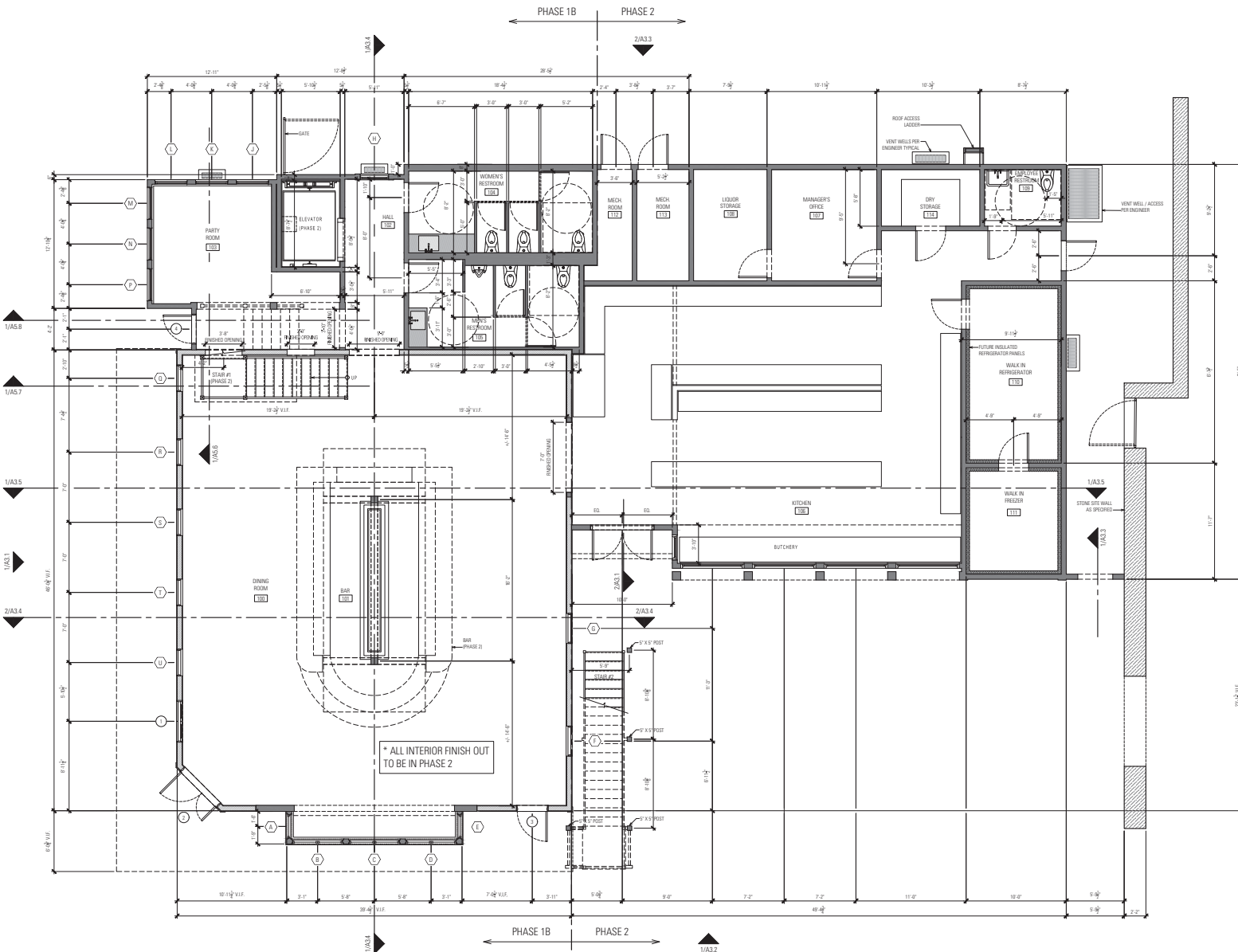
BOEHLER'S HOUSE, PAVILION & KITCHEN

DON B. McDONALD ARCHITECT



BOEHLER'S HOUSE, PAVILION & KITCHEN

DON B. McDONALD ARCHITECT



LEGEND

- NEW WALL
- STONE
- EXISTING WALL

Plan North
North

1 Boehler's First Floor Plan

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

Boehler's
239 East Grayson Street
San Antonio, Texas 78215

12/19/2019

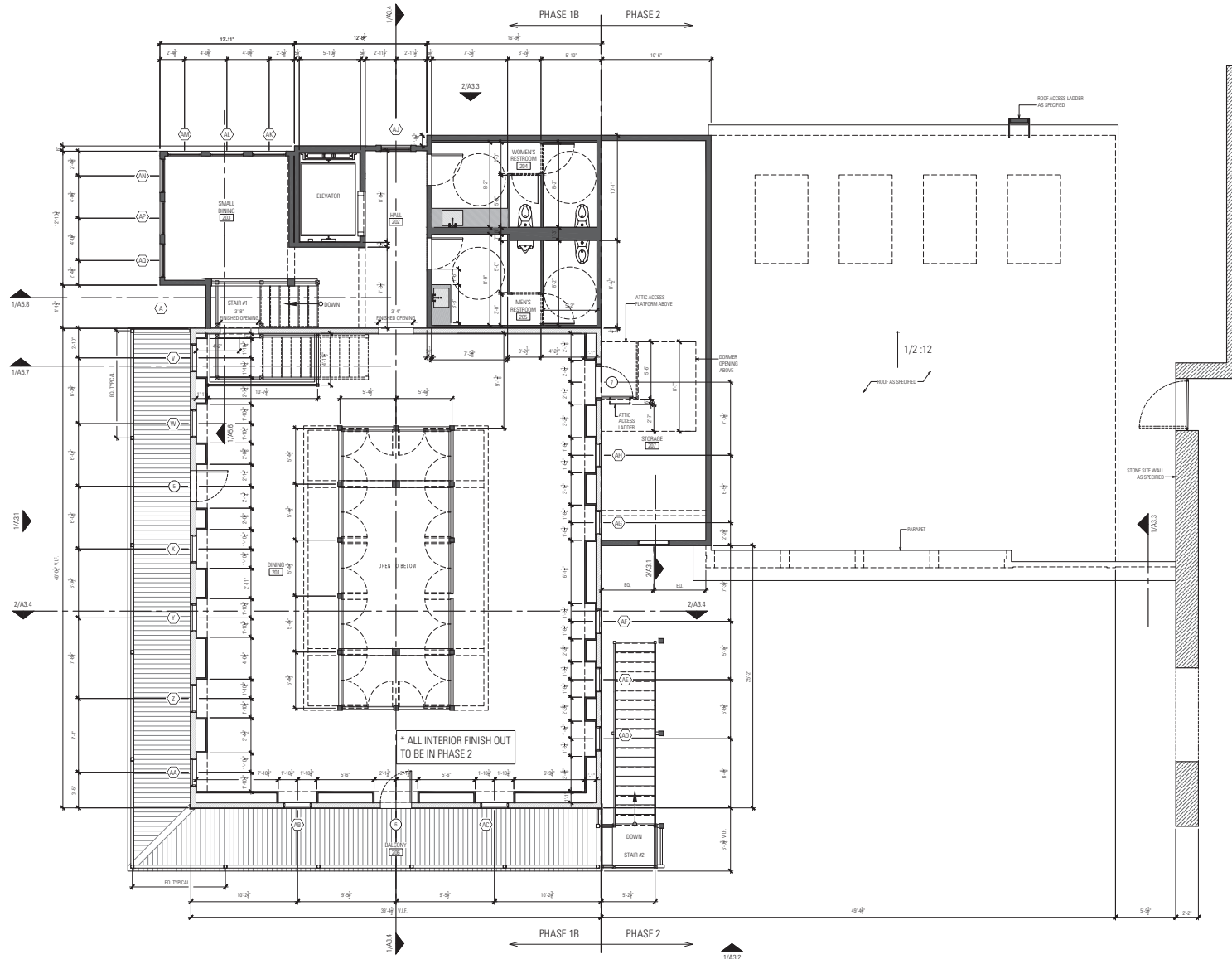
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KW, BB

Don McDonald, Architect AIA Ltd.
2121 North Main Avenue
San Antonio, Texas 78212
210 715-9722

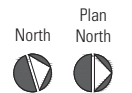
REVISED DRAWING: MEN'S & WOMEN'S RESTROOM

NO. 1	DATE	DESCRIPTION
1	12-19-19	REVISED DRAWING: MEN'S & WOMEN'S RESTROOM



1 Boehler's Second Floor Plan

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

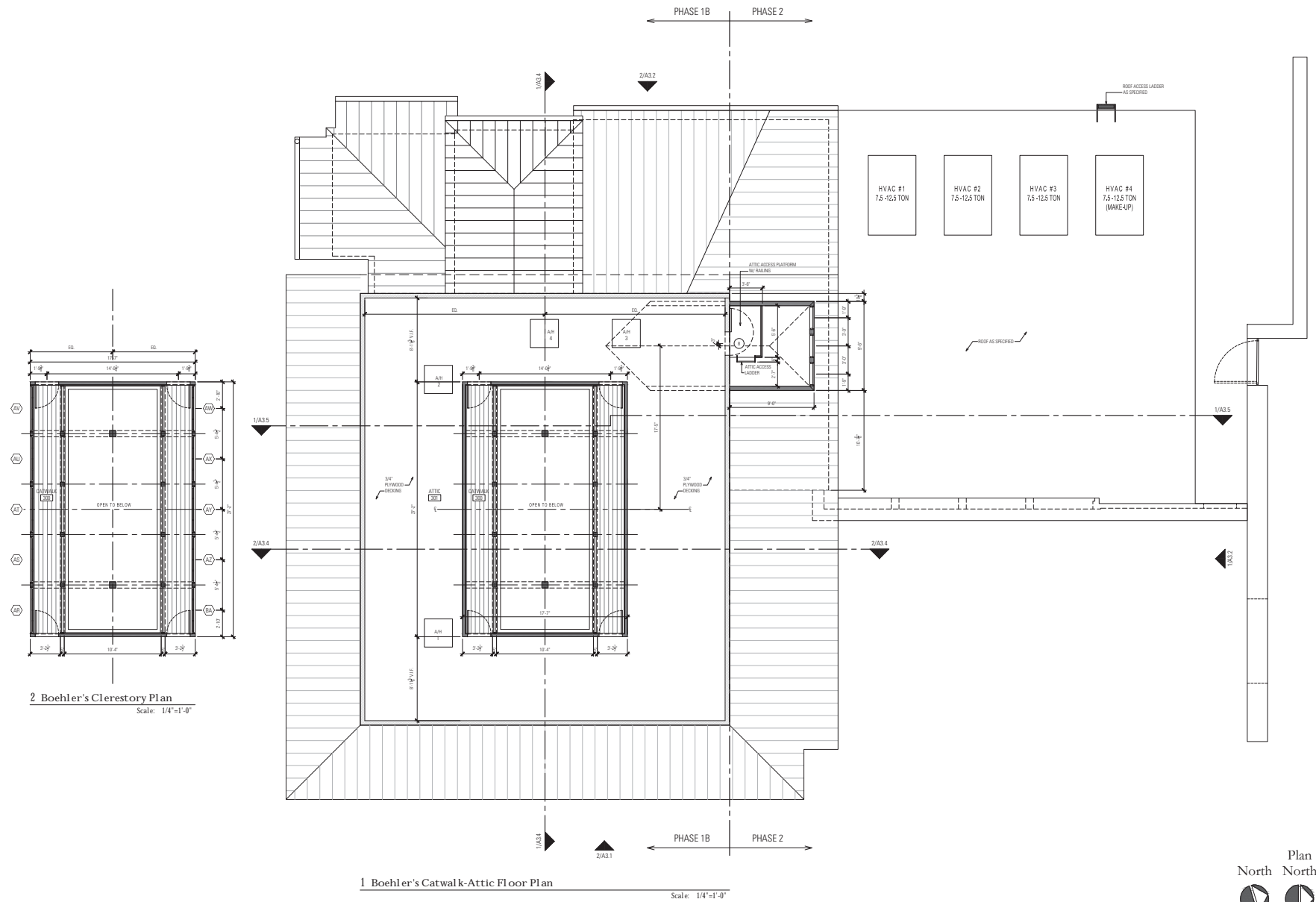


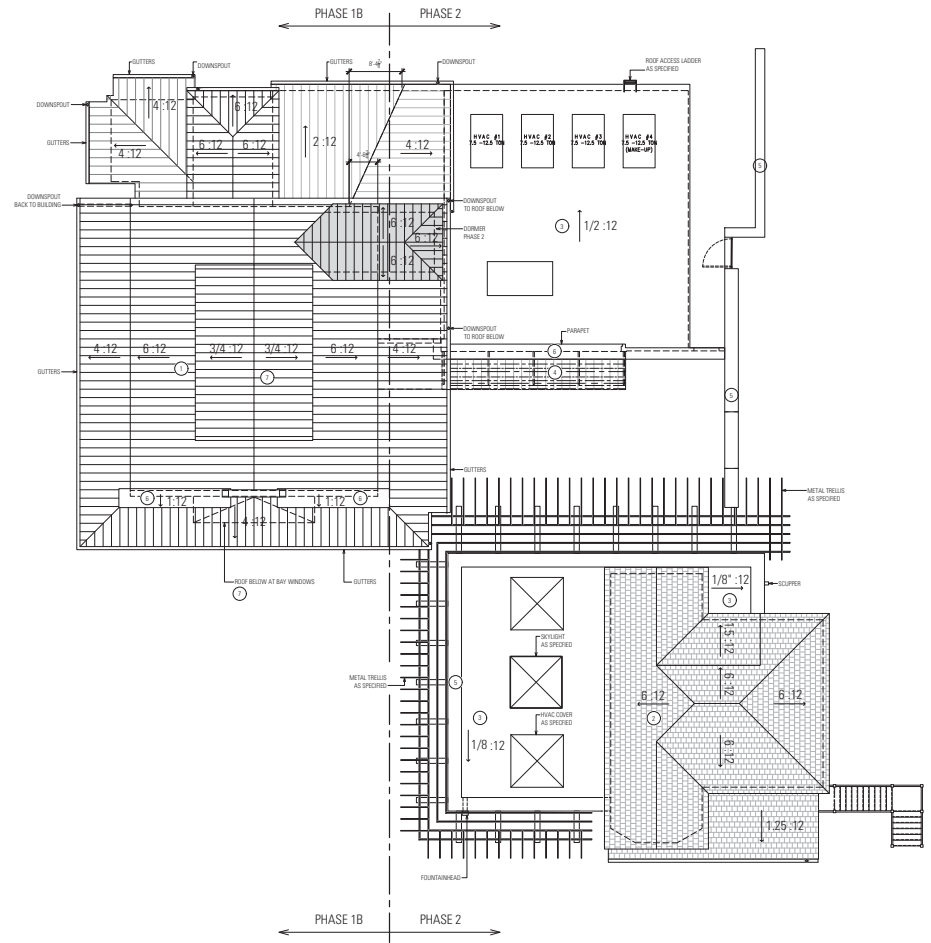
Don McDonald, Architect AIA Ltd.
2121 North Main Avenue
San Antonio, Texas 78212
(210) 715-9722

Second Floor Plan

Boehler's
239 East Grayson Street
San Antonio Texas 78215

12/19/2019
A2.2
KW, BB





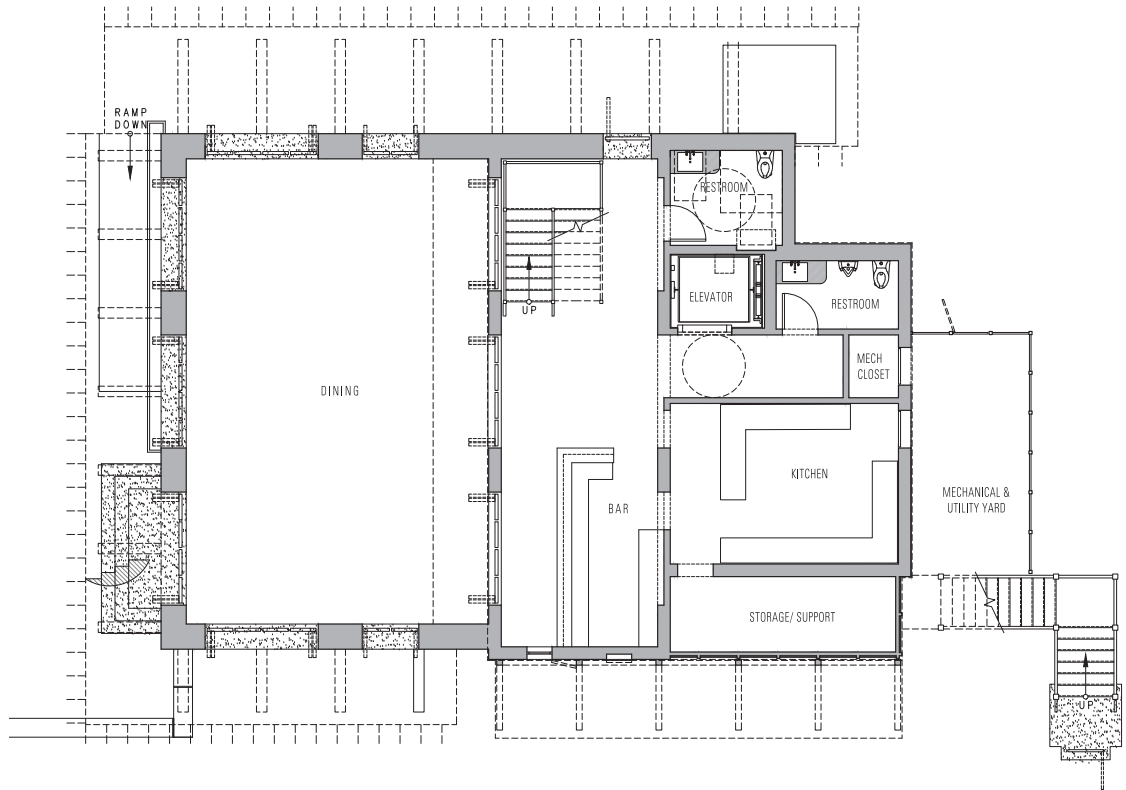
1 Boehler's Bar & House Roof Plan

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

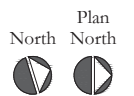
ROOF PLAN LEGEND	
1	STANDING SEAM METAL AS SPECIFIED
2	METAL TILES TO MATCH EXISTING
3	TRD AS SPECIFIED
4	METAL AWNING AS SPECIFIED
5	POURED IN PLACE CONCRETE WALL CAP
6	COPPER WALL CAP AS SPECIFIED
7	FLAT LOCK COPPER AS SPECIFIED

* SEE EXTERIOR ELEVATIONS FOR DOWNSPOUT LOCATIONS

* NOTE: METAL ROOF AT BAY WINDOW



1 Floor Plan - Pavilion and Bar
Scale: 1/4"=1'-0"



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

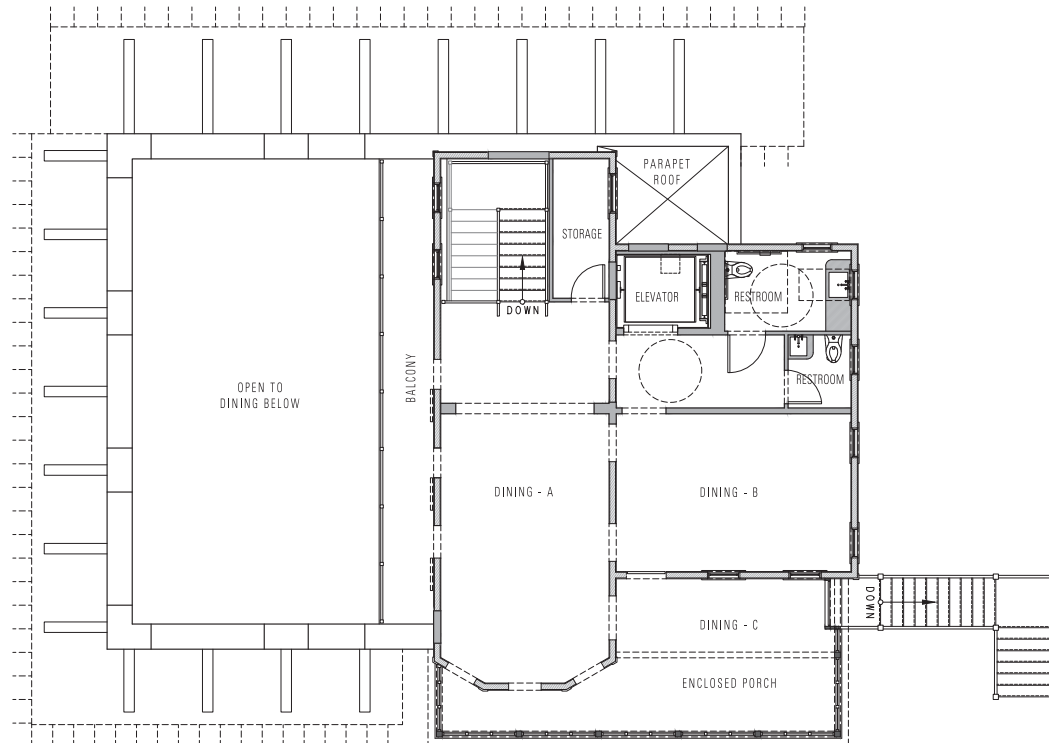
Floor Plan

Boehler's
219 East Grayson Street
San Antonio, Texas 78215

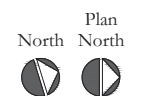
12/19/2019

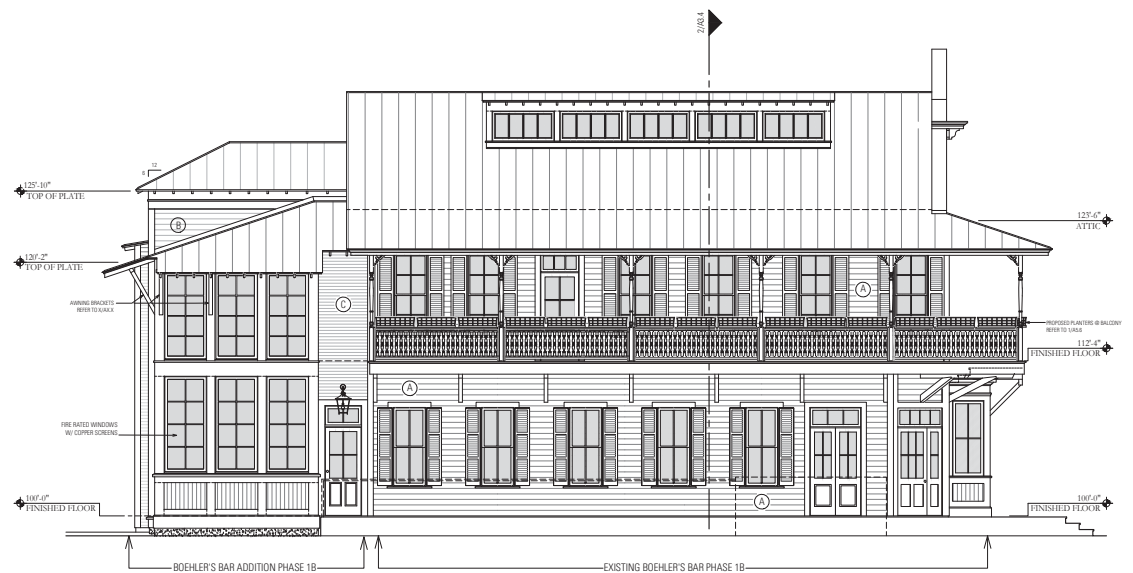
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KW



1 Floor Plan - Boehler's House Second Floor
Scale: 1/4"=1'-0"





1 Boehler's Elevation - South
Scale: 1/4"=1'-0"

WOOD SIDING LEGEND	
A	EXISTING WOOD SIDING W/ DSEE (MATCH EXISTING)
B	1" X 6" SHIP LAP (NO PROFILE)
C	1" X 4" SHIP LAP (NO PROFILE)
D	1" X 6" HARDIE PLANK SIDING

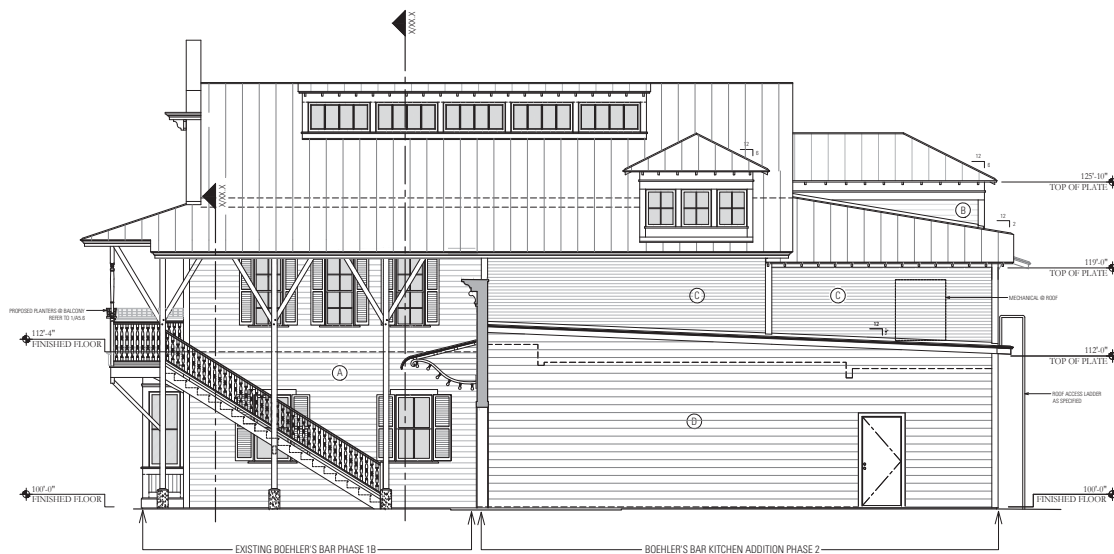


1 Boehler's Elevation - East - With Stair & Awning
Scale: 1/4"=1'-0"

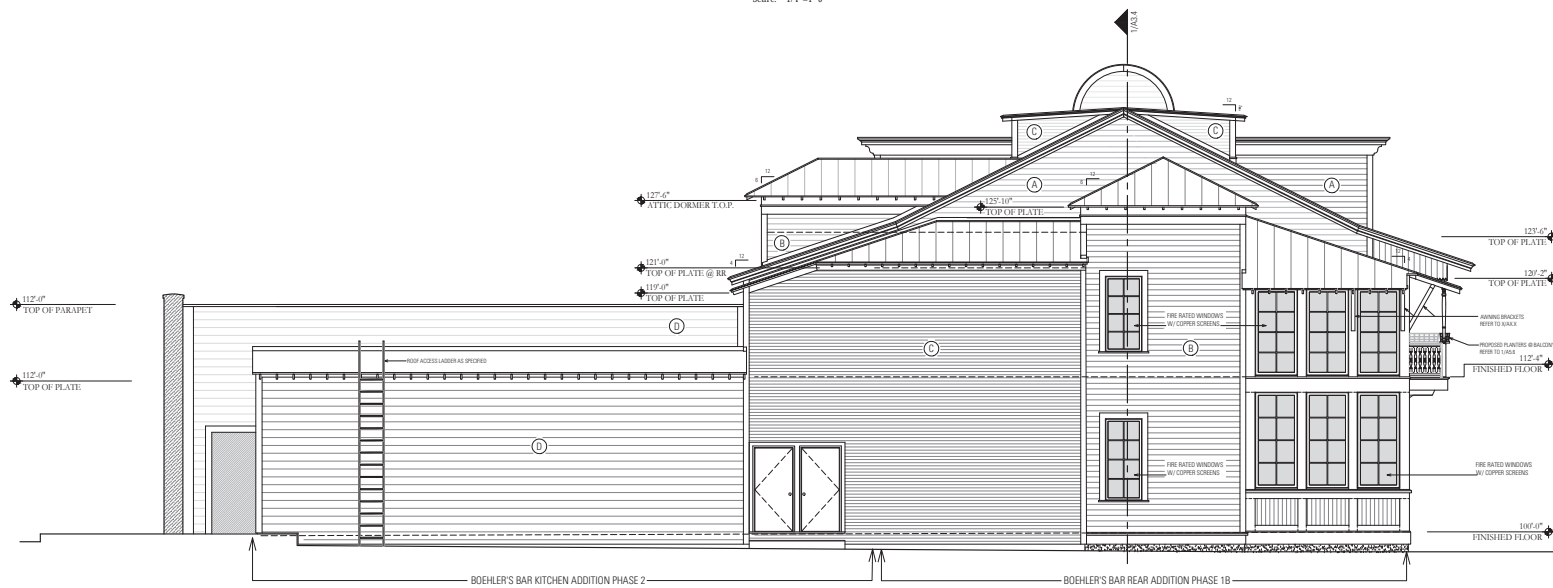


2 Boehler's Elevation - East - Without Stair & Awning
Scale: 1/4"=1'-0"

WOOD SIDING LEGEND	
A	EXISTING WOOD SIDING W/ OGEE (MATCH EXISTING)
B	1" X 6" SHIP LAP (NO PROFILE)
C	1" X 4" SHIP LAP (NO PROFILE)
D	1" X 6" HARDIE PLANK SIDING

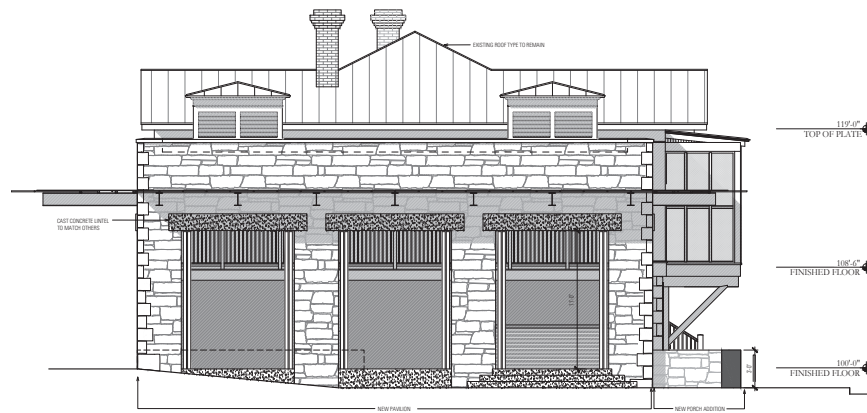


1 Boehler's Elevation - North
Scale: 1/4"=1'-0"



2 Boehler's Elevation - West
Scale: 1/4"=1'-0"

WOOD SIDING LEGEND	
A	EXISTING WOOD SIDING W/ OGEE (MATCH EXISTING)
B	1" X 6" SHIP LAP (NO PROFILE)
C	1" X 4" SHIP LAP (NO PROFILE)
D	1" X 8" HARDIE PLANK SIDING



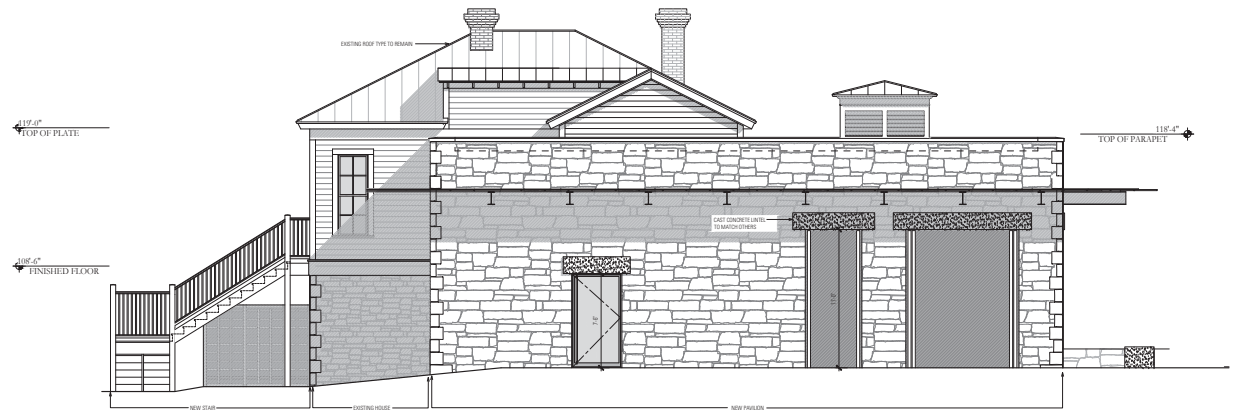
1 Elevation - South
Scale: 1/4"=1'-0"



2 Elevation - East
Scale: 1/4"=1'-0"



3 Elevation - North
Scale: 1/4"=1'-0"



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