HISTORIC AND DESIGN REVIEW COMMISSION

June 21, 2017

HDRC CASE NO:	**2017-300**
ADDRESS:	677 E WOODLAWN
LEGAL DESCRIPTION:	NCB 6200 BLK 1 LOT 18 & SW 20 FT OF 19
ZONING:	R-4 H
CITY COUNCIL DIST.:	1
DISTRICT:	River Road Historic District
APPLICANT:	Cesar Pereznegron
OWNER:	RDPITX LLC
TYPE OF WORK:	Construction of a rear addition, exterior modifications

REQUEST:

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

1. Replace one of two front garage doors.
2. Remove one of two front garage doors and install a new one over one aluminum window and enclose with siding.
3. Construct a rear addition to be approximately 170 square feet.

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.

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.

9. Outbuildings, Including Garages
A. MAINTENANCE (PRESERVATION)

i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.
ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.
B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)
i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
iii. *Reconstruction*—Reconstruct outbuildings based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

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 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.

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.

6. Designing for Energy Efficiency

A. BUILDING DESIGN
i. *Energy efficiency*—Design additions and new construction to maximize energy efficiency.
ii. *Materials*—Utilize green building materials, such as recycled, locally-sourced, and low maintenance materials whenever possible.
iii. *Building elements*—Incorporate building features that allow for natural environmental control – such as operable windows for cross ventilation.
iv. *Roof slopes*—Orient roof slopes to maximize solar access for the installation of future solar collectors where compatible with typical roof slopes and orientations found in the surrounding historic district.
B. SITE DESIGN
i. *Building orientation*—Orient new buildings and additions with consideration for solar and wind exposure in all seasons to the extent possible within the context of the surrounding district.
ii. *Solar access*—Avoid or minimize the impact of new construction on solar access for adjoining properties.
C. SOLAR COLLECTORS
i. *Location*—Locate solar collectors on side or rear roof pitch of the primary historic structure to the maximum extent feasible to minimize visibility from the public right-of-way while maximizing solar access. Alternatively, locate solar collectors on a garage or outbuilding or consider a ground-mount system where solar access to the primary structure is limited.
ii. *Mounting (sloped roof surfaces)*—Mount solar collectors flush with the surface of a sloped roof. Select collectors that are similar in color to the roof surface to reduce visibility.
iii. *Mounting (flat roof surfaces)*—Mount solar collectors flush with the surface of a flat roof to the maximum extent feasible. Where solar access limitations preclude a flush mount, locate panels towards the rear of the roof where visibility from the public right-of-way will be minimized.

OHP Window Policy Document
Recommended stipulations for replacement: Individual sashes should be replaced where possible. Should a full window unit require replacement, inserts should
- Match the original materials;
- Maintain the original dimension and profile;
- Feature clear glass. Low-e or reflective coatings are not recommended for replacements;
- Maintain the original appearance of window trim or sill detail.

Windows used in new construction should:
- Maintain traditional dimensions and profiles;
- Be recessed within the window frame. Windows with a nailing strip are not recommended;
- Feature traditional materials or appearance. Wood windows are most appropriate. Double-hung, block frame windows that feature alternative materials may be considered on a case-by-case basis;
- Feature traditional trim and sill details. Paired windows should be separated by a wood mullion. The use of low-e glass is appropriate in new construction provided that hue and reflectivity are not drastically different from regular glass.

FINDINGS:

a. The primary structure located at 677 Woodlawn is a 1-story single family home constructed in approximately 1950 with Midcentury Modern influences. It is a contributing structure within the River Road Historic District. The applicant is requesting approval to construct a rear addition and replace a frontloading non-original garage door with a new one over one wood window and fiber cement siding.
b. GARAGE DOOR REPLACEMENT – The applicant has proposed to replace one of two metal overhead garage doors. The doors are frontloading and located on the front façade of the structure. The doors are metal and non-original to the home. Staff finds the proposal generally appropriate, but has not yet received a material specification for the replacement garage door.
c. GARAGE DOOR REMOVAL – The applicant has proposed to remove one of two metal overhead garage doors. The doors are frontloading and located on the front façade of the structure. The doors are metal and non-original to the home. Staff finds the proposal acceptable.
d. WINDOW AND SIDING INSTALLATION – The applicant has proposed to infill the garage door opening with

a new one over one aluminum window and fiber cement siding. The window measure 35.25 by 59.25 inches and will match the size and configuration of the existing windows on the primary structure and feature wide exterior trim. The fiber cement board siding will infill the rest of the opening and created new conditioned interior space. At this time, staff has not received information on the siding dimensions and installation method; the dimensions or material of the exterior window trim; information on the proposed window inset and profile;

e. MASSING AND FOOTPRINT – The applicant has proposed to construct a rear addition to the primary structure. According to the Historic Design Guidelines, additions should be located at the rear of the property whenever possible. Additionally, the guidelines stipulate that additions should not double the size of the primary structure. The addition is approximately a sixth of the overall size of the existing home. Staff finds the proposal consistent with the guidelines.
f. SETBACK – In the site plan submitted by the applicant, the rear addition appears to eclipse the minimum 5 foot side setback. Though the site plan's dimensions are indicated as approximate, the applicant may need to obtain a variance from the Zoning Board of Adjustment.
g. ROOF – The proposed addition is 1-story in height and is subordinate to the primary roofline. The proposed addition will modify the existing rear roofline to accommodate the new addition. The modification will mimic the existing front dormer roof slope. The Historic Design Guidelines for Additions state that new additions should utilize a similar roof pitch, form, and orientation as the principal structure. Staff finds the proposed roof form consistent with the guidelines.
h. ROOF MATERIAL – The existing roofing material on the primary structure is brown composition shingles. The applicant has not yet provided information on the roofing material for the new addition. Staff finds composition shingles that match the existing as closely as possible to be appropriate.
i. FENESTRATION MODIFICATIONS – The proposed addition will require the removal of one existing aluminum casement window on the rear façade of the primary structure. Guideline 3.C.i in the Historic Design Guidelines for Additions encourages the salvage and reuse of historic materials, where possible, that will be covered or removed as a result of an addition. Staff finds the proposal acceptable given the rear location of the addition, and encourages the applicant to reuse the existing window of it is in good working condition.
j. NEW ADDITION SIDING – The applicant has proposed to use fiber cement siding on the addition. According to Guideline 2.A.v for additions, rear additions should utilize setbacks, a small change in detailing, or a detail at the seam of the historic structure and addition to provide a clear visual distinction between old and new building forms. The siding material is satisfies this Guideline and is compatible with the brick on the primary structure. Staff finds the proposal generally consistent with the guidelines, but has not yet received information on the profile, dimension, or installation method of the siding.
k. NEW ADDITION WINDOWS – The applicant has proposed to install a new casement window on the north facing façade of the rear addition. Based on the submitted elevations, the window matches the proportions and configuration of the existing aluminum casement window to be removed from the primary structure to make way for the addition. Staff finds the proposal generally consistent with the Guidelines, but has not yet received information on if the applicant will salvage the existing window or install a new window. Staff has also not received a window specification if the applicant is pursuing the latter option.

RECOMMENDATION:

Item 1, Staff recommends approval of the garage door replacement with the following stipulation:

i. That the applicant submits a garage door specification to staff to review for final approval.

Item 2, Staff recommends conceptual approval of the garage door removal and window installation based on findings a through c, but has not yet received enough information to grant final approval. Staff recommends the following stipulations for final approval:

a. That the applicant submits a window specification that matches the submitted drawings in size, proportion, and configuration.
b. That the applicant submits the material and dimensions of the proposed window trim. The trim should match the material and existing trim dimensions found surrounding doors on the existing structure,
c. That the applicant submits specifications for the proposed new siding, including dimensions, installation methods, and finish.

d. That the applicant submits final elevation drawings with all appropriate dimensions.

Item 3, Staff recommends approval of the rear addition based on findings e through k with the following stipulations:

i. That the applicant submits roofing material for the addition to staff for approval.
ii. That the applicant salvages the existing rear aluminum casement window for installation on the new addition if feasible. If salvaging is not an option, the applicant should furnish evidence to that effect and submit a new window specification proposal to staff for approval.
iii. That the applicant submits specifications for the proposed new siding, including dimensions, installation methods, and finish, to staff for approval.
iv. That the applicant complies with all zoning setback requirements or obtains a variance from the Zoning Board of Adjustment.

CASE MANAGER:

Stephanie Phillips

N

Flex Viewer

Powered by ArcGIS Server

Printed:Jun 16, 2017

LEGAL DESCRIPTION:

BEING 0.2335 ACRE OF LAND CONSISTING OF LOT 18 AND PART OF LOT 19, BLOCK 1, NEW CITY BLOCK 6200, BELMONT PLACE, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF
RECORDED IN VOLUME 368, PAGE(S) 95, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING: AT A ½" IRON PIN FOUND ON THE NORTH RIGHT-OF-WAY LINE OF E. WOODLAWN AVE. FOR THE SOUTHWEST CORNER OF SAID LOT 18 AND THE HEREIN DESCRIBED TRACT; SAID PIN BEING THE SOUTHEAST CORNER OF LOT 17 OF SAID SUBDIVISION AND ALSO BEING S.87°59'31"E, 52.01 FEET FROM A ½" IRON PIN FOUND FOR THE COMMON SOUTHERLY CORNER OF LOTS 16 AND 17;

THENCE: N.15°29'42" W, DEPARTING SAID RIGHT-OF-WAY LINE ALONG THE COMMON LINE OF SAID LOTS 17 AND 18, 132.23 FEET TO A FENCE POST FOUND FOR THE COMMON NORTHERLY CORNER OF LOTS 17 AND 18, AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT; SAID PIN BEING S.86°09'26"E, 50.91 FEET FROM A FENCE POST FOUND FOR THE COMMON NORTHERLY CORNER OF SAID LOTS 16 AND 17; SAID POST LYING IN THE SOUTH LINE OF LOT 52, N.C.B. 6461, MISTLETOE ADDITION, CITY OF SAN ANTONIO, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 642, PAGE 264, SAID DEED AND PLAT RECORDS;

THENCE: N.90°00'00"E (BASIS OF BEARINGS), ALONG THE NORTH LINE OF LOT 18 AND THE HEREIN DESCRIBED TRACT AND WITH THE SOUTH LINES OF LOTS 52 AND 53 OF THE SAID ADJOINING PLAT, 56.85 FEET TO A FENCE POST FOUND FOR AN ANGLE POINT OF THE HEREIN DESCRIBED TRACT; SAID POST ALSO BEING THE COMMON NORTHERLY OF LOTS 18, 19 AND 53;

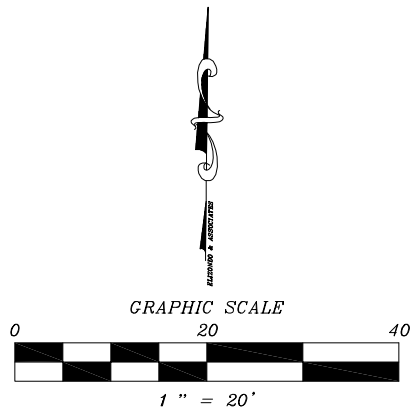
THENCE: N.34°24'40"E, WITH THE NORTH LINE OF LOT 19 AND THE SOUTHEAST LINE OF LOT 53, 15.63 FEET TO A FENCE POST FOUND FOR THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE: S.25°22'47"E, ACROSS SAID LOT 19, 130.34 FEET TO A ½" IRON PIN SET (WITH A CAP STAMPED "DYE ENT SATX") IN THE SAID RIGHT-OF-WAY LINE OF E. WOODLAWN AVE. FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT; SAID PIN BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT ALONG SAID RIGHT-OF-WAY LINE HAVING A RADIUS OF 152.29 FEET, A CENTRAL ANGLE OF 29°02'18", A TANGENT OF 39.44, AND A CHORD BEARING AND DISTANCE OF S72°26'55"W., 76.36 FEET;

THENCE: WITH SAID RIGHT-OF-WAY LINE AND ALONG SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 77.18 FEET TO A ½" IRON PIN SET (WITH A CAP STAMPED "DYE ENT SATX") FOR A POINT OF TANGENCY;

THENCE: N.87°59'31"W, WITH THE SAID RIGHT-OF-WAY LINE, 13.42 FEET TO THE POINT OF BEGINNING.

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 480045 C, Panel No. 0405 G, which is Dated September 29, 2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. This flood zone identification is this surveyor's interpretation, which may or may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at http://www.fema.gov/index.shtm.



Drawn By: LJG | Job No.: 3887

Survey Date: 9/26/2015

Phone: (210) 375-4128 Fax: (210) 375-5130
5805 Callaghan Road, Suite 109
San Antonio, Texas 78228
TEXAS LICENSED SURVEYING
FIRM No. 10193864
www.ellzondoassoclates.com

Elizondo & Associates
LAND SURVEYING & MAPPING, LLC.

PROPOSED BORROWER: JEFF M. PENA
TITLE COMPANY: FIRST AMERICAN TITLE GUARANTY COMPANY
G.F. No: 2072312-11583
PROPERTY ADDRESS: 677 E. WOODLAWN
SAN ANTONIO, TX 78212

SURVEYOR'S NOTES:

1. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
2. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
3. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. THIS SURVEY IS BASED ON DOCUMENTATION PROVIDED BY THE CLIENT AND/OR TITLE COMPANY, G.F. NO. 2072312-11583.
4. THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECITED IN: VOL. 368, PG. 95, D.P.R.B.C.T, VOL. 16817, PG. 1967, D.R.B.C.T..

LEGEND

●	1/2" IRON ROD FOUND
○	1/2" IRON ROD SET
⊕	CONTROL MONUMENT
(R)	RECORD BEARINGS
P.R.B.C.T.	MAP / PLAT RECORDS, BEXAR COUNTY, TEXAS
D.R.B.C.T.	DEED RECORDS, BEXAR COUNTY, TEXAS
AC	AIR CONDITIONER
	COVERED AREA
—//	WOOD FENCE

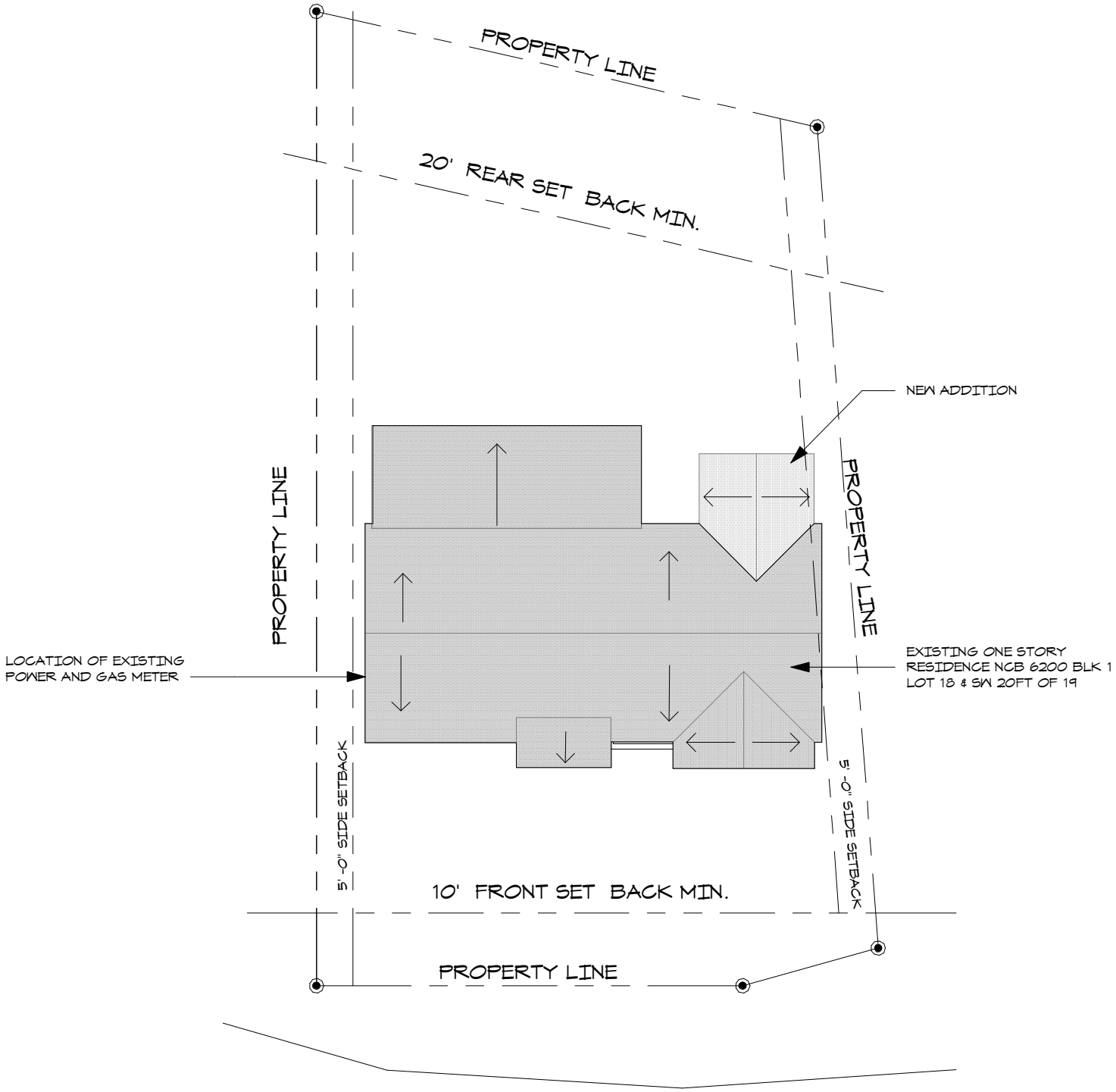
I, Enrique C. Elizondo, a Registered Professional Land Surveyor do hereby certify that this plat represents an actual survey made on the ground under my supervision and substantially complies with the minimum standards for land surveying in Texas as set forth by the Texas Board of Professional Land Surveying and that there are no encroachments or visible easements, to the best of my knowledge and belief, except as shown herein. This 29th day of September, 2015.

Enrique C. Elizondo
Registered Professional Land Surveyor
Texas Registration No. 6386

STATE OF TEXAS
REGISTERED
ENRIQUE C. ELIZONDO
6386
PROFESSIONAL
LAND SURVEYOR

667 E WOODLAWN

SITE PLAN



PLAN NORTH

TRUE NORTH

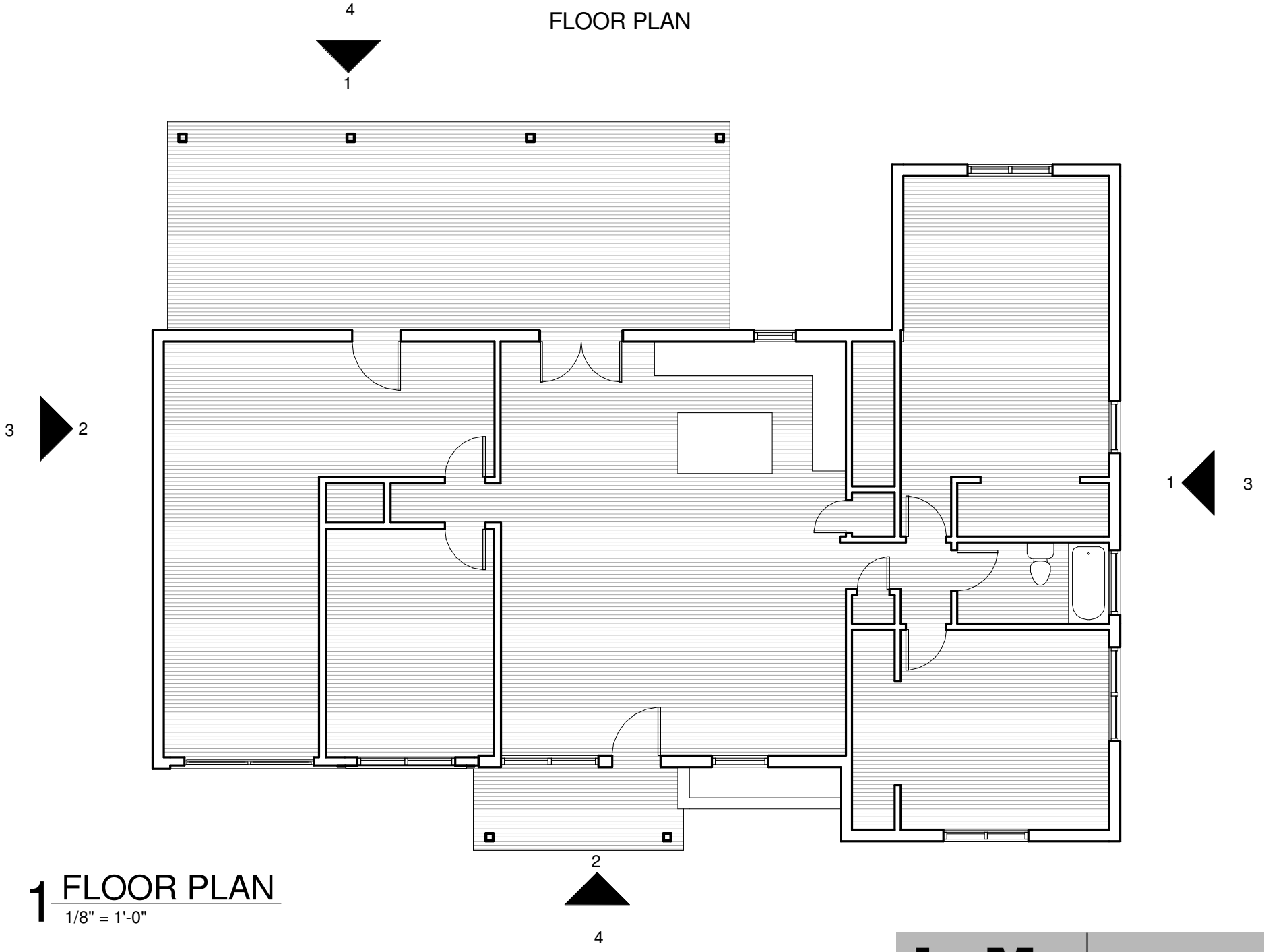
NOTE: PROPOERTY DIMENSIONS ARE APPROXIMATE. AND WERE OBTAINED FROM FIELD MEASUREMTNS. NO SURVEY WAS PROVIDED

NOTE: PROPOERTY DIMENSIONS ARE APPROXIMATE. AND WERE OBTAINED FROM FIELD MEASUREMTNS. NO SURVEY WAS PROVIDED

Jason Moran
Design
Planning

667 E WOODLAWN

FLOOR PLAN



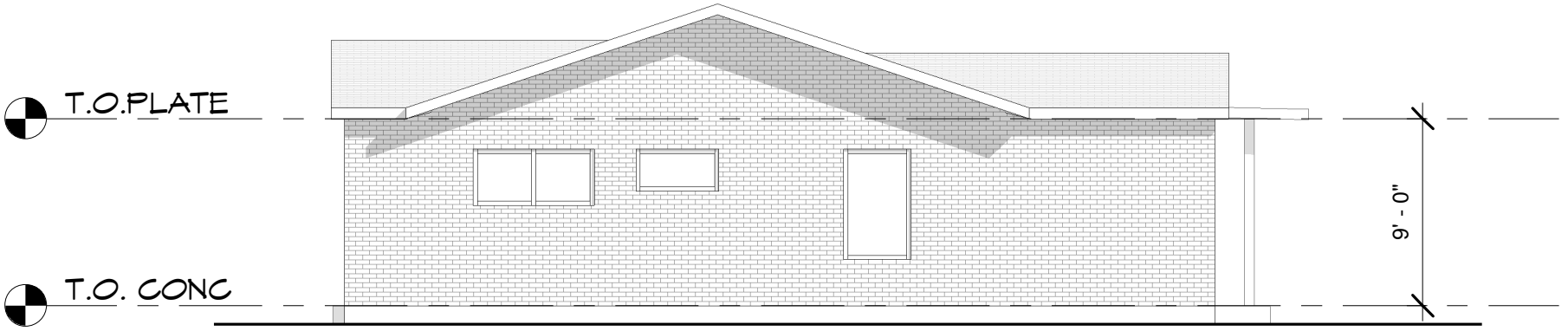
1 FLOOR PLAN

1/8" = 1'-0"

Jason Moran
Design
Planning

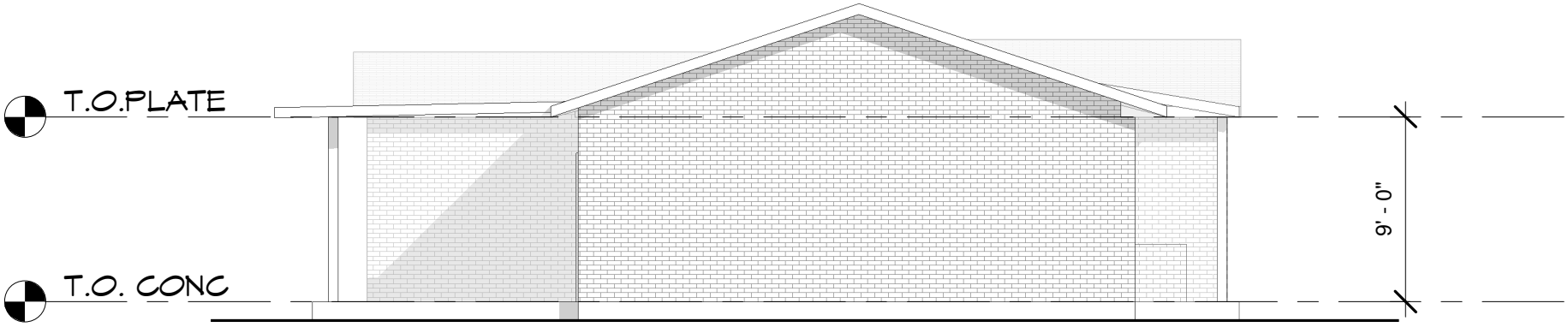
667 E WOODLAWN

ELEVATIONS



1 EAST ELEVATION

1/8" = 1'-0"



2 WEST ELEVATION

1/8" = 1'-0"

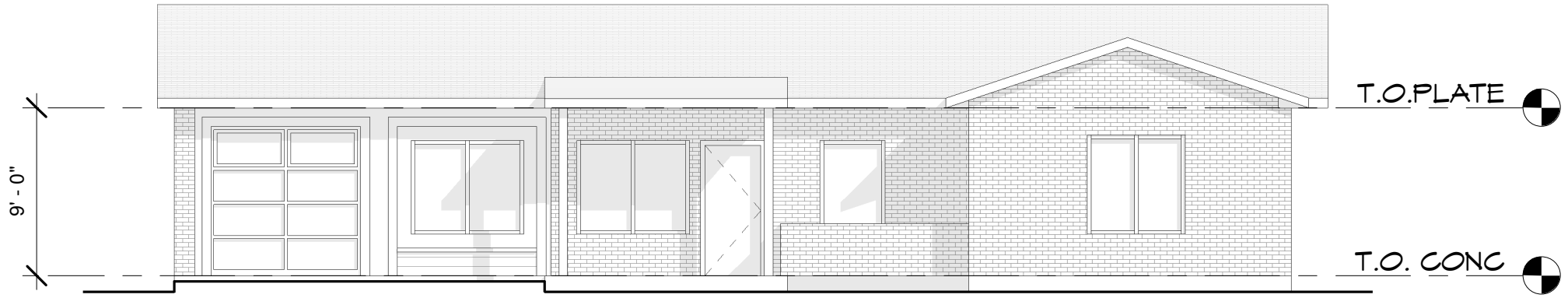
Jason Moran Design Planning

667 E WOODLAWN

ELEVATIONS

1 NORTH ELEVATION

1/8" = 1'-0"



2 SOUTH ELEVATION

1/8" = 1'-0"

Jason Moran Design Planning

667 E WOODLAWN

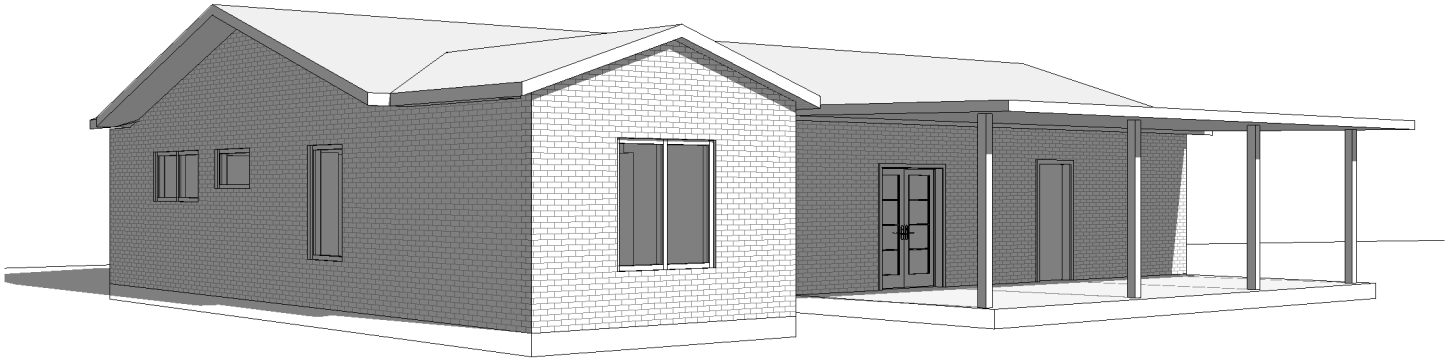
PERSPECTIVE - FRONT

1 PERSPECTIVE

Jason Moran Design Planning

667 E WOODLAWN

PERSPECTIVE - BACK



1 Perspective

Jason Moran Design Planning

Material

Addition Siding Material:

Fiber Cement Siding

35.25 in. x 59.25 in. Single Hung Aluminum Window
