

# HISTORIC AND DESIGN REVIEW COMMISSION

October 06, 2021

**HDRC CASE NO:** 2021-477  
**ADDRESS:** 314 DELAWARE  
**LEGAL DESCRIPTION:** NCB 3008 BLK 6 LOT 4  
**ZONING:** RM-4, H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Lavaca Historic District  
**APPLICANT:** Joe Morfin/Morfin Renovators LLC  
**OWNER:** SANCHEZ & GRIFFIN INVESTMENTS LLC  
**TYPE OF WORK:** Window replacement, porch modifications, column modifications, fencing, fenestration modifications  
**APPLICATION RECEIVED:** September 21, 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:

1. Install porch railings and decking on the front porch.
2. Reconstruct the porch columns to match the original.
3. Install foundation skirting to match the siding (117 profile).
4. Install a wood transom window above the front door.
5. Replace the existing vinyl windows with new vinyl windows.
6. Install a wood, front yard fence.

## APPLICABLE CITATIONS:

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

### 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.

## 7. Architectural Features: Porches, Balconies, and Porte-Cocheres

### A. MAINTENANCE (PRESERVATION)

i. *Existing porches, balconies, and porte-cocheres*— Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.

ii. *Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.

iii. *Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

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

i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.

ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.

iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.

iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.

v. *Reconstruction*—Reconstruct porches, balconies, and porte-cocheres 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 building and historic patterns.

### *Standard Specifications for Original Wood Window Replacement*

**SCOPE OF REPAIR:** When individual elements such as sills, muntins, rails, sashes, or glazing has deteriorated, every effort should be made to repair or reconstruct that individual element prior to consideration of wholesale replacement. For instance, applicant should replace individual sashes within the window system in lieu of full replacement with a new window unit.

**MISSING OR PREVIOUSLY-REPLACED WINDOWS:** Where original windows are found to be missing or previously-replaced with a nonconforming window product by a previous owner, an alternative material to wood may be considered when the proposed replacement product is more consistent with the Historic Design Guidelines in terms of overall appearance. Such determination shall be made on a case-by-case basis by OHP and/or the HDRC. Whole window systems should match the size of historic windows on property unless otherwise approved.

**MATERIAL:** If full window replacement is approved, the new windows must feature primed and painted wood exterior finish. Clad, composition, or non-wood options are not allowed unless explicitly approved by the commission.

**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.

**TRIM:** Original trim details and sills should be retained or repaired in kind. If approved, new window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail. Window track

components such as jamb liners must be painted to match the window trim or concealed by a wood window screen set within the opening.

**GLAZING:** Replacement 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 real exterior muntins.

**COLOR:** Replacement windows should feature a painted finished. If a clad product is approved, white or metallic manufacturer's color is not allowed, and color selection must be presented to staff.

**INSTALLATION:** Replacement windows should be supplied in a block frame and exclude nailing fins. Window opening sizes should not be altered to accommodate stock sizes prior to approval.

**FINAL APPROVAL:** If the proposed window does not meet the aforementioned stipulations, then the applicant must submit updated window specifications to staff for review, prior to purchase and installation. For more assistance, the applicant may request the window supplier to coordinate with staff directly for verification.

### *Historic Design Guidelines, Chapter 5, Guidelines for Site Elements*

#### **B. NEW FENCES AND WALLS**

*i. Design*—New fences and walls should appear similar to those used historically within the district in terms of their scale, transparency, and character. Design of fence should respond to the design and materials of the house or main structure.

*ii. Location*—Avoid installing a fence or wall in a location where one did not historically exist, particularly within the front yard. The appropriateness of a front yard fence or wall is dependent on conditions within a specific historic district.

New front yard fences or wall should not be introduced within historic districts that have not historically had them.

*iii. Height*—Limit the height of new fences and walls within the front yard to a maximum of four feet. The appropriateness of a front yard fence is dependent on conditions within a specific historic district. New front yard fences

should not be introduced within historic districts that have not historically had them. If a taller fence or wall existed historically, additional height may be considered. The height of a new retaining wall should not exceed the height of the slope it retains.

*iv. Prohibited materials*—Do not use exposed concrete masonry units (CMU), Keystone or similar interlocking retaining wall systems, concrete block, vinyl fencing, or chain link fencing.

*v. Appropriate materials*—Construct new fences or walls of materials similar to fence materials historically used in the district. Select materials that are similar in scale, texture, color, and form as those historically used in the district, and that are compatible with the main structure. Screening incompatible uses—Review alternative fence heights and materials for appropriateness where residential properties are adjacent to commercial or other potentially incompatible uses.

#### **FINDINGS:**

- a. The historic structure at 314 Delaware was constructed circa 1925 in the Craftsman style and is first found on the 1951 Sanborn Map. The structure features a hipped roof with a gabled porch roof and exposed rafter tails and non-original porch skirting and non-original windows.
- b. VIOLATION – Office of Historic Preservation staff issued a Stop Work Order on August 25, 2021, for window replacement, the removal of existing foundation skirting, the removal of original columns, fencing, porch railing replacement and porch decking replacement.
- c. COMPLIANCE (Railing, skirting, columns and decking; items #1 through #3) – The applicant has noted that the previously installed porch railing profile will be reinstalled, that 1x3 tongue and groove porch decking will be installed perpendicular to the front façade, that foundation skirting that matches the siding of the house (117 profile) will be installed, and that columns will be installed to match the original. The proposed re-installation and repair of these items is appropriate and consistent with the Guidelines.
- d. TRANSOM WINDOW – The applicant has installed a transom window above the front door. The installed transom window features a wood profile. The applicant has provided information noting the existence of a

former transom. Staff finds the installation of a transom window at this location to be appropriate and consistent with the Guidelines.

- e. WINDOWS – The historic structure at 314 Delaware previously featured vinyl windows that were replaced by the applicant. The replacement windows feature unequal sashes. The applicant has proposed to install each window to feature two (2) inches in depth, traditionally dimensioned trim, architecturally appropriate casing and sloped sills, and will feature frames that will be painted a dark color. Staff finds the window that has been installed to be inconsistent with staff's standards for replacement windows. Staff finds that a window that is consistent with staff's standards for replacement windows should be installed.
- f. FENCING – The applicant has noted fencing within the front yard.. The proposed fencing will feature four (4) feet in height and horizontal wood pickets. Generally, staff finds the proposed fencing to be inconsistent with the Guidelines, which notes that fencing should be consistent with historic fencing found within the district. Staff finds that fencing that is consistent with that found historically within the district should be installed (vertical wood pickets, hog wire, or cattle panel would be appropriate).

### **RECOMMENDATION:**

Staff recommends approval of items #1 through #3, the installation of foundation skirting, porch railings and decking and porch columns with the following stipulations:

- i. That the applicant install porch decking that features a 1x3, tongue and groove profile and that all decking is installed perpendicular to the front façade.
- ii. That the repaired columns match the original in profile and trim detail and that the wall columns be installed to match the original.
- iii. That the proposed porch railings feature a 2" x 4" top rail, 1" x 2" rail trim, 1" – ½" x 1" – ½" square pickets and a notched 2"x 4" bottom rail. The bottom rail should be approximately 3 to 4 inches above the decking.

Staff does not recommend approval of item #4, window replacement, based on finding e. Staff recommends a window that is consistent with staff's standards for replacement windows be installed. Staff's standards are noted in the applicable citations.

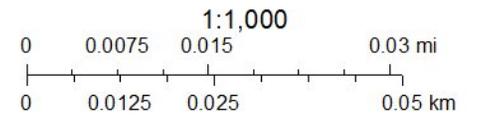
Staff does not recommend approval of item #5, front yard fencing, based on finding f. Staff recommends that front yard fencing that is consistent with the Guidelines be installed. Vertical pickets, hog wire or cattle panel would be appropriate.

# City of San Antonio One Stop



September 29, 2021

- CoSA Addresses
- Community Service Centers
- Pre-K Sites
- CoSA Parcels
- BCAD Parcels





## Investigation Report

### Property

Address	314 Delaware
District/Overlay	Lavaca
Owner Information	SANCHEZ & GRIFFIN INVESTMENTS LLC

### Site Visit

Date	08/25/2021
Time	03:43 PM (-5 GMT)
Context	citizen report
Present Staff	Edward Hall
Present Individuals	Contractor(s)
Contractor/Realtor Companies	Morfin Renovators
Types of Work Observed	Exterior Maintenance and Alterations, Site Elements
Amount of Work Completed	75%
Description of work	Window replacement, skirting removal, wall column removal, front and rear yard fencing, porch railing replacement, porch decking replacement.
Description of interaction	OHP staff spoke with the contractor on site who noted he will begin to submit applications and work with OHP staff for compliance.

### Action Taken

Violation Type	No Certificate of Appropriateness (Code 35-451a)
OHP Action	Spoke with contractor(s), Posted "Notice of Investigation", Posted additional "Stop Work Notice"
Will post-work application fee apply?	Yes

### Documentation





# Investigation Report





# Investigation Report





## Investigation Report



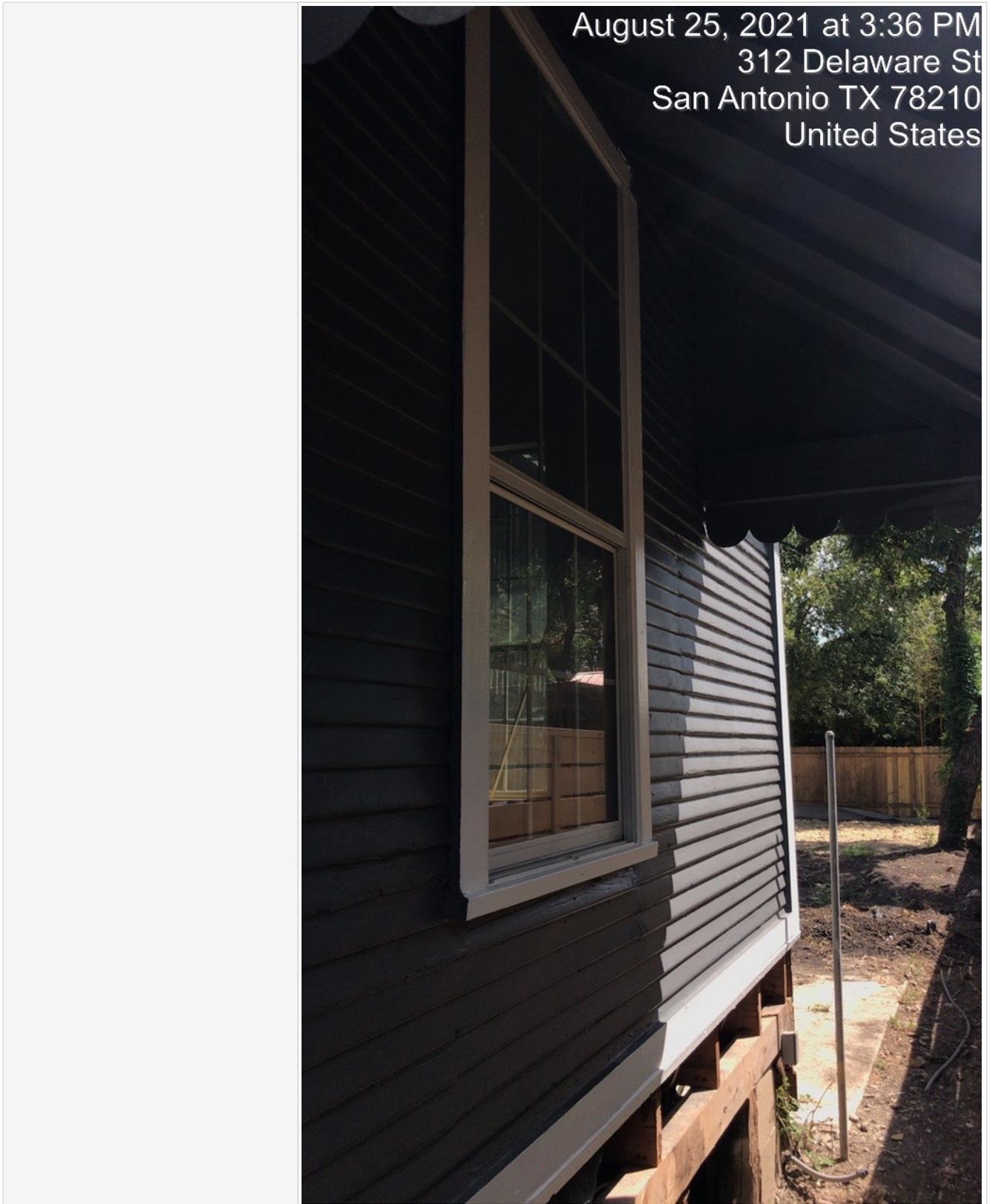


## Investigation Report





## Investigation Report





# Investigation Report





## Investigation Report



08/25/2021 03:46 PM



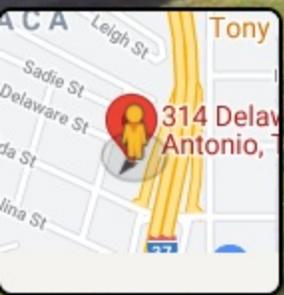
## Investigation Report

Additional photos were taken on another device.	No
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315 Delaware St  
San Antonio, Texas

Google

Street View - Mar 2019



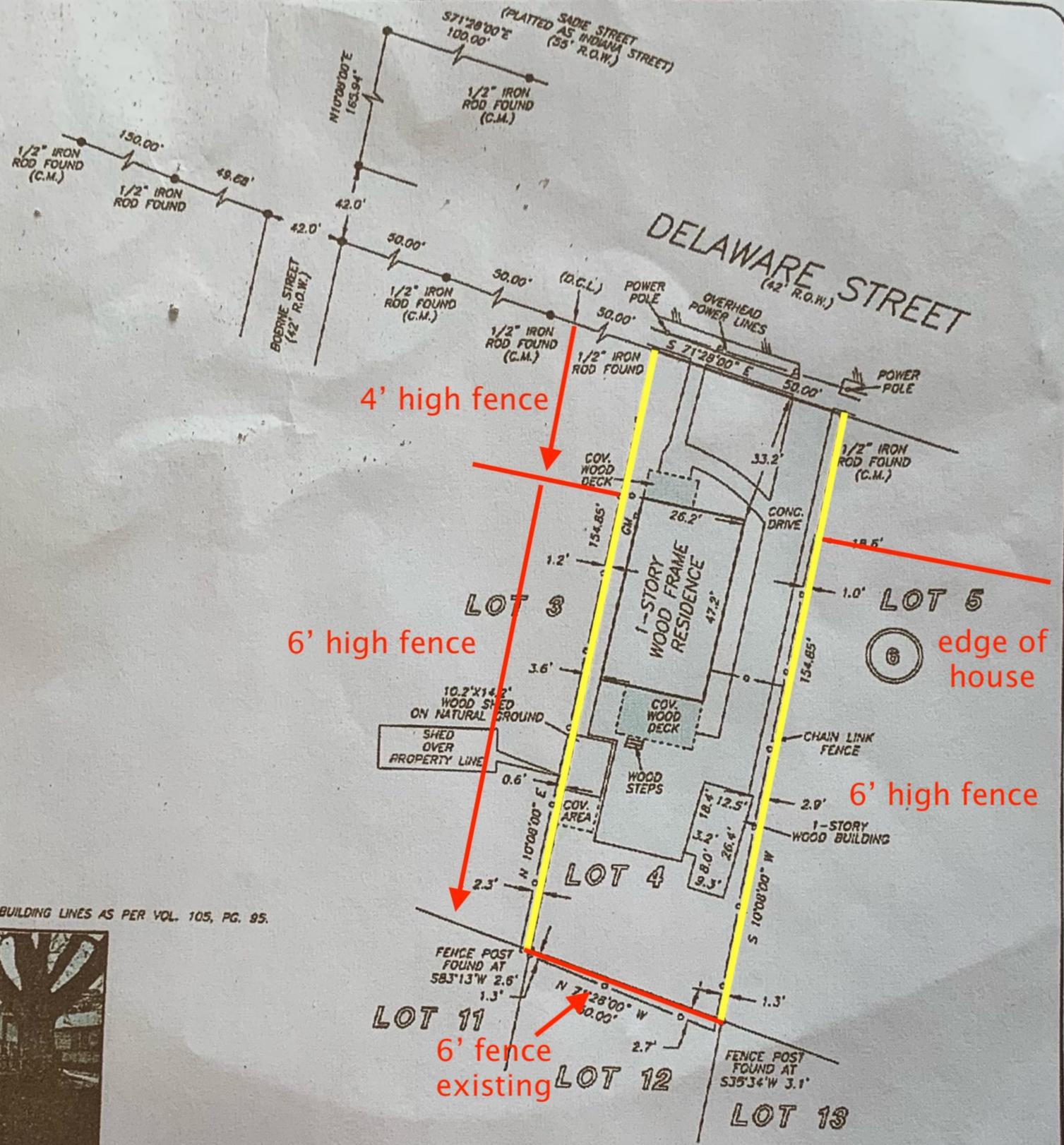
Google

GF NO. 20-548946-FF CAPITAL TITLE  
 ADDRESS: 314 DELAWARE STREET  
 SAN ANTONIO, TEXAS 78210  
 BORROWER: BRANDON SANCHEZ AND  
 WILL GRIFFIN

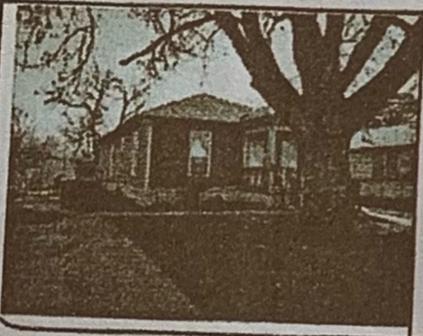
**LOT 4, BLOCK 6  
 NEW CITY BLOCK 3008  
 STAFFEL ADDITION**

AN ADDITION TO THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS  
 ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
 IN VOLUME 105, PAGE 95 OF THE DEED AND PLAT RECORDS  
 OF BEXAR COUNTY, TEXAS

SCALE: 1" = 40'



NOTE: EASEMENTS AND/OR BUILDING LINES AS PER VOL. 105, PG. 95.



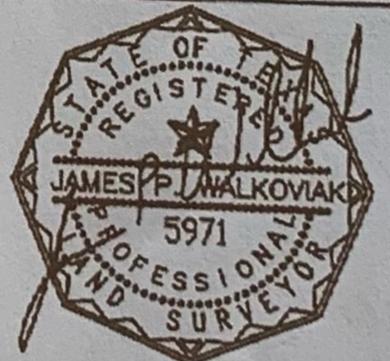
THIS PROPERTY DOES NOT LIE WITHIN THE  
 100 YEAR FLOOD PLAIN AS PER FIRM  
 PANEL NO. 48029C D415 C  
 MAP REVISION: 09/29/2010  
 ZONE X  
 BASED ONLY ON VISUAL EXAMINATION OF MAPS.  
 INACCURACIES OF FEMA MAPS PREVENT EXACT  
 DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION  
 WAS BEYOND THE SCOPE OF THIS SURVEY

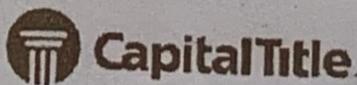
D.C.L. = DIRECTIONAL CONTROL LINE  
 RECORD BEARING: VOL. 105, PG. 95, B.C.D.P.R.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
 ON THE GROUND, THAT THIS PLAT CORRECTLY  
 REPRESENTS THE FACTS FOUND AT THE  
 TIME OF SURVEY AND THAT THERE ARE NO  
 ENCROACHMENTS APPARENT ON THE GROUND,  
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS  
 CERTIFIED FOR THIS TRANSACTION ONLY AND  
 ABSTRACTING PROVIDED IN THE ABOVE  
 REFERENCED TITLE COMMITMENT WAS RELIED  
 UPON IN PREPARATION OF THIS SURVEY.

JAMES P. WALKOWIAK  
 PROFESSIONAL LAND SURVEYOR  
 NO. 5971  
 JOB NO. SA2021-01012  
 JANUARY 11, 2021



DRAWN BY: PR



DELIA JONES  
 210-732-2200



**PRECISION**  
 surveyors

281-496-1556

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FIRM NO. 10063700

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 www.precisionsurveyors.com



3  
1  
4



3  
1  
4

# LEFT ELEVATION



# LEFT ELEVATION



**RIGHT ELEVATION**



**RIGHT ELEVATION**



# LEFT ELEVATION



# LEFT ELEVATION



# FRONT ELEVATION



# BACK ELEVATION



EXISTING TRANSIT



San Antonio  
March 19 3:04 PM



EXISTING  
TRANSIT

EXISTING TRANSIT



12:35

◀ Camera

📶 LTE 🔋



San Antonio - Lavaca

May 19 2:08 PM

Edit



12:36

LTE

◀ Camera



San Antonio - Lavaca

May 19 12:45 PM

Edit



EXISTING TRANSIT



San Antonio  
March 19 3:04 PM



EXISTING  
TRANSIT

EXISTING TRANSIT



12:36

LTE

◀ Camera



San Antonio - Lavaca

May 19 12:45 PM

Edit

