

# HISTORIC AND DESIGN REVIEW COMMISSION

September 05, 2018

**HDRC CASE NO:** 2017-482  
**ADDRESS:** 7023 SYMPHONY LANE  
**LEGAL DESCRIPTION:** NCB 7650 BLK LOT E IRRG 304 OF N IRRG 93.6 OF S 200 OF C  
**ZONING:** R-6 H  
**CITY COUNCIL DIST.:** 3  
**DISTRICT:** Mission Historic District  
**APPLICANT:** Michael Trombley  
**OWNER:** Roy Guerra and Michael Trombley  
**TYPE OF WORK:** Exterior modifications  
**APPLICATION RECEIVED:** August 20, 2018  
**60-DAY REVIEW:**  
**REQUEST:**

The applicant is requesting a Certificate of Appropriateness for approval to ad modify the existing fenestration and materiality of a primary and accessory structure located at 7023 Symphony Lane.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations*

### 1. Materials: Woodwork

#### A. MAINTENANCE (PRESERVATION)

- i. *Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. *Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or striping methods that can damage the historic wood siding and detailing.
- iii. *Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. *Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See *General Paint Type Recommendations* in Preservation Brief #10 listed under Additional Resources for more information.
- v. *Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance.
- ii. *Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. *Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in profile, dimensions, material, and finish, when beyond repair.

### 2. Materials: Masonry and Stucco

#### A. MAINTENANCE (PRESERVATION)

- i. *Paint*—Avoid painting historically unpainted surfaces. Exceptions may be made for severely deteriorated material where other consolidation or stabilization methods are not appropriate. When painting is acceptable, utilize a water permeable paint to avoid trapping water within the masonry.
- ii. *Clear area*—Keep the area where masonry or stucco meets the ground clear of water, moisture, and vegetation.
- iii. *Vegetation*—Avoid allowing ivy or other vegetation to grow on masonry or stucco walls, as it may loosen mortar and

stucco and increase trapped moisture.

iv. *Cleaning*—Use the gentlest means possible to clean masonry and stucco when needed, as improper cleaning can damage the surface. Avoid the use of any abrasive, strong chemical, sandblasting, or high-pressure cleaning method.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Patching*—Repair masonry or stucco by patching or replacing it with in-kind materials whenever possible. Utilize similar materials that are compatible with the original in terms of composition, texture, application technique, color, and detail, when in-kind replacement is not possible. EIFS is not an appropriate patching or replacement material for stucco.

ii. *Repointing*—The removal of old or deteriorated mortar should be done carefully by a professional to ensure that masonry units are not damaged in the process. Use mortar that matches the original in color, profile, and composition when repointing. Incompatible mortar can exceed the strength of historic masonry and results in deterioration. Ensure that the new joint matches the profile of the old joint when viewed in section. It is recommended that a test panel is prepared to ensure the mortar is the right strength and color.

iii. *Removing paint*—Take care when removing paint from masonry as the paint may be providing a protectant layer or hiding modifications to the building. Use the gentlest means possible, such as alkaline poultice cleaners and strippers, to remove paint from masonry.

iv. *Removing stucco*—Remove stucco from masonry surfaces where it is historically inappropriate. Prepare a test panel to ensure that underlying masonry has not been irreversibly damaged before proceeding.

### 3. Materials: Roofs

#### A. MAINTENANCE (PRESERVATION)

i. *Regular maintenance and cleaning*—Avoid the build-up of accumulated dirt and retained moisture. This can lead to the growth of moss and other vegetation, which can lead to roof damage. Check roof surface for breaks or holes and flashing for open seams and repair as needed.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.

ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.

iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.

iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.

v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.

vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

vii. *Roof vents*—Maintain existing historic roof vents. When deteriorated beyond repair, replace roof vents in-kind or with one similar in design and material to those historically used when in-kind replacement is not possible.

### 4. Materials: Metal

#### A. MAINTENANCE (PRESERVATION)

i. *Cleaning*—Use the gentlest means possible when cleaning metal features to avoid damaging the historic finish. Prepare a test panel to determine appropriate cleaning methods before proceeding. Use a wire brush to remove corrosion or paint build up on hard metals like wrought iron, steel, and cast iron.

ii. *Repair*—Repair metal features using methods appropriate to the specific type of metal.

iii. *Paint*—Avoid painting metals that were historically exposed such as copper and bronze.

#### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Replacement*—Replace missing or significantly damaged metal features in-kind or with a substitute compatible in size, form, material, and general appearance to the historical feature when in-kind replacement is not possible.

ii. *Rust*—Select replacement anchors of stainless steel to limit rust and associated expansion that can cause cracking of the surrounding material such as wood or masonry. Insert anchors into the mortar joints of masonry buildings.

iii. *New metal features*—Add metal features based on accurate evidence of the original, such as photographs. Base the design on the architectural style of the building and historic patterns if no such evidence exists.

## 5. Architectural Features: Lighting

### A. MAINTENANCE (PRESERVATION)

i. *Lighting*—Preserve historic light fixtures in place and maintain through regular cleaning and repair as needed.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Rewiring*—Consider rewiring historic fixtures as necessary to extend their lifespan.

ii. *Replacement lighting*—Replace missing or severely damaged historic light fixtures in-kind or with fixtures that match the original in appearance and materials when in-kind replacement is not feasible. Fit replacement fixtures to the existing mounting location.

iii. *New light fixtures*—Avoid damage to the historic building when installing necessary new light fixtures, ensuring they may be removed in the future with little or no damage to the building. Place new light fixtures and those not historically present in locations that do not distract from the façade of the building while still directing light where needed. New light fixtures should be unobtrusive in design and should not rust or stain the building.

## 6. Architectural Features: Doors, Windows, and Screens

### A. MAINTENANCE (PRESERVATION)

i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.

ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.

iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

iv. *Screens and shutters*—Preserve historic window screens and shutters.

v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.

ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.

iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.

iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.

v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.

vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.

vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

viii. *Security bars*—Install security bars only on the interior of windows and doors.

ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.

x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

## FINDINGS:

- a. The primary structure located at 7023 Symphony Lane is a 1-story residential structure constructed in 1955 in the

Midcentury Modern style. The home features brick and vertical board exterior siding, shed roofs with projecting eaves, and clerestory windows. The home is a contributing structure in the Mission Historic District.

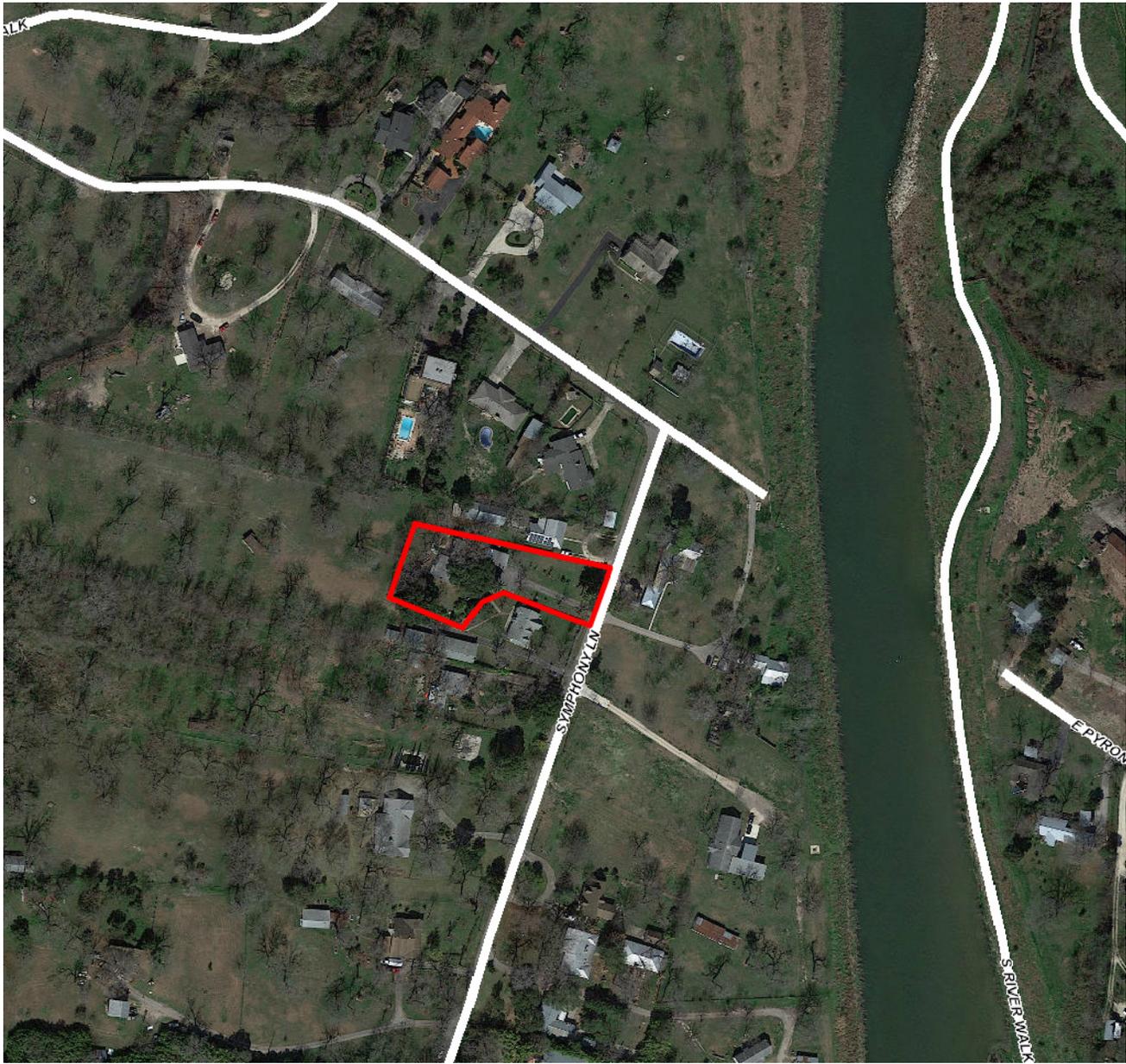
- b. **CASE HISTORY** – The applicant received conceptual approval from the Historic and Design Review Commission (HDRC) on September 20, 2017, for a substantial rehabilitation and remodel of the exterior of the primary and accessory structures. At that time, the proposal included recladding, exterior modifications, constructing an addition, and connecting the existing accessory structure to the primary building through a semi-transparent breezeway and new entryway. Since receiving conceptual approval, the scope of work has been significantly reduced and is limited to exterior fenestration and material modifications.
- c. **EXTERIOR MODIFICATIONS** – The applicant has proposed to modify the existing primary structure to include window and door opening modifications and material alterations. According to the Historic Design Guidelines for Maintenance and Alterations, historic and character-defining window and door openings and materials should be preserved. However, the proposed modifications respond to the existing design and are representative of the Midcentury Modern style. The modifications will not adversely affect the character-defining elements of the existing structure or its representation from the streetscape. Staff finds the proposal consistent.
- d. **ACCESSORY STRUCTURE MODIFICATIONS** – The applicant has proposed to modify the existing accessory structure. An existing garage will also be enclosed with metal siding, but the existing opening will remain. Modifications will be made to the existing fenestration. Staff finds the modifications to be responsive to the existing design and appropriate for the style of the home.
- e. **MATERIALS** – The current structure contains painted brick, painted vertical wood siding, a concrete foundation, composition shingle roof, metal shed roof elements, and metal windows. The applicant has indicated that the following materials are to be used: dark stain wood siding, standing seam metal roofing, metal cladding, dark bronze windows, natural wood soffits, horizontal wood screening, and large glass openings. According to the Historic Design Guidelines, materials should be used that match in type, color, and texture to the historic structure. 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. Staff finds that the proposed materials are complementary of the existing structure, as well as the architectural style of the building’s construction period. The materiality will highlight the characteristic design elements of the style without detracting from its significance. Staff finds the proposed materials consistent.
- f. **LANDSCAPING AND HARDSCAPING** – Previously, the applicant proposed several landscaping and hardscaping modifications. Since that time, the landscaping and hardscaping modifications have been removed from the request.

## **RECOMMENDATION:**

Staff recommends approval as submitted based on findings a through f.

## **CASE MANAGER:**

Stephanie Phillips



## Flex Viewer

Powered by ArcGIS Server

Printed: Sep 13, 2017

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8/8/2018

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**To**

City of San Antonio  
Office of Historic  
Preservation  
1901 S. Alamo  
San Antonio, TX  
78204

HDRC Board Members,

We are very excited to present to you our final package for the renovation of our family home, Casa Cornelia, at 7023 Symphony Lane in the Missions Historic District. This home was presented to you previously by the Dado Group, the design/build firm we had engaged for our project (see conceptual approval package submission dated September 1, 2017, and conceptual approval letter received from your office dated September 20, 2017).

We have since ended our relationship with Dado Group as their plans were pricing the project beyond what the neighborhood's market could support and, subsequently, beyond our ability to obtain financing. And although their design was beautiful, it was also deviating from our vision of enhancing the original spirit of the home and the surrounding historic lands.

What you are seeing today is a significantly scaled-back vision from what we presented previously. We are not changing any roof lines and we are not creating a structure to attach the garage to the main residence. Instead, we are focusing on opening the home with extensive additions of glass and sliding doors (similar to the original plan) to let in light and give the home more of a sense of harmony with the beautiful natural surroundings. Only minor modifications will be made to the detached garage in order to present a harmonized view of the structure in relation to the main residence, as viewed from the street.

The finish materials will be similar to those presented in our conceptual package—the house will be re-clad with dark stain or painted wood where wood currently exists, and the existing brick painted a similar, complementary color. We will no longer be adding metal cladding elements as originally presented. We will still add steel details strategically such as a post to support the roof extension over the front door and a similar metal post for the entry cover to the garage. The roof will still be replaced with a standing seam metal roof.

The original site plan included changes to hard and softscaping elements as well as to parking layouts. Those changes have been rolled back in the current plan. We are embracing the existing beauty of the property to the greatest extent possible. The only proposed changes are to extend the existing slab for a small porch behind the kitchen off the northern west-facing side to allow for a more comfortable seating arrangement, the extension of the cement porch on the southwest corner to create a wrap-around, and the removal of a makeshift patio/shelter that had been erected by our father in the southwest corner of the lot. None of these external elements are visible from the street.

When completed, we believe that Casa Cornelia will better reflect the natural and historic beauty of its surroundings, more effectively embrace its mid-century inspirations, and retain the spirit of what we wanted most to preserve—the history of the family that has loved and cared for this precious home for many decades. We are looking forward to being a part of the land's history yet to come.

Sincerely,

**Michael Trombley & Roy Guerra**

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## Casa Cornelia

Tel1 210-294-3199  
Tel2 228-229-4647

7023 Symphony Ln  
San Antonio, TX 78214

Email [tromtez@gmail.com](mailto:tromtez@gmail.com)





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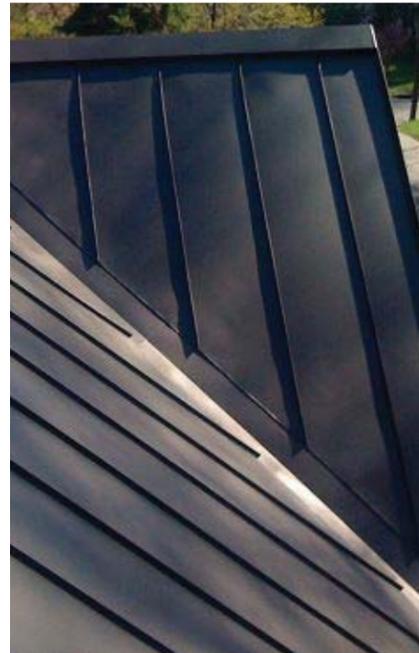
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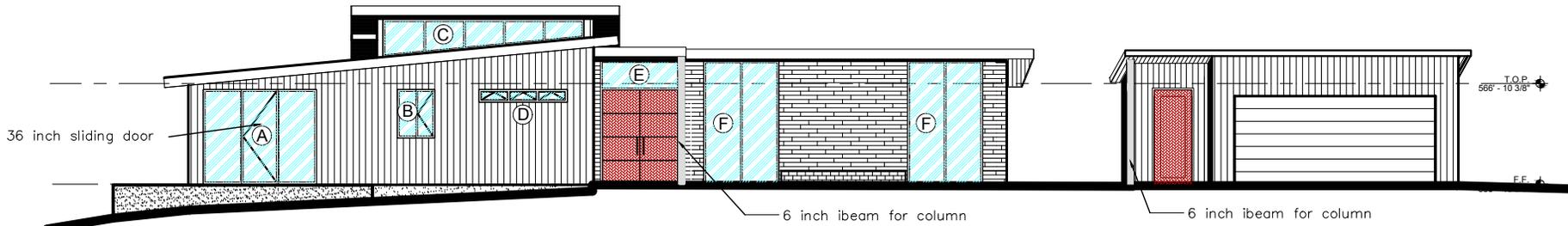
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- 1. PROPOSED DARK STAIN AT NEW WOOD EXTERIOR SIDING
- 2. PROPOSED WOOD SLAT SCREEN OVER WINDOWS AT ENTRY
- 3. PROPOSED SCREENING AT COMMON ENTRY
- 4. PROPOSED METAL PANELS AT SELECT EXTERIOR WALLS
- 5. PROPOSED OVERALL LOOK OF FINISHED REMODEL
- 6. PROPOSED SCREENED PORCH
- 7. PROPOSED ROOFING MATERIAL
- 8. CONTRAST OF SOFFIT MATERIAL AND DARK WALL FINISH

**CASA CORNELIA**  
**7023 SYMPHONY LANE**  
**SAN ANTONIO, TX, 78214**

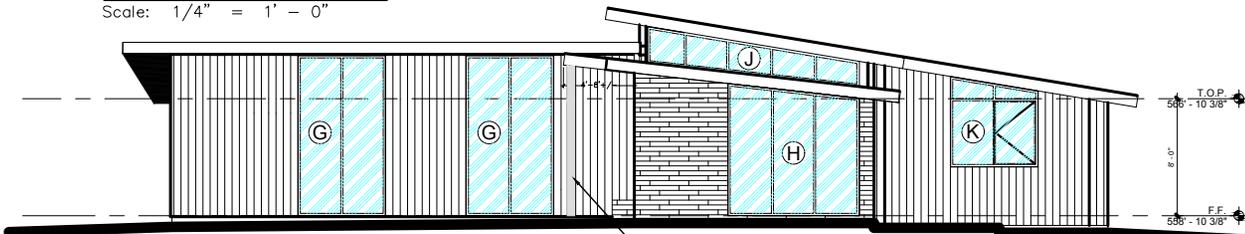
**HDRG REVIEW PACKAGE**  
**| 09.01.2017 |**

**MATERIALS AND FINISHES IMAGERY**



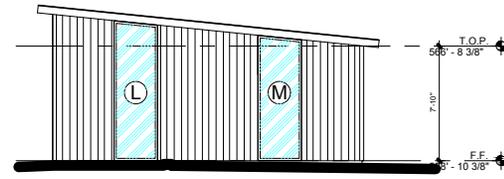
**South Elevation**

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



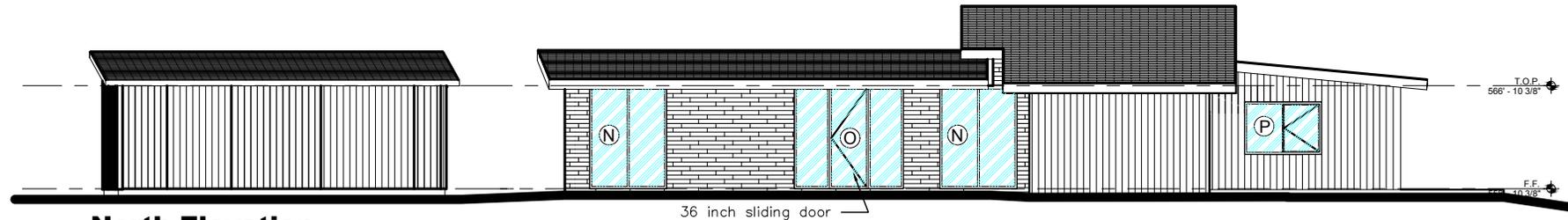
**East Elevation**

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



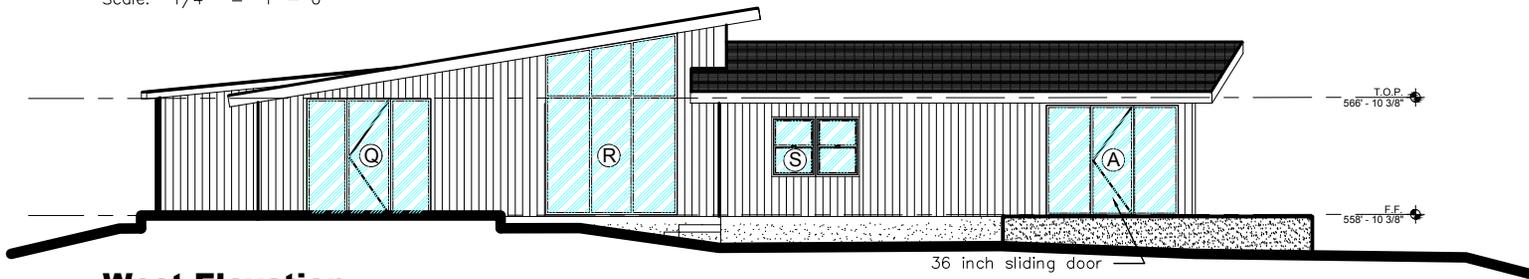
**East Garage Elev.**

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



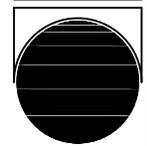
**North Elevation**

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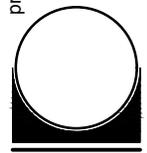
**West Elevation**

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



**Casa Cornelia**  
7023 Symphony Lane  
San Antonio, Texas 78214

project:



**aes**  
architectural services  
Thornton, Colorado 80241

project no: \_\_\_\_\_  
drawn by: JMT  
checked: \_\_\_\_\_  
approved: \_\_\_\_\_  
August 7, 2018

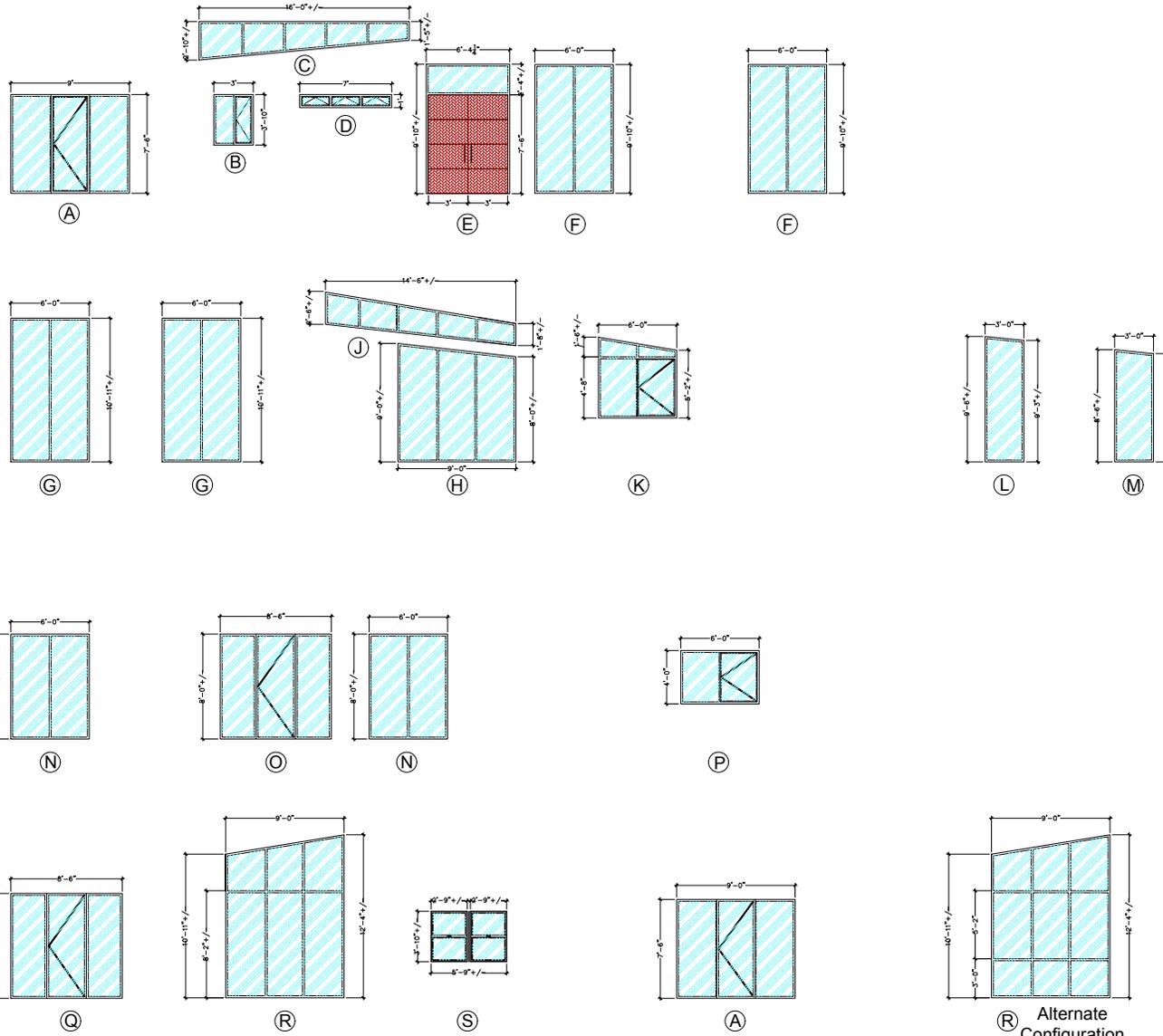
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sheet title: Elevations

sheet One of Three

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Elev | E1



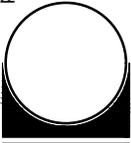
**Door and Window Schedule**

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



**Casa Cornelia**  
 7023 Symphony Lane  
 San Antonio, Texas 78214

project:



**aes**  
 architectural services  
 Thornton, Colorado 80241

project no: \_\_\_\_\_  
 drawn by: \_\_\_\_\_  
 checked: JMT  
 approved: \_\_\_\_\_  
 August 7, 2018

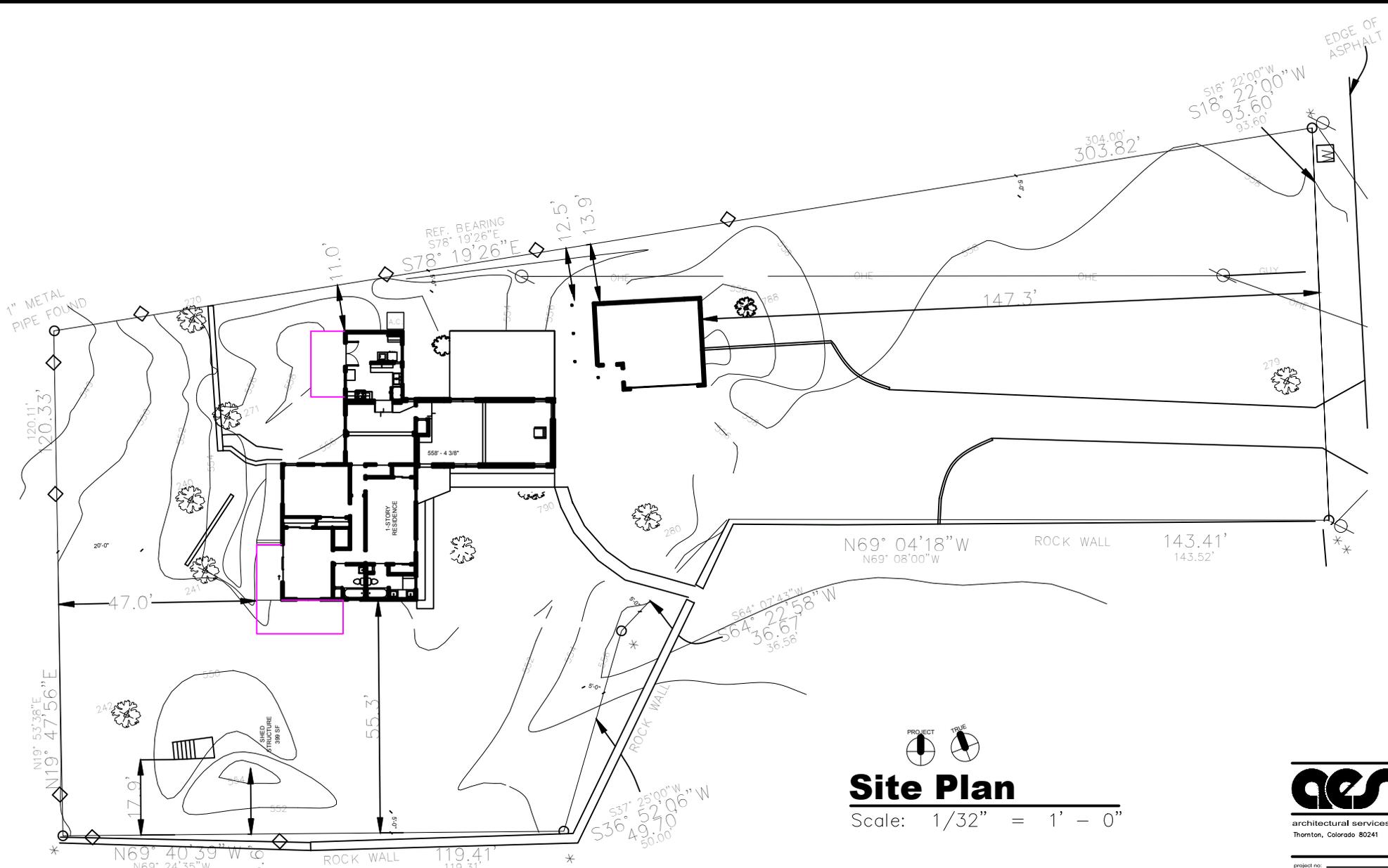
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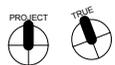
sheet title: Doors & Windows

sheet Two of Three

drawing no:

**D&W | W1**




  
**Site Plan**
  
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architectural services  
 Thornton, Colorado 80241

project no: \_\_\_\_\_  
 drawn by: \_\_\_\_\_  
 checked: JMT  
 approved: \_\_\_\_\_  
 August 7, 2018

revisions: \_\_\_\_\_ date: \_\_\_\_\_  
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 sheet Three of Three  
 drawing no: \_\_\_\_\_

project:  
  
**Casa Cornelia**  
**7023 Symphony Lane**  
**San Antonio, Texas 78214**  
**Site Plan**

Site	S1
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