

# HISTORIC AND DESIGN REVIEW COMMISSION

May 01, 2020

**HDRC CASE NO:** 2020-135  
**ADDRESS:** 607 HEMISFAIR BLVD  
**LEGAL DESCRIPTION:** NCB 13814 BLK 3 LOT 15 (HEMISFAIR SUBD)  
**ZONING:** D, H, RIO-3  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Hemisfair Historic District  
**APPLICANT:** Davis Sprinkle/Sprinkle & Co. Architects  
**OWNER:** Hemisfair Park Area Redev Mr. Andujar/CITY OF SAN ANTONIO  
**TYPE OF WORK:** Rehabilitation with the construction of a rear addition  
**APPLICATION RECEIVED:** March 13, 2020  
**60-DAY REVIEW:** May 12, 2020  
**CASE MANAGER:** Edward Hall

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to construct a side addition to feature one story in height and an overall footprint of approximately 1,370 square feet.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 3, Guidelines for Additions*

### 2. Massing and Form of Non Residential and Mixed-Use Additions

#### A. GENERAL

- i. Historic context*—Design new additions to be in keeping with the existing, historic context of the block. For example, additions should not fundamentally alter the scale and character of the block when viewed from the public right-of-way.
- ii. Preferred location*—Place additions at the side or rear of the building whenever possible to minimize the visual impact on the original structure from the public right of way. An addition to the front of a building is inappropriate.
- iii. Similar roof form*—Utilize a similar roof pitch, form, and orientation as the principal structure for additions, particularly for those that are visible from the public right-of-way.
- iv. Subordinate to principal facade*—Design additions to historic buildings to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- v. Transitions between old and new*—Distinguish additions as new without distracting from the original structure. For example, rooftop additions should be appropriately set back to minimize visibility from the public right-of-way. For side or rear additions utilize setbacks, a small change in detailing, or a recessed area at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

#### B. SCALE, MASSING, AND FORM

- i. Height*—Limit the height of side or rear additions to the height of the original structure. Limit the height of rooftop additions to no more than 40 percent of the height of original structure.
- ii. Total addition footprint*—New additions should never result in the doubling of the historic building footprint. Full-floor rooftop additions that obscure the form of the original structure are not appropriate.

### 3 Materials and Textures

#### A. COMPLEMENTARY MATERIALS

- i. Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.
- ii. Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.

iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

## B. INAPPROPRIATE MATERIALS

i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

## C. REUSE OF HISTORIC MATERIALS

i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

## 4 Architectural Details

### A. GENERAL

i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character-defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition. iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

## 5 Mechanical Equipment and Roof Appurtenances

### A. LOCATION AND SITING

i. *Visibility*—Do not locate utility boxes, air conditioners, rooftop mechanical equipment, skylights, satellite dishes, cable lines, and other roof appurtenances on primary facades, front-facing roof slopes, in front yards, or in other locations that are clearly visible from the public right-of-way.

ii. *Service Areas*—Locate service areas towards the rear of the site to minimize visibility from the public right of-way. Where service areas cannot be located at the rear of the property, compatible screens or buffers will be required.

### B. SCREENING

i. *Building-mounted equipment*—Paint devices mounted on secondary facades and other exposed hardware, frames, and piping to match the color scheme of the primary structure or screen them with landscaping.

ii. *Freestanding equipment*—Screen service areas, air conditioning units, and other mechanical equipment from public view using a fence, hedge, or other enclosure.

iii. *Roof-mounted equipment*—Screen and set back devices mounted on the roof to avoid view from public right-of-way.

## FINDINGS:

- a. The historic structure located at 607 Hemisfair Boulevard is commonly known as the Espinosa House, and was constructed circa 1890. The structure features Folk Victorian architectural elements, a standing seam metal roof, and a stucco façade. At this time, the applicant is requesting a Certificate of Appropriateness for approval to construct a side addition to feature one story in height and an overall footprint of approximately 1,370 square feet. The applicant has noted that site work and signage will be requested in a separate application.
- b. **ADDITION** – As noted in finding a, the applicant is requesting a Certificate of Appropriateness for approval to construct a side addition. The Guidelines for Additions 2.A. notes that additions should be sited at the side or rear of the historic structure, should be in keeping with the existing, historic context of the block, should utilize a similar roof form as the historic structure, and should feature a transition between the new and the old. Per the construction documents, the applicant has proposed to site the addition to the side of the historic structure, features a flat roof form, and features a transition between in the old and new in the form of a subordinate roof form and recesses.
- c. **SCALE, MASS & FORM** – The Guidelines for Additions 2.B. notes that the height of side additions should be limited to that of the original structure, and that the proposed footprint should not result in the doubling of the historic building's footprint. The applicant has proposed an overall height that is approximately one (1) foot less than that of the historic structure's, and an overall footprint that is greater than that of the historic structure's by approximately sixty-five (65) square feet. While the proposed footprint is greater than that which is recommended by the

Guidelines, staff finds that its location is appropriate. Staff finds that given the proposed footprint, a reduction in height of the proposed new construction should be incorporated into the design.

- d. **MATERIALS** – The Guidelines for Additions 3.A. notes that materials for additions should match those of the historic structure in type, color, and texture. The historic structure features a stucco façade, a standing seam metal roof and wood trim. The applicant has proposed materials that include cedar screening, stucco facades, terra cotta tile, Mission tile steel trellises and a terracotta tile parapet cap. Generally staff finds the use stucco, wood and steel to be appropriate; however, staff finds that the applicant has introduced elements that are of the Spanish Eclectic style, such as the proposed terracotta and Mission tile, and the proposed terracotta tile parapet cap.
- e. **ARCHITECTURAL DETAILS** – The Guidelines for Additions 4.A. notes that additions should be designed to reflect their time while respecting the historic context of the historic structure. Architectural details should be incorporated that are in keeping with the architectural style of the original structure, and details should be simple as to not detract from those of the historic structure. Generally, staff finds the proposed architectural details to be appropriate; however, as noted in finding d, materials that are typical of the Mission Revival, or Spanish Eclectic style, such as the proposed the terracotta tile parapet cap should be eliminated.
- f. **MECHANICAL EQUIPMENT** – The Guideline for Additions notes that all mechanical and service equipment should be screened and located where it is not visible from the public right of way. The applicant is responsible for complying with the Guidelines.
- g. **SITE ELEMENTS AND LANDSCAPING** – The applicant has noted that site elements, including landscaping will be submitted for review within a separate application. The applicant is responsible for complying with the Guidelines for Site Elements.
- h. **SIGNAGE** – The applicant has noted that signage will be submitted for review within a separate application. The applicant is responsible for complying with the Guidelines for Signage.
- i. **ARCHAEOLOGY** –The project area is located within previously recorded archaeological site 41BX593, a designated State Antiquities Landmark. Work within a SAL requires an Antiquities Permit from the Texas Historical Commission. Therefore, archaeological investigations are required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.

## **RECOMMENDATION:**

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

- i. That the applicant reduce the overall height of the proposed addition to appear subordinate to the historic structure.
- ii. That the applicant eliminate the proposed terra cotta tile parapet cap.
- iii. That all mechanical equipment be screened from view from the public right of way as noted in finding f.
- iv. **ARCHAEOLOGY** – Archaeological investigations are required. The project shall comply with all federal, state, and local laws, rules, and regulations regarding archaeology, as applicable.



# City of San Antonio One Stop



March 26, 2020

1:1,000  
0 0.0075 0.015 0.03 mi  
0 0.0125 0.025 0.05 km

## Bombay Bicycle Club at Hemisfair - Proposed Work

607 Hemisfair Blvd. San Antonio, Tx. 78205

### **Bombay Bicycle Club at Hemisfair San Antonio, Texas**

A new Bombay Bicycle Club will be located at the existing historic Espinoza House in the Hemisfair district. The project primarily consists of a new addition to the south of the Espinoza House located in the southern portion of Yanaguana Garden. The northern portion of Espinoza House will have new restrooms, and the narrow western wing of the house will contain new back of house kitchen functions (see attached floor plans). The remaining rooms of the Espinoza house will remain intact. Modifications to the exterior of the Espinoza House will occur on the south elevation which will be partially enclosed by the new addition. The exterior modifications involve opening some of the existing windows to allow interior circulation. The outdoor area at Cesar Chavez and Hemisfair Blvd will be activated by creating an outdoor dining area that will have a "beer garden" feel.

The addition is pulled away from the side of the Espinoza House with a glass link that will help the addition defer to the historic portion and minimize impact to the historic structure. A matching cricket roof will connect the house to the addition. The addition is pulled back from the front of the house to defer to the prominence of the house. The architecture of the addition will contrast to delineate what is historic and what is contemporary. The addition will have a flat roof with parapet walls. The tallest portion of the addition is the same height as the top of the Espinoza House roof. The lower roof portion of the addition facing Yanaguan Garden, will have a lower parapet height and it will slip underneath the existing roof fascia for a clean connection to the building. The addition will be stucco with 12" walls on the exterior so that the windows can be set deep in the wall. The wood windows at the addition will be metal clad and they will have a historic profile. There will be two steel trellises to provide shade and scale to the facades.

The landscaping and the signage for this project will be an important part of the overall design and ambience. The applicant would like to return to HDRC at a later date for approval of those two items.



## Bombay Bicycle Club at Hemisfair Existing Coniditions

607 Hemisfair Blvd. San Antonio, Tx. 78205



Espinoza House from Hemisfair Blvd.



Space between Espinoza house and the Koehler House



View from Yanaguana Garden



View From Yanaguana Garden



## Bombay Bicycle Club at Hemisfair Existing Coniditions

607 Hemisfair Blvd. San Antonio, Tx. 78205



Espinoza House Patio facing Yanaguana Gardens

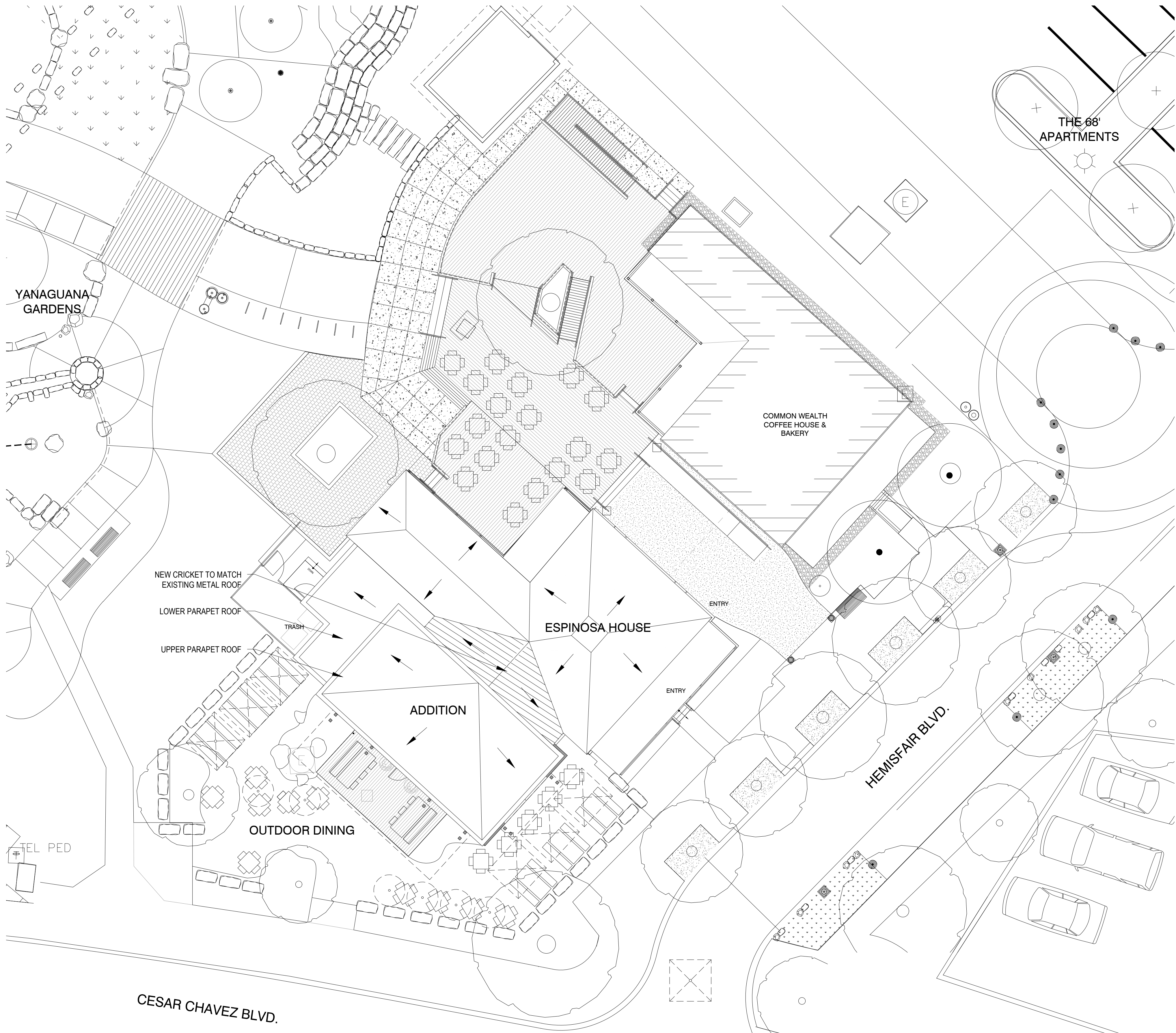


View from Cesar Chavez



View From Yanaguana Garden





SITE PLAN

ESPINOSA HOUSE  
3/32" = 1'-0"

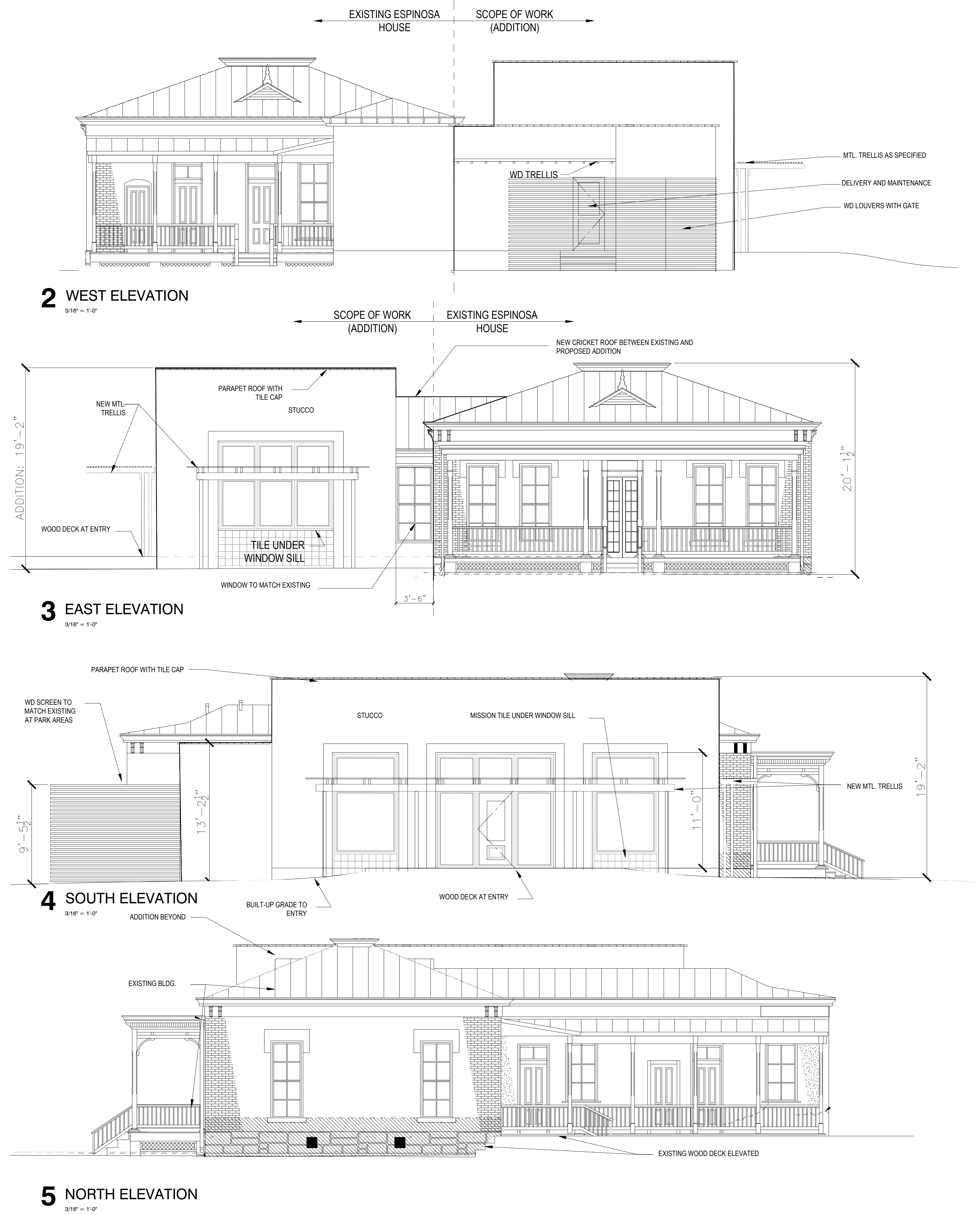
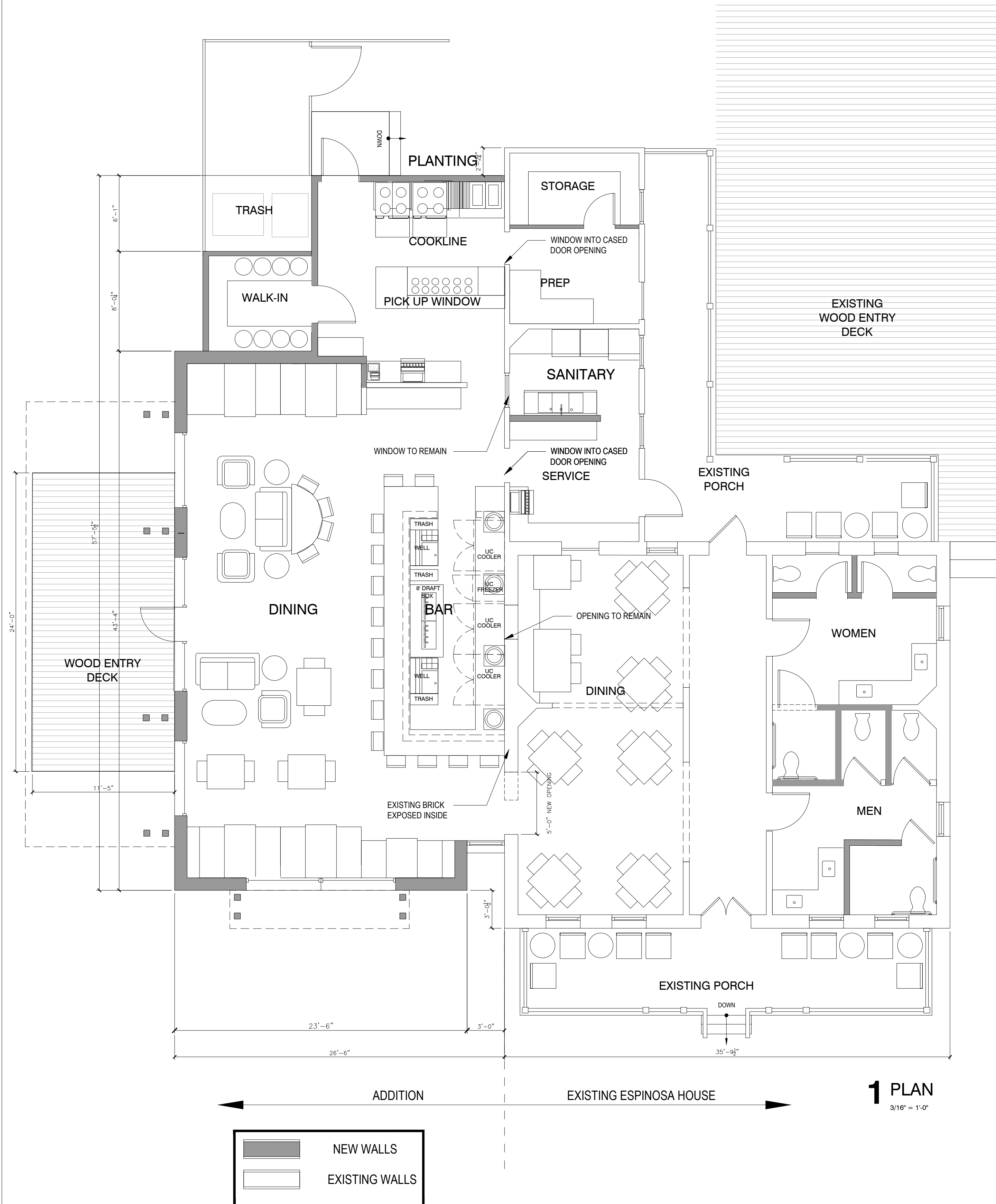


	CONDITIONED	UNCONDITIONED	TOTAL
EXISTING SQFT.	1305 SQFT.	525 SQFT.	1830 SQFT.
PROPOSED SQFT.	1370 SQFT.	2400 SQFT.	3770 SQFT.
TOTAL SQFT.	2675 SQFT.	2965 SQFT.	5660 SQFT.

BOMBAY AT HEMISFAIR  
607 Hemisfair Blvd., San Antonio, TX 78205

ISSUE DATE:	03/13/2019
REVISIONS:	03/13/2019 - HDRC APP.





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BOMBAY AT HEMISFAIR

607 Hemisfair Blvd., San Antonio, TX 78205

ISSUE DATE:

03/13/2019

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SHEET:

A1

## Bombay Bicycle Club at Hemisfair - Proposed Work

607 Hemisfair Blvd. San Antonio, Tx. 78205



Southwest View from Cesar Chavez



Entry from Cesar Chavez



## Bombay Bicycle Club at Hemisfair - Proposed Work

607 Hemisfair Blvd. San Antonio, Tx. 78205



Southeast View from Hemisfair Blvd.



Aerial from Cesar Chavez

## Bombay Bicycle Club at Hemisfair - Proposed Work

607 Hemisfair Blvd. San Antonio, Tx. 78205



Corner of Cesar Chavez and Hemisfair Blvd.



View from Yanaguana Garden



## Bombay Bicycle Club at Hemisfair - Proposed Work

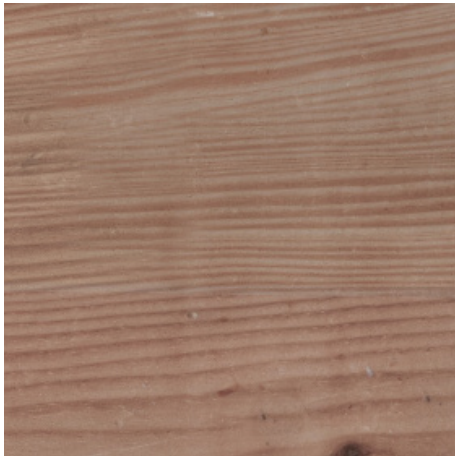
607 Hemisfair Blvd. San Antonio, Tx. 78205



Aerial View from Hemisfair Blvd.

## Bombay Bicycle Club at Hemisfair: Material Palette

607 Hemisfair Blvd. San Antonio, Tx. 78205



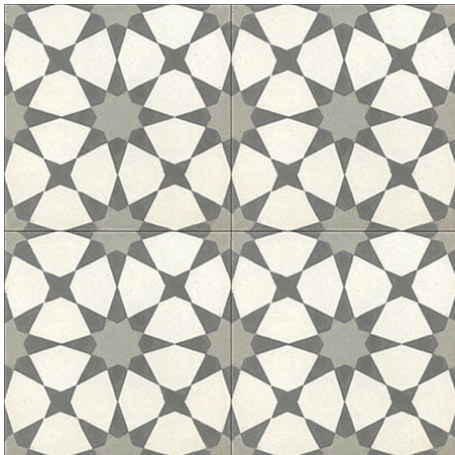
Red Cedar



Stucco



Terracotta Tile



Mission Tile



Steel - Trellis



Terracotta Tile Parapet Cap