HISTORIC AND DESIGN REVIEW COMMISSION
February 05, 2020

HDRC CASE NO:	**2020-016**
ADDRESS:	7134 SYMPHONY LANE
LEGAL DESCRIPTION:	NCB 7650 BLK LOT N 251.9 FT OF S 399.26 FT OF J & S 105.88' OF K, S 3.0 FT OF 37 & PT OF 48
ZONING:	R-6, H
CITY COUNCIL DIST.:	3
DISTRICT:	Mission Historic District
APPLICANT:	BROWN G CARROLL
OWNER:	BROWN G CARROLL
TYPE OF WORK:	Addition to garage, increase front yard fence height
APPLICATION RECEIVED:	January 10, 2020
60-DAY REVIEW:	March 09, 2020
CASE MANAGER:	Huy Pham

REQUEST:
The applicant is requesting a Certificate of Appropriateness for approval to construct a rear side addition of 4 bays onto an existing 7 bay garage.

APPLICABLE CITATIONS:
Mission Historic District Design Guidelines
A. EXTERIOR ALTERATIONS IN
GENERAL
i. Non-contributing structures — Where a determination of non-contributing status has been provided for a structure, more flexibility may be considered in regards to facade alterations provided that overall design and architectural styles introduced remain respectful of the immediate historic context of the block and surrounding residential structures.
2. Guidelines for Exterior Alterations and Additions
B. B. ADDITIONS
i. Minimize visual impact — Additions should be located to the rear of a property whenever possible. If the rear is not a feasible location due to site restrictions, such as a contributing rear accessory structure, heritage landscape element, or a small rear yard, alternative locations may be explored. A site analysis and site plan that demonstrates any restrictions must be submitted as part of an application if an alternative location is proposed.
ii. Alternative locations — A side or second story addition may be considered only if the rear of the lot has been determined to be unfeasible as demonstrated by a site analysis provided by the applicant.
C. SIDE ADDITIONS
i. Setbacks — Side additions must be set back from the front façade by at least 50% of the total side façade length. A greater setback is encouraged where feasible.
ii. Width — Side additions must not be greater than 30% of the width of the front façade of the primary structure.
iii. Roof form — Side additions must feature a subordinate roofline in height, while maintaining the original roof form (front or side gabled, hipped, etc.). Ridge lines that match the existing historic structure in height may be considered on a case-by-case basis, especially if ridge line continuity is a paramount feature of a particular historic style. The applicant must demonstrate the appropriateness of a matching ridge line in their application.

FINDINGS:
a. The accessory structure at 7134 Symphony Lane was constructed circa 1980, and is located within the Mission Historic District and RIO-3. The structure features an attached 7 bay garage with corrugated metal siding and roofing material. The structure is located on the northside of the 3.5-acre property with access from a separate driveway from the primary residential structure. The existing garage portion measures approximately 140 feet in width, 40 feet in depth, and 10 feet in height
b. GARAGE ADDITION - The applicant has proposed to install an addition of 4 bays to the existing garage, adding approximately 82.5 feet in width, 57 feet in depth, and 10 feet in in height. Staff remains concerned by the quality of the application materials and that further expansion of the nonconforming garage is inconsistent with the Historic Design Guidelines.

RECOMMENDATION:
Staff does not recommend approval based on findings b. If the commission is compelled to approve the request, then staff stipulates that updated final construction drawings that are accurate, measured, labeled, and to scale are submitted prior to the issuance of a Certificate of Appropriateness. The applicant is responsible for obtaining all permits and seeking additional clarification or permissions related to zoning prior to construction.

7134 Symphony Ln

January 29, 2020

1:2,000

0 0.015 0.03 0.06 mi

0 0.0275 0.055 0.11 km

City of San Antonio GIS
Copyright 1-29-2020

Padre Dr
Symphony Ln
San Antonio River
Celebration Circle
Brown Motor
Mission Pkwy
Mission Pkwy
Security Service
Federal Credit Union
Mission Rd
Mission Pkwy
Mission Pkwy
Map
Google

7134 Symphony Lane
Brown Motor
Map
Google

7120 Symphony Ln
San Antonio, Texas
Google
Street View
Symphony Ln
7120
7134 Syr
17 min dri
urity Service
eral Credit Union
Google

B. Additional storage garage

An extension of an existing storage area.
82.5ft wide at the front
57 ft wide across the back
76 ft front to rear on left side
Right side tapers to the narrower side at the rear
An "L" extension behind the existing storage area, 26' x 50' long
All materials match the existing permitted building
20 ft eave height, 1:12 roof pitch, second floor at 10'/14' level
Five foot setback on all sides
Stamped engineering drawings will be provided from building vendor
White roof, almond color sides as per existing storage building
To scale site plan (rolled up)
Copy of plat included

The property is almost 3.5 acres (approx 375 ft across front, 600 ft deep.
Some lots across the street are- 6+ acres
No utilities are involved Permits for any utility will be obtained by provider.

18' x8'H, full vertical lift-3
18'x 14'H, vertical lift door to roof, 1:12 pitch—follow roof line
Extra strength cables
24 ga roof panels, spray on 5" thick foam from inside
White door panels, no glass
Burglar alarm coverage including smoke and fire will be extended

3-18'2" X 8', Full vertical lift
1-18'2" x 14, Vertical lift to roof, 1:12 pitch—follow roof line
24 g Non insulated
Extra strength cables,
White, no glass
Inside slide lock

Reinforcement c-channel strut at bottom panel – 4 doors
3-button wall controller

Liftmaster operator for each door
HP recommendation for each??
Is Windsor operators still available---would prefer –can't get service or parts for Liftmaster

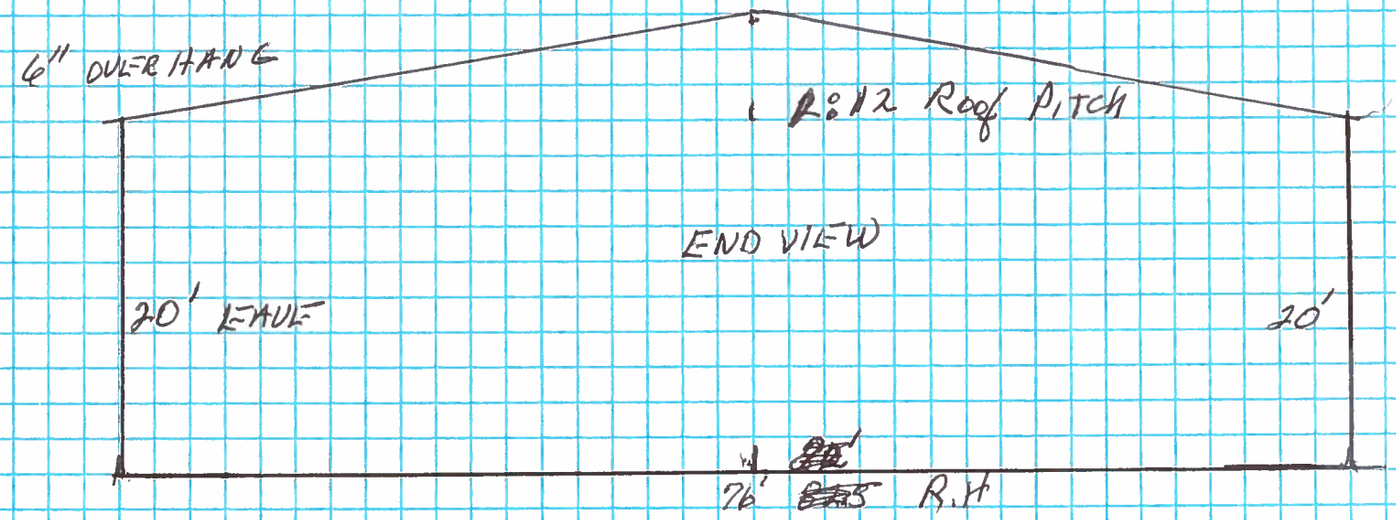
Parts and Labor_____

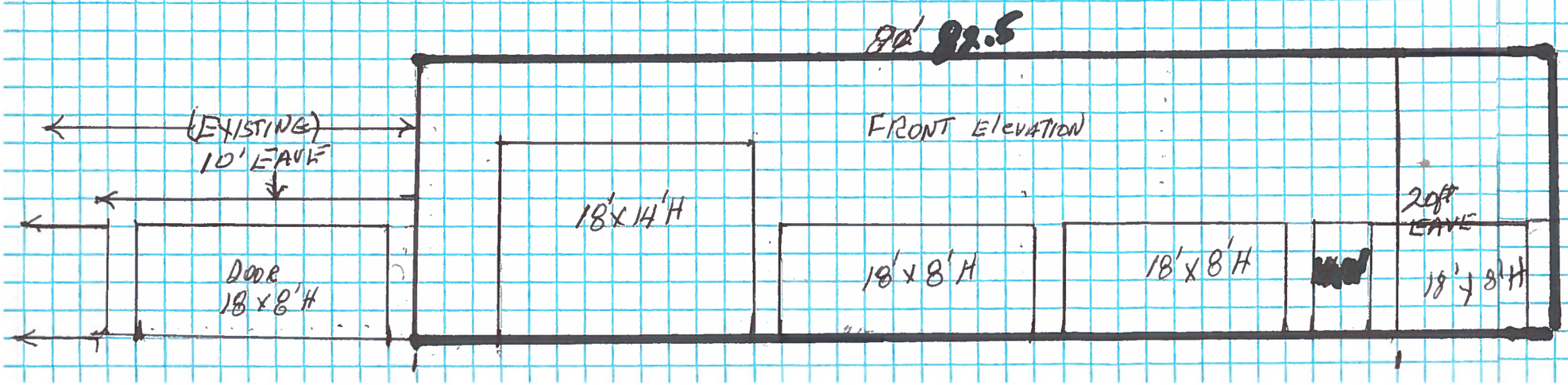
Manual chain hoist?? Extra??

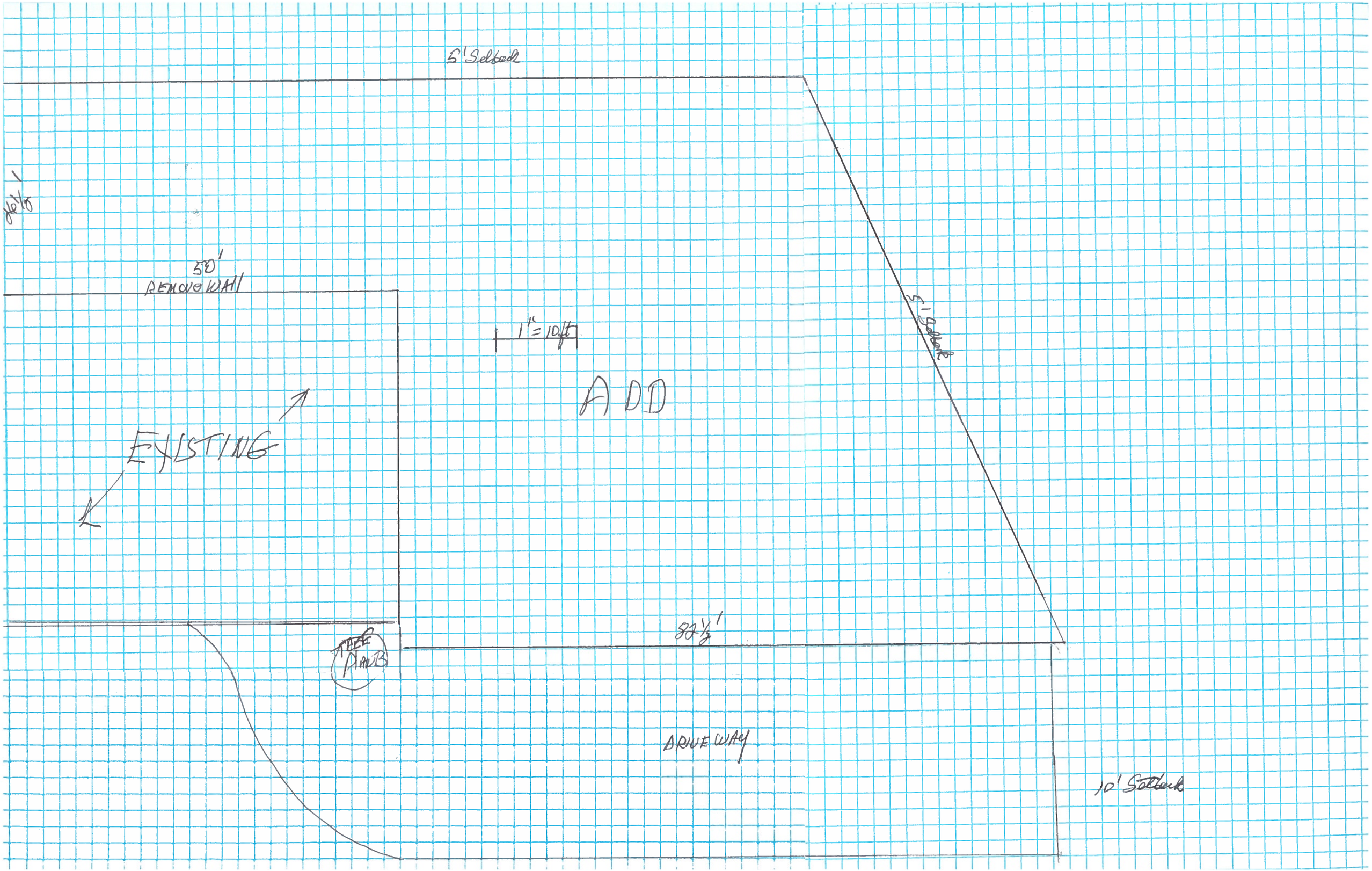
Comments per spray foam??

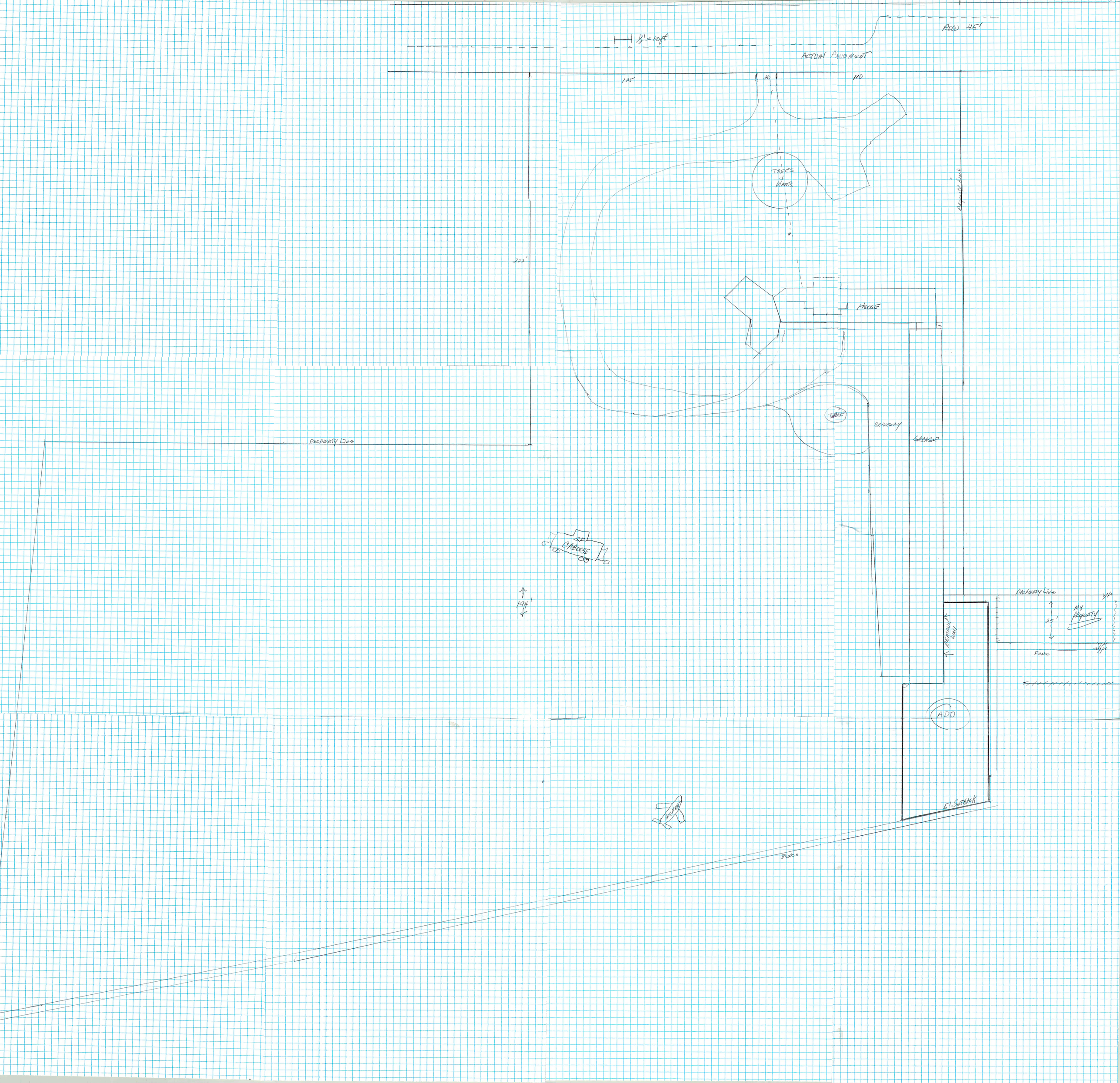
Brown Motor Co
7134 Symphony Lane
San Antonio, TX 78214
210 601-1228

File saved:
New Building
Garage New


6" OVERHANG
4:12 Roof PITCH
END VIEW
20' EAVE
20'
76' R.H


92.5
FRONT Elevation
(EXISTING)
10' EAVE
18'x14'H
DOOR
18x8'H
18'x8'H
18'x8'H
20ft
EAVE
18'x8'H


5' Setback
5' Setback
50'
REMOVE WALL
1" = 10ft
ADD
EXISTING
87½'
TREE PLANTED
DRIVEWAY
10' Setback


1/8 = 10ft
ROW 45'
ACTUAL PAVEMENT
125
20
110
TREES & PLANTS
222'
HOUSE
TREE
DRIVEWAY
GARAGE
PROPERTY LINE
CABOOSE
194'
PROPERTY LINE
MY PROPERTY
35'
PAVEMENT 24'
Fence
ADD
El Sobrek
Fence

GATE

Symphony
Symphony Ln
Symphony Ln
7134 Symphony Lane
Brown Motor