

HISTORIC AND DESIGN REVIEW COMMISSION

November 16, 2016

Agenda Item No: 19

HDRC CASE NO: 2016-437
ADDRESS: 7131 SYMPHONY LANE
LEGAL DESCRIPTION: NCB 7650 BLK LOT S IRR 145.23 FT OF G (5.142 AC)
ZONING: R-6 H RIO-5
CITY COUNCIL DIST.: 3
DISTRICT: Mission Historic District
APPLICANT: Lynn Tejada
OWNER: Lynn Tejada
TYPE OF WORK: Roofing modifications, extension of existing roof form
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Replace the existing asphalt shingle roof with a new standing seam metal roof.
2. Construct a ten foot roof extension on the east façade of the house to span across the front façade.
3. Construct a ten foot roof extension on the south façade of the house to span across the side façade.
4. Install a new front gable to attach to both the existing roof structure and the proposed new addition.
5. Install a new gabled roof to the rear addition.

APPLICABLE CITATIONS:

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

3. Materials: Roofs

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.

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.

Historic Design Guidelines, Chapter 3, Guidelines for Additions

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 façade 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.

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 structure at 7131 Symphony Lane was constructed circa 1960 and features traditional ranch style architectural elements. The structure currently features a setback from Symphony Lane of approximately 480 feet. The applicant has proposed to modify the existing roofing material and roof form.
- b. The proposed scope of work began without a Certificate of Appropriateness or permits. A code enforcement investigation is currently open at this property and all necessary Historic and Design Review Commission application fees have been paid.
- c. **ROOF REPLACEMENT** – The applicant has proposed to replace the existing asphalt shingle roof with a new standing seam metal roof. The applicant has noted that the proposed roofing material will feature a bronze color. According to the Guidelines for Exterior Maintenance and Alterations 3.B.vi., metal roofs should be used on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Staff finds the installation of a standing seam metal roof appropriate for the structure at 7131 Symphony; however, the applicant should install a roof with a standard galvalume finish. Additionally, the applicant should ensure that panels are 18 to 21 inches wide, seams are 1 to 2 inches in height and that a crimped ridge seam or low profile ridge cap is used.

- d. **ROOF ADDITION** – The applicant has proposed to construct a ten foot roofing extension on both the east and south facades of the structure. The applicant has noted that the pitch of the proposed extension will match those of the existing structure. The applicant has proposed materials to consist of wood framing, cedar posts and a standing seam metal roof. Staff finds the installation of both extensions appropriate given that they do not cover any original façade elements. Additionally, the proposed extensions can be removed and the structure returned to its original form.
- e. **FRONT GABLE** – Attached to the existing roof form and the proposed front extension, the applicant has proposed to install a front facing roof gable. Staff finds this gable to be in keeping with architectural elements that are appropriate for the ranch style.
- f. **REAR GABLE** – At the rear, northwest side of the structure, the applicant has proposed to modify an existing addition's flat roof by installing a rear facing gable. The applicant has proposed to match the structure's existing roof pitches. Staff finds that this modification is appropriate for the architectural character of the structure.

RECOMMENDATION:

Staff recommends approval based on findings c through f with the following stipulation:

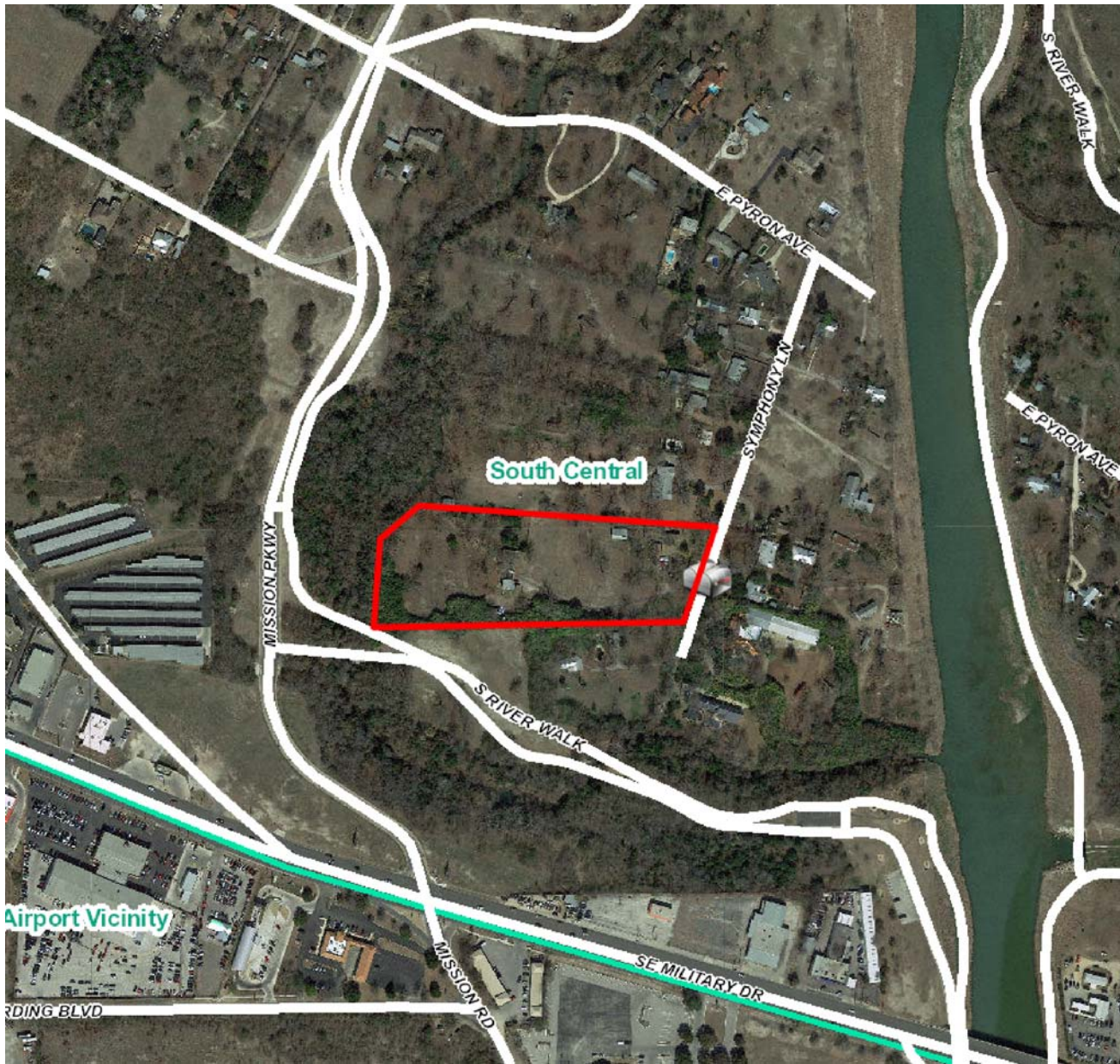
- i. That the applicant use panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish.

CASE MANAGER:

Edward Hall

CASE COMMENT:

Work on the proposed scope of work began prior to approval. All necessary HDRC application fees have been paid.



Flex Viewer

Powered by ArcGIS Server

Printed: Nov 07, 2016

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Mission Pkwy

Mission Pkwy

Symphony Ln

7131 Symphony Lane

We are respectfully requesting a permit to add a total of 900 square feet in roof extensions to the existing structure of our home. The ranch-style covering will consist of wood, cedar posts and bronze colored 26-gauge standing seam metal roofing for the existing roof as well as the new roof; a total of 2,400 square feet. A pitch will be added to the current garage area and to the front of the house. The proposed pitches will match the existing pitch of the roof. Renderings demonstrate the proposed improvements. None of the proposed additions will be enclosed but pavers will be installed on the ground level.

We believe that these improvements will be aesthetically pleasing and not be inconsistent with the historical overlay plan, although our home can hardly be seen from the public roadway due to the fact that it is located at the rear of our 5-acre property.

HDRC APPLICATION ATTACHMENT

1. RE-ROOF EXISTING STRUCTURE. ADD (2) PITCHES; (1) TO THE FRONT OF THE HOUSE AND (1) TO THE EXISTING GARAGE. BOTH MATCHING THE EXISTING ROOF PITCH.

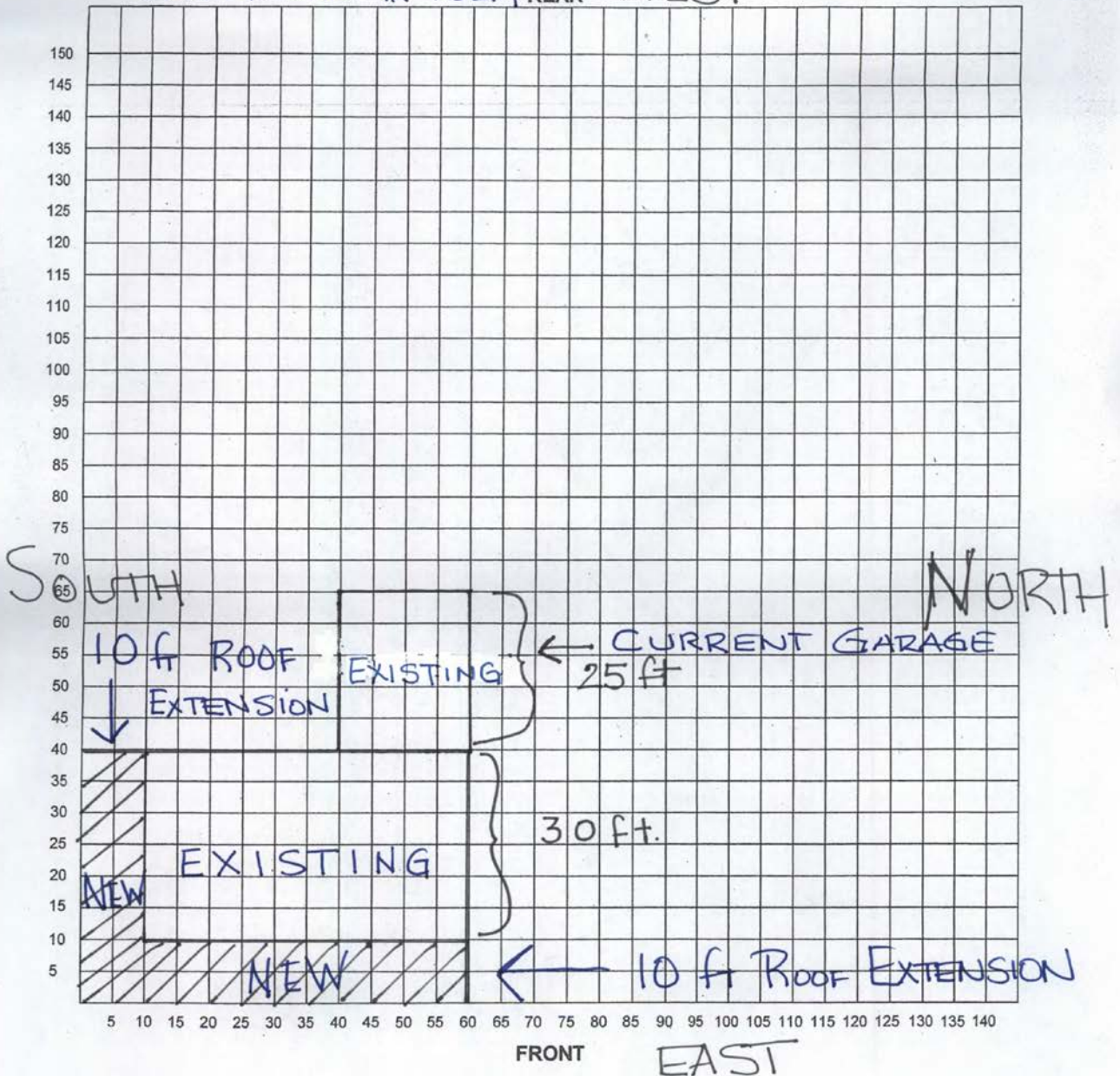
2. ADD A TEN FT (10') ROOF EXTENSION FROM THE EXISTING ROOF OF THE HOME FACING EAST AND SIXTY FT (60') ACROSS NORTH TO SOUTH.

3. ADD A TEN FT (10') ROOF EXTENSION FROM THE EXISTING ROOFLINE FACING SOUTH AND 30 FT (30') ACROSS EAST TO WEST.

PLOT PLAN
FOR BUILDING PERMITS

Address: 7131 SYMPHONY LN Lot: _____ Block: _____
SAN ANTONIO TX 78214 REAR WEST

NCB: 7650



I certify that the above plot plan shows all improvements on this property and that there will be no construction over easements. I also certify that I will build in compliance with the UDC and the 2015 IRC.

Date: 10.26.16

Signature of Applicant: [Signature]













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homedepot.com



**Fabral Residential 12 ft. Standing Seam
Galvanized Steel Roof Panel in Antique
Bronze**

we are lowing the pitch by a foot to snug under the existing roofline.



Picture one

Side view of picture one

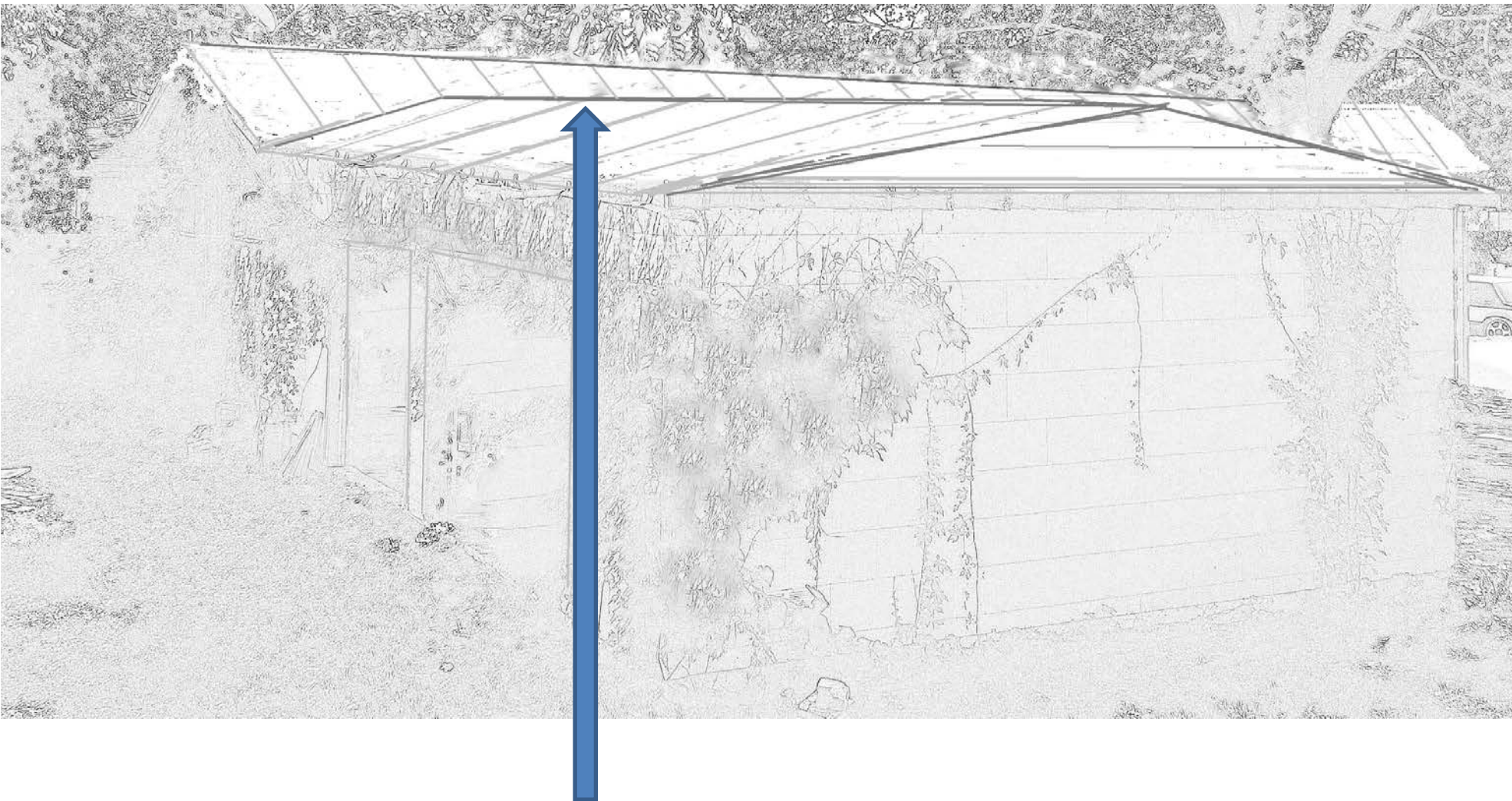
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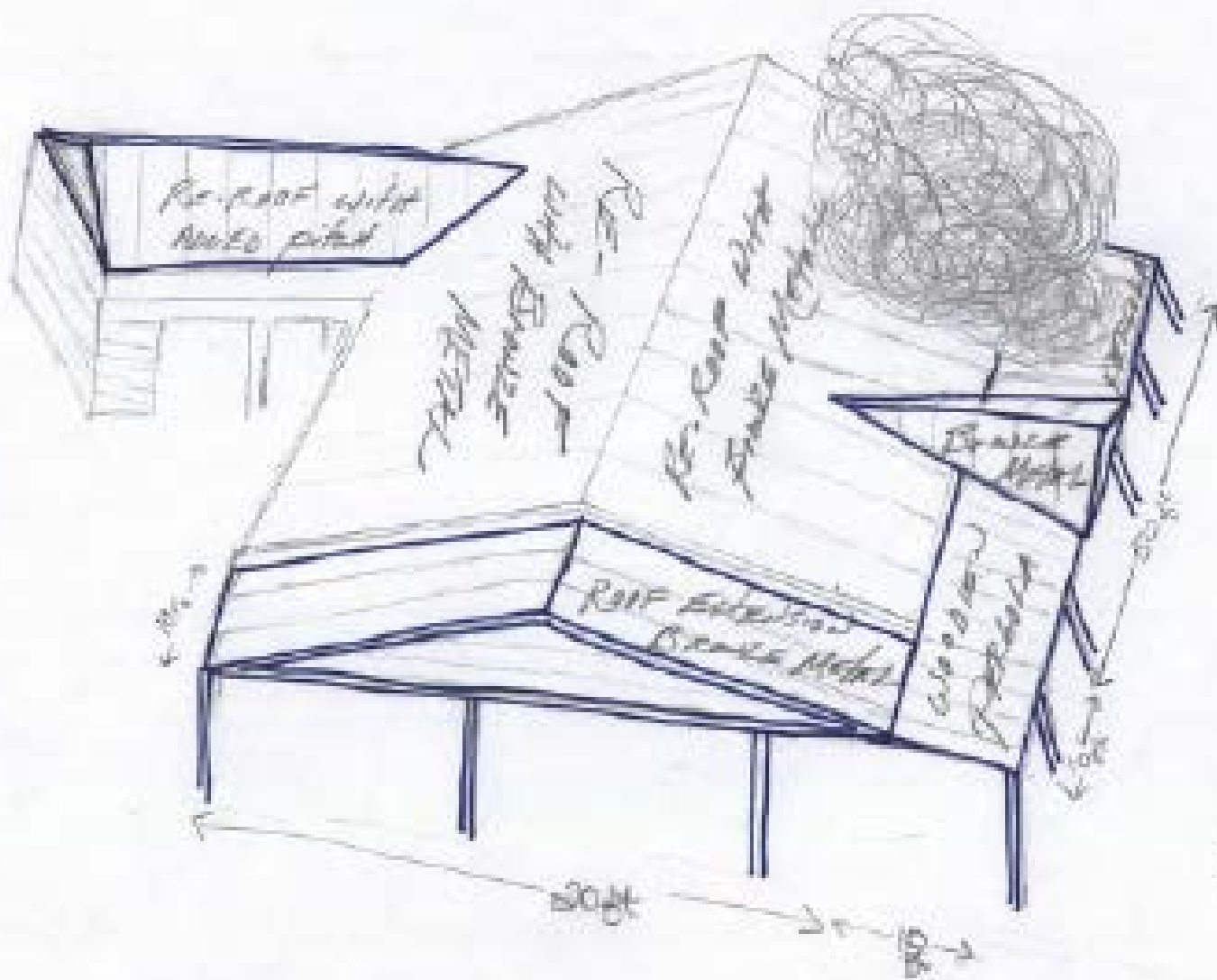
Picture 2

CEDAR PERGOLA





RE-ROOF WITH ADDED PITCH



Changes in Blue

CHANGES TO PREVIOUSLY SUBMITTED PROPOSALS ARE DEMONSTRATED IN BLUE.