

## HISTORIC AND DESIGN REVIEW COMMISSION

August 04, 2021

**HDRC CASE NO:** 2021-354  
**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:** CITY OF SAN ANTONIO  
**TYPE OF WORK:** Construction of an addition, modifications to the historic structure, installation of an outdoor dining area  
**APPLICATION RECEIVED:** July 16, 2021  
**60-DAY REVIEW:** Not applicable due to City Council Emergency Orders  
**CASE MANAGER:** Edward Hall

### REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to amend a previously approved design regarding an addition to the historic structure located at 607 Hemisfair, commonly known as the Espinoza House. Additionally, the applicant has proposed to demolish an existing, rear wing and to construct a new rear addition in its place.

### APPLICABLE CITATIONS:

#### *Standard Specifications for Windows in Additions and New Construction*

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.
- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

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

##### 1. Massing and Form of Residential Additions

###### A. GENERAL

i. Minimize visual impact—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.



- ii. Historic context—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. Similar roof form—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. Transitions between old and new—Utilize a setback or recessed area and a small change in detailing 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. Subordinate to principal facade—Design residential additions, including porches and balconies, to be subordinate to the principal facade of the original structure in terms of their scale and mass.
- ii. Rooftop additions—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. Dormers—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. Footprint—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. Height—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

### 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 Alterations 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.

## **FINDINGS:**

- a. The applicant is requesting a Certificate of Appropriateness for approval to amend a previously approved design regarding an addition at 607 Hemisfair, commonly known as the Espinoza House. Within this request, the applicant has proposed to demolish an existing, rear wing and to construct a new rear addition in its place.
- b. The historic structure located at 607 Hemisfair Boulevard is commonly known as the Espinoza House, and was constructed circa 1890. The structure features Folk Victorian architectural elements, a standing seam metal roof, and a stucco façade. The structure was originally located at 533 Water Street, and is found on the 1896 Sanborn Map. The rear addition that has been proposed to be removed is also noted on the 1896 Sanborn Map.
- c. CASE HISTORY – At the May 1, 2020, Historic and Design Review Commission hearing, the HDRC approved the construction of a side addition to the historic structure at 607 Hemisfair, commonly known as the Espinoza House.
- d. DESIGN REVIEW COMMITTEE – This request was reviewed by the Design Review Committee on July 27, 2021. At that meeting, committee members offered recommendations for the proposed additions as well as maintaining existing elements of the existing addition.
- e. SIDE ADDITION (Amendment) – As noted in finding a, the applicant has proposed to amend a previously approved 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. The applicant has proposed to separate the proposed side addition from the south façade of the historic structure, reduce the footprint and reduce the overall massing of the proposed side addition. Generally, staff finds the proposed amendments to be appropriate and consistent with the Guidelines.
- f. SIDE ADDITION (Scale, mass and 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. Staff finds the proposed scale, mass and form of the proposed addition to be appropriate and consistent with the Guidelines.
- g. SIDE ADDITION (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 for the addition that include a stucco façade and aluminum clad wood windows. Staff finds the proposed materials to be appropriate; however, the proposed windows should adhere to staff's standard specifications for windows in new construction.
- h. SIDE ADDITION (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.
- i. REAR WING DEMOLITION – The applicant has proposed to demolish an existing, historic wing and construct a new rear addition in its place. The current wing consists of a structure that is shown on the 1896 Sanborn Map. While not original to the structure, staff finds the rear wing to be a character defining feature of the property as it tells a story of the evolution of the property over time. Noting this, staff finds that the northern and if possible western wall of the existing rear wing should be maintained as it currently exists. Additionally, staff finds the materials of the rear wing to be those that should not only be salvaged in the case of demolition, but should be used on site with any new construction.
- j. REAR ADDITION (Scale, mass and 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. While the proposed addition features a height that is greater than that of the original structure, staff finds that given its proposed setback from the primary façade of the historic structure, the proposed height and massing is appropriate.



- k. REAR ADDITION (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 for the rear addition that include a stucco façade and aluminum clad wood windows. Staff finds the proposed materials to be appropriate; however, the proposed windows should adhere to staff’s standard specifications for windows in new construction.
- l. REAR ADDITION (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.
- m. 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.

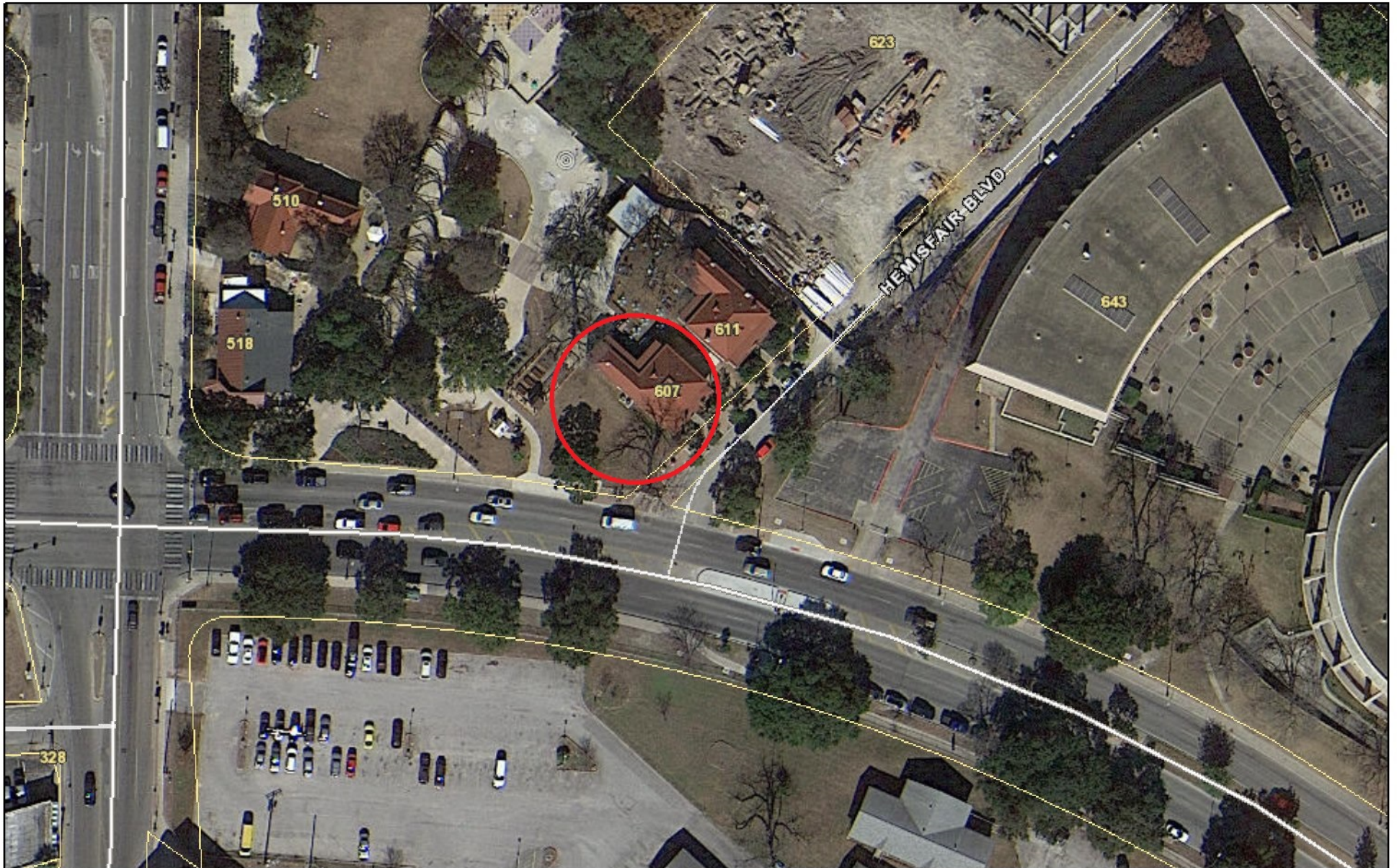
## **RECOMMENDATION:**

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

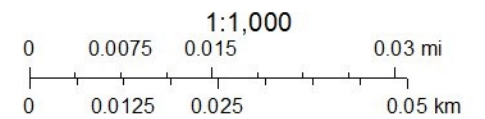
- i. That the proposed additions feature windows that are consistent with staff’s standard specifications for windows in additions, as noted in findings g and k and in the applicable citations.
- ii. That the north and west walls of the existing wing be preserved and incorporated into the design of the new addition as noted in finding i.
- iii. That the applicant propose a fenestration pattern that is more in keeping with the sizes and locations that are historically present.
- iv. That materials from the existing wing be salvaged and reused on site, as noted in finding i.
- v.



# City of San Antonio One Stop



July 30, 2021







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

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

DATE: July 27, 2021

HDRC Case #: 2021-354

Address: 607 Hemisfair

Meeting Location: Webex

APPLICANT: Davis Sprinkle

DRC Members present: Jeff Fetzer, Scott Carpenter, Andi Rodriguez (Centro), Monica Savino (Conservation Society),

Staff Present: Edward Hall

Others present: Roger Tavares (HPARC)

**REQUEST:**

Construction of a side addition, rear addition and removal of the

**COMMENTS/CONCERNS:**

DS: Overview of amendments to the previously approved design, updates on current project and design.

MS: Concerned about the change in character in the original Espinoza House. Continue to find ways to distinguish the new construction from the original structure.

DS: Could explore only a red roof on the Espinoza House and use a galvalume finish on the other roofs. MS thinks that is a good idea.

SC: Graphically note the footprint of the original house in relationship to the proposed addition.

DS: North wall would be completely replaced. Plan is to keep the covered porch (dismantled and reconstructed).

JF: Concerns regarding the complete removal of the later addition. Encourages the applicant to reuse or maintain the existing wall of the addition. DS: Possibly could be.

JF: Concerned that the space between the Espinoza House and kitchen might possibly be a location for garbage and deliveries – concerned about that.

SC: Could the setback of the kitchen addition be increased? DS: Possibly.



JF: Identify and show mechanical equipment on elevations. DS: Only the exhaust hood will be located on the rooftop – other equipment will be located in the attic of the addition.

JF: Likes the idea of a galvalume finish on roof.

SC: Provide a tree study and impacts on existing trees.

AR: Will there be an impact on the existing paseo (no).

***OVERALL COMMENTS:***



## Bombay Bicycle Club at Hemisfair - Project Description

607 Hemisfair Blvd. San Antonio, Tx. 78205

*Note: This project was previously approved by HDRC in 2019. Since the approval, the design has changed and the attached drawings illustrate the revised concept.*

A new Bombay Bicycle Club will be located at the existing historic Espinoza House in the historic Hemisfair district. The project primarily consists of a new addition to the southwest corner of the Espinoza House. The house is located in the southern portion of Yanaguana Garden. The interior of the Espinoza House will have new restrooms (see attached floor plans). The remaining rooms of the Espinoza House will remain intact, to be used as a “living room” space as in the original historic home.

Modifications to the exterior of the Espinoza House will occur only at the narrow rear wing of the house. The rear wing will be demolished and replaced with a new volume that will contain the main dining room/bar. The existing wood porch attached to the rear wing will be preserved. All of the exterior existing brick walls of the Espinoza House will remain untouched.

The outdoor area at Cesar Chavez and Hemisfair Boulevard will be activated by an outdoor dining area that will have a “beer garden” feel. The addition is pulled away from the side of the Espinoza House that will help the addition defer to the historic portion and minimize impact to the historic structure. The addition is pulled back from the front of the house to defer to the prominence of the historic home. 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 above the kitchen area and the remaining addition where the main dining area will be will have a hip roof that will be the same slope as the Espinoza House. The addition will be stucco with thick walls on the exterior so that the windows can be recessed in the wall. The windows at the addition will be metal clad wood windows.

There will be a large steel trellis at the main entry along Cesar Chavez to provide shade and interest. 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 for approval of landscaping and signage.



## Bombay Bicycle Club at Hemisfair Existing Conditions

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 Conditions

607 Hemisfair Blvd. San Antonio, Tx. 78205



Espinoza House Patio facing Yanaguana Gardens

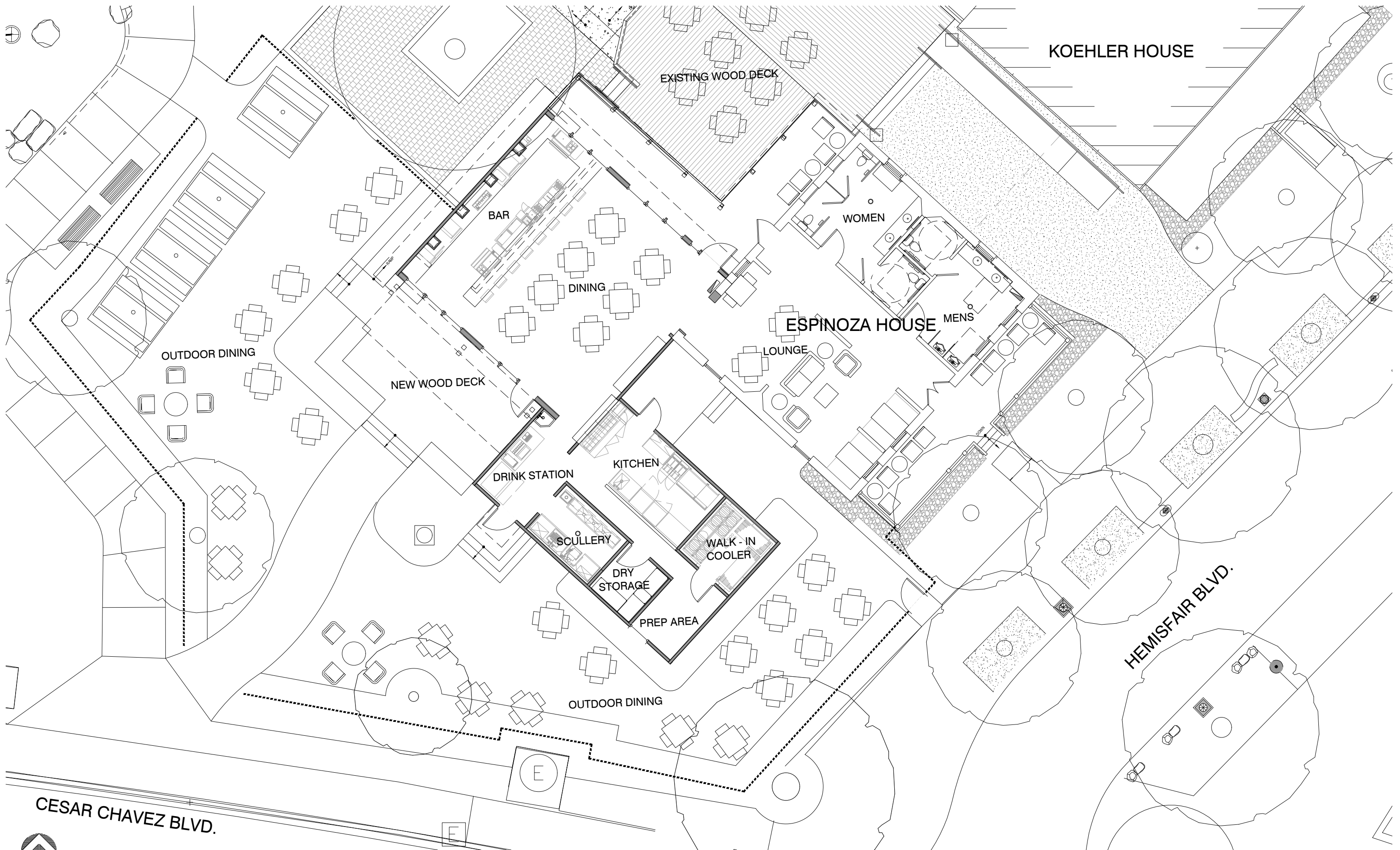


View from Cesar Chavez



View From Yanaguana Garden





CESAR CHAVEZ BLVD.

HEMISFAIR BLVD.



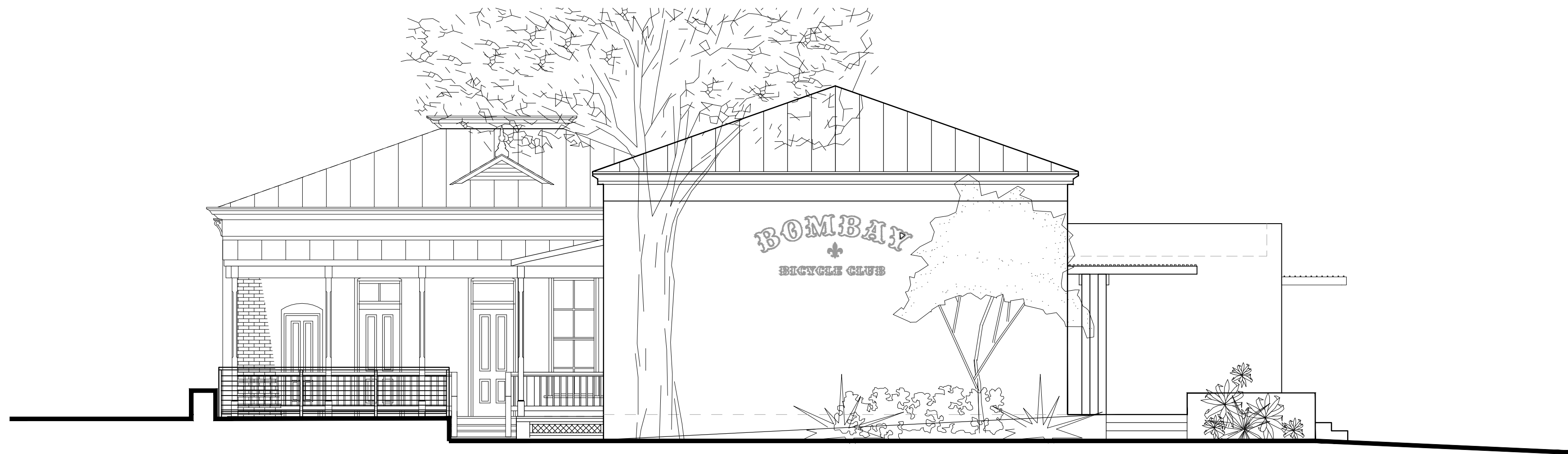
# BOMBAY BICYCLE CLUB - SITE PLAN/ FLOOR PLAN

SPRINKLE & CO. ARCHITECTS

PLAN NORTH 3/32" = 1'-0"

07-16-2021





**1** WEST ELEVATION  
3/16" = 1'-0"



**2** NORTH ELEVATION  
3/16" = 1'-0"



**3** EAST ELEVATION  
3/16" = 1'-0"



**4** SOUTH ELEVATION  
3/16" = 1'-0"

## BOMBAY BICYCLE CLUB - ELEVATIONS

SPRINKLE & CO. ARCHITECTS

07-16-2021



## Bombay Bicycle Club at Hemisfair Material Pallete

607 Hemisfair Blvd. San Antonio, Tx. 78205



Red Cedar



Stucco



Terracotta Tile



Mission Tile



Steel - Trellis



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Modifications to the exterior of the Espinoza House will occur only at the narrow rear wing of the house. The rear wing will be partially demolished and replaced with a new volume that will contain the main dining room/bar. The existing wood porch attached to the rear wing will be preserved and the exterior wall of the rear wing facing the existing deck will be preserved as well. All of the exterior existing brick walls of the Espinoza House will remain untouched.

The outdoor area at Cesar Chavez and Hemisfair Boulevard will be activated by outdoor dining areas that will have a “beer garden” feel. The addition is pulled away from the side of the Espinoza House that will help the addition defer to the historic portion and minimize impact to the historic structure. The addition is pulled back from the front of the house to defer to the prominence of the historic home. The architecture of the addition will contrast to delineate what is historic and what is contemporary. No trees will be removed for this project.

The addition will have a flat roof with parapet walls above the kitchen area and the remaining addition where the main dining area will be will have a hip roof that will be the same slope as the Espinoza House. The addition will be stucco with thick walls on the exterior so that the windows can be recessed in the wall. The windows at the addition will be metal clad wood windows.

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**SPRINKLE & CO.**  
ARCHITECTS

## Bombay Bicycle Club at Hemisfair Existing Conditions

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



**SPRINKLE & CO.**  
ARCHITECTS

## Bombay Bicycle Club at Hemisfair Existing Conditions

607 Hemisfair Blvd. San Antonio, Tx. 78205



Espinoza House Patio facing Yanaguana Gardens



View from Cesar Chavez



View From Yanaguana Garden



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**Bombay Bicycle Club at Hemisfair Material Pallette**  
607 Hemisfair Blvd. San Antonio, Tx. 78205



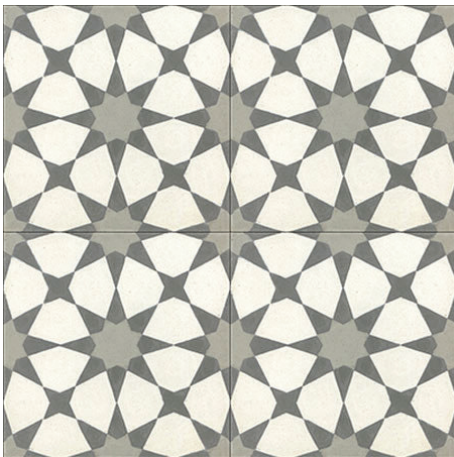
Red Cedar



Stucco



Terracotta Tile



Mission Tile



Steel - Trellis



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## Bombay Bicycle Club at Hemisfair Proposed Work

607 Hemisfair Blvd. San Antonio, Tx. 78205



Site Plan



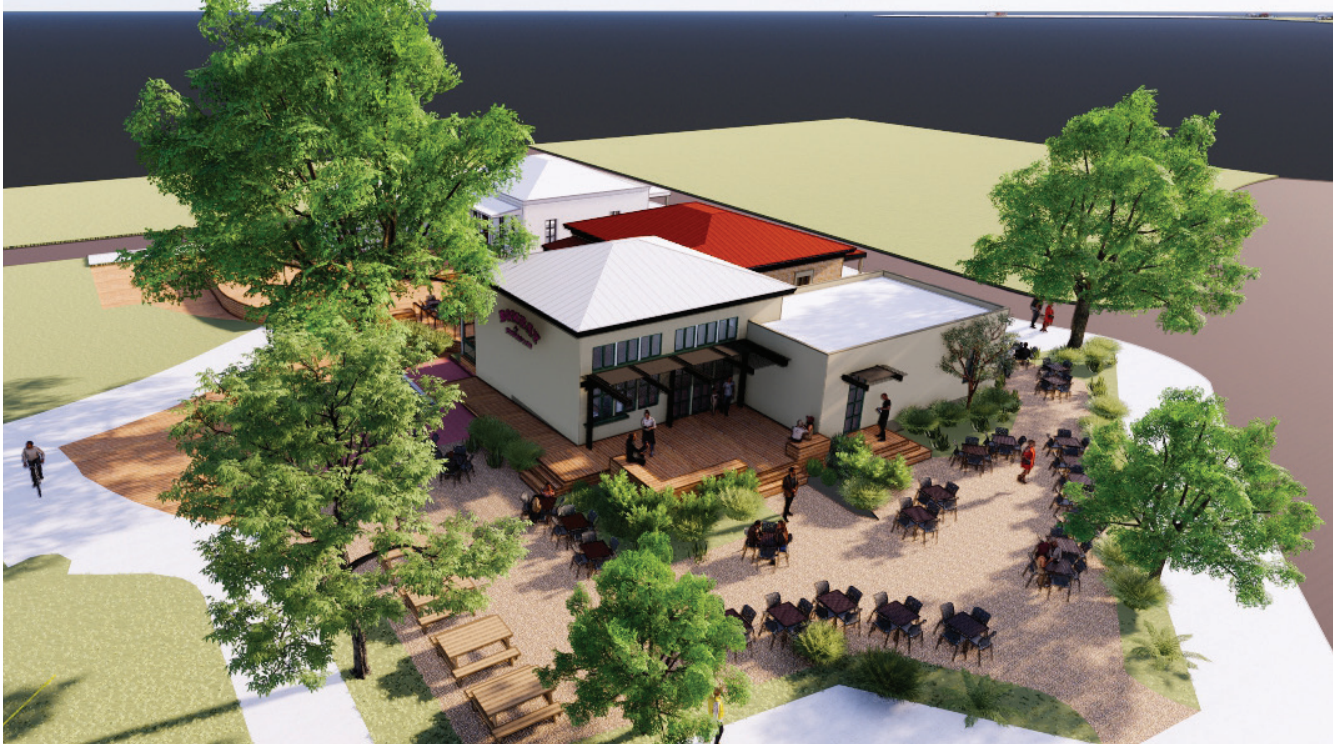
Espinoza House showing the new kitchen to the left and expansion to the rear.



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## Bombay Bicycle Club at Hemisfair Proposed Work

607 Hemisfair Blvd. San Antonio, Tx. 78205



View from Cesar Chavez Blvd.



Espinoza House showing expansion on the left.



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## Bombay Bicycle Club at Hemisfair Proposed Work

607 Hemisfair Blvd. San Antonio, Tx. 78205

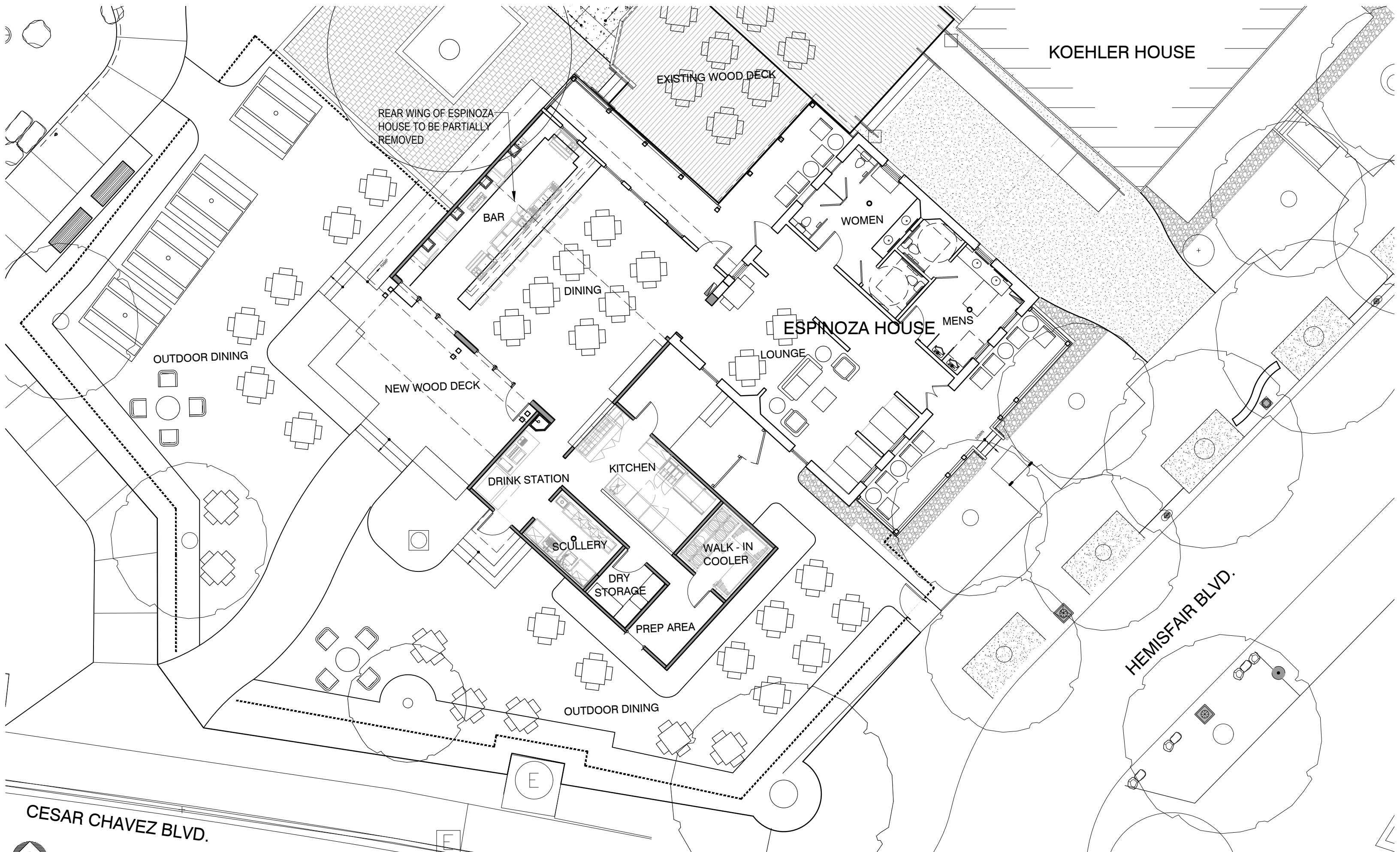


Espinoza House proposed expansion in relation to existing exterior deck.



Espinoza House addition and entry from Cesar Chavez Blvd.





KOEHLER HOUSE

EXISTING WOOD DECK

REAR WING OF ESPINOZA HOUSE TO BE PARTIALLY REMOVED

BAR

DINING

WOMEN

MENS

ESPINOZA HOUSE

LOUNGE

OUTDOOR DINING

NEW WOOD DECK

DRINK STATION

KITCHEN

SCULLERY

DRY STORAGE

WALK - IN COOLER

PREP AREA

OUTDOOR DINING

HEMISFAIR BLVD.

CESAR CHAVEZ BLVD.

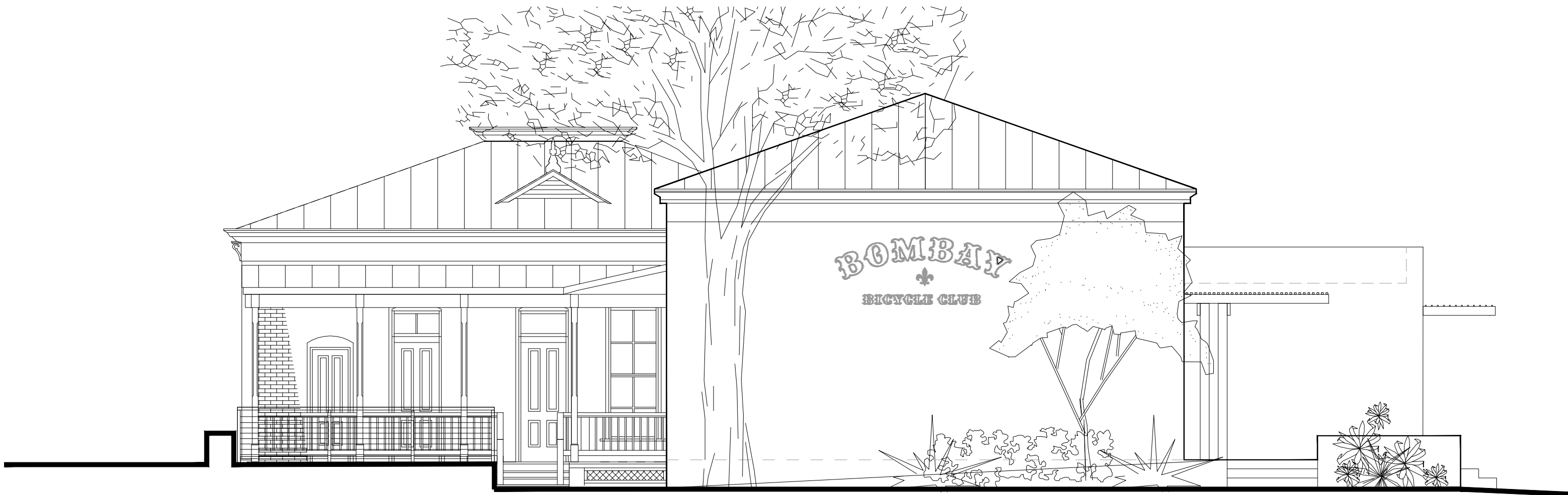
BOMBAY BICYCLE CLUB - SITE PLAN/ FLOOR PLAN

SPRINKLE & CO. ARCHITECTS

REVISIONS SUBMITTED TO ADDRESS STAFF'S COMMENTS - NOT INCLUDED IN STAFF'S REPORT

07-16-2021





**1** WEST ELEVATION

3/16" = 1'-0"



**2** NORTH ELEVATION

3/16" = 1'-0"



**3** EAST ELEVATION

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**4** SOUTH ELEVATION

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BOMBAY BICYCLE CLUB - ELEVATIONS

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