

# HISTORIC AND DESIGN REVIEW COMMISSION

May 23, 2025

**HDRC CASE NO:** 2025-125  
**ADDRESS:** 1320 FULTON AVE  
**LEGAL DESCRIPTION:** NCB 2753 BLK 59 LOT 9 & E 25 FT OF 8  
**ZONING:** R-4,H  
**CITY COUNCIL DIST.:** 1  
**DISTRICT:** Fulton Historic District  
**APPLICANT:** VALERIE BAEZ  
**OWNER:** MICAELA BENAVIDEZ/BENAVIDEZ LUCIANO & MICAELA  
**TYPE OF WORK:** Roof Replacement  
**APPLICATION RECEIVED:** March 27, 2025  
**60-DAY REVIEW:** May 26, 2025  
**CASE MANAGER:** Caitlin Brown

## REQUEST:

The applicant is requesting a Certificate of Appropriateness to replace the existing wooden shake roof shingles of the primary structure with asphalt shingles.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 3, Guidelines for Exterior Maintenance and Alterations*

### 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.

## **FINDINGS:**

- a. The structure located at 1320 Fulton is a one-story, single-family home which first appears on the 1934 Sanborn and is constructed in the Mock Tudor style. It features a primary hip roof with a front gable and clipped gable on the front façade as well as a gabled dormer on the Western roof and belltower element at the NE corner of the structure. It features one-over-one wooden windows and two pairs of harlequin divided lite windows on the front façade. The structure is clad in limestone while the roof is comprised of wooden shake shingles. The property is contributing to the Fulton Avenue Historic District.
- b. The applicant is proposing to replace the existing wooden shake roof due to increasing cost of homeowner's insurance due to age with asphalt shingle. 3.B.i states that roof replacement should be considered when more than 25-30 percent of the roof tiles are missing or damaged. Additionally, Guideline 6.B.iv states that roofing materials should be replaced in-kind and that historic materials should be retained and re-used when large scale replacement is required. Should new roofing materials be used they should match the original 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. While staff finds replacement appropriate, staff does not find asphalt shingle to be an appropriate replacement choice. Instead, staff finds the applicant should replace with a material that matches existing in scale, color, texture, profile, dimension, and style. Specifically, staff recommends a more dimensional material be installed like that of synthetic shake made to resemble wooden shake.

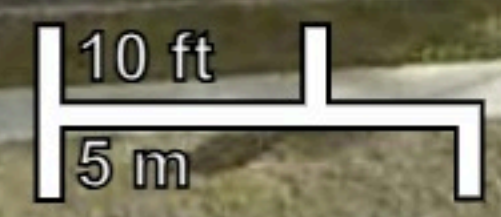
## **RECOMMENDATION:**

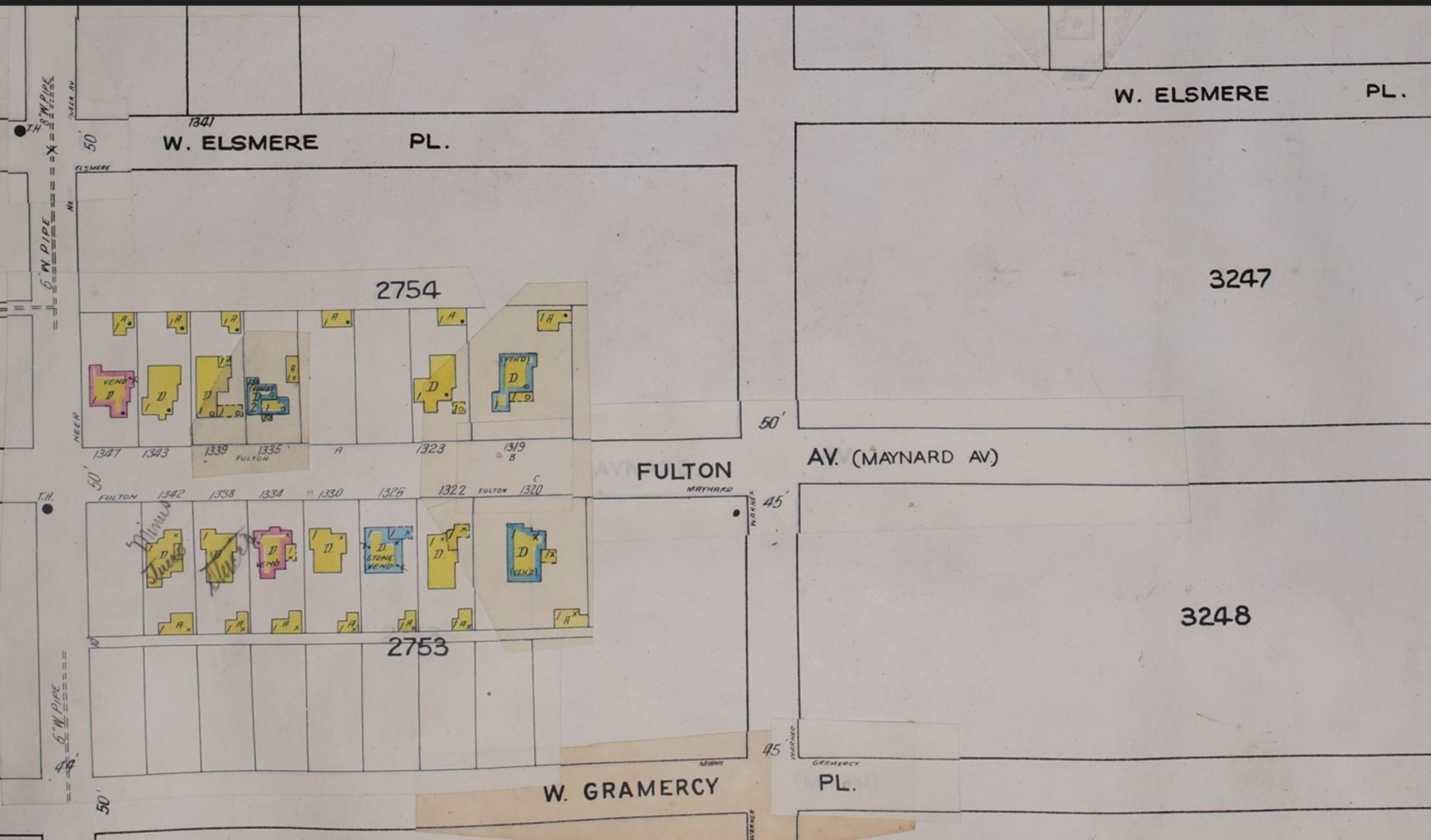
Staff recommends replacement of the roof based on findings a and b with the following stipulation;

- a. That the applicant replace the existing roof with a material that matches existing in scale, color, texture, profile, dimension and style. Synthetic materials are available that resemble wooden shake.



**1320 Fulton**  
**EagleViewImage**  
**Captured: Mar 7, 2025**







25th March 2025  
Job #6155  
Transcendent Roofing



Why We Recommend Architectural



## REPAIR ESTIMATE

Elite Roofing LLC  
1100 NW Loop 410 #700  
San Antonio, TX 78213  
(210) 729-7663

Estimate created by:  
Wes Rock



Valerie Baez  
1320 Fulton Avenue  
San Antonio, TX 78201

Estimate #	17004
Date	3/31/2025

Item	Description	Unit of Measure	Qty
GAF HDZ - LIFETIME	GAF HDZ - UPGRADE TO LIFETIME HIGH DEFINITION SHINGLES - COLOR TBD	SQ	1.00
REMOVE EXISTING ROOF MATERIAL	REMOVE ALL EXISTING SHINGLES, FELT AND ACCESSORIES.	Items	1.00
SYNTHETIC FELT / UNDERLAYMENT	UPGRADE TO HIGH QUALITY SYNTHETIC FELT	Items	1.00
DRIP EDGE - 2 X 2 PREPAINTED	COLOR MATCHED TO SHINGLE	PCS	1.00
STARTER STRIP	GAF PRO START INSTALLED ON ENTIRE PERIMETER OF ROOF	BNDS	1.00
ICE & WATER	GAF STORMGUARD - HEAVY DUTY ICE AND WATER BARRIER INSTALLED IN ALL VALLEYS AND AROUND ALL ROOF PENETRATIONS	ROLLS	1.00
HIP & RIDGE - GAF Z RIDGE	UPGRADE TO HIGH PROFILE RIDGE CAP SHINGLES	Items	1.00
RIDGE VENT	UPGRADE TO GAF COBRA III RIDGEVENT. PROVIDES MAXIMUM VENTILATION AND SUPERIOR PROTECTION BY ALLOWING WARM, HUMID AIR TO ESCAPE THE ATTIC MORE EFFICIENTLY.	LF	1.00
BULLET BOOTS	UPGRADE TO BULLET BOOTS WWW.BULLETPRODUCTS.COM/BULLET-PRODUCTS/BULLET-PIPE-FLASHING/	EACH	1.00
STEP FLASHING	REPLACE CHIMNEY AND STEP FLASHING WHERE REQUIRED	LF	1.00
COUNTER FLASHING	REPLACE SIDEWALL AND COUNTER FLASHING WHERE REQUIRED	LF	1.00
GALVANIZED COIL NAILS	SIX(6) 1 1/4" GALVANIZED NAILS PER SHINGLE	Items	1.00
DECKING - ALLOW UP TO 3 SHEETS	REPLACE ANY ROTTED OR DAMAGED DECKING AS NEEDED - INSTALLING NEW DECKING ON ENTIRE HOUSE	ADDED	1.00
SEAL, CAULK AND PAINT TO MATCH	ALL ROOFING COMPONENTS, FLASHINGS AND ACCESSORIES	Items	1.00
PULL REQUIRED PERMITS	PULL REQUIRED PERMITS AND FINAL INSPECTIONS	Items	1.00
CLEAN UP	CLEAN UP, HAUL DEBRIS AND MAGNETICALLY ROLL YARD	Items	1.00

Document ID: 27D0E272-CFD4-4961-BF2A-0E2317006B4F

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Item	Description	Unit of Measure	Qty
PROTECT PROPERTY	COVER AND PROTECT ALL LANDSCAPING, POOL, PATIO FURNITURE ETC.	Items	1.00
GAF SYSTEM PLUS WARRANTY	10YR LABOR AND LIFETIME MATERIAL WARRANTY BACKED BY AMERICAS #1 ROOFING MANUFACTURER, GAF. WWW.ELITEROOFPROLIFETIMEWARRANTIES	ADDED	1.00
WE LOOK FORWARD TO WORKING WITH YOU!			

Sub Total \$25,900.00

ITEM	QTY	UNIT PRICE	AMOUNT
<b>GAF Limited Lifetime Roof</b> Roof Type GAF Timberline HDZ Architectural Limited Lifetime Shingles Brand GAF Color To Be Chosen By The Customer  Includes All Materials, Labor and Taxes - Tear Off Of Existing Cedar Shake And Underlayment, Removal & Haul Away (Additional Layers Add To Price) - Full Roof Inspection - Replace Any Decking Damage (Up To 2 Sheets Of Plywood) - Install New Silicon Type Pipe Jack Boots - Replace All Roof Ventilation - Install GAF Feltbuster Synthetic Underlayment (upgraded from standard 15# Felt) - Install GAF Prostart Starter Shingles Around ENTIRE Perimeter (Both Rakes And Eaves) For Higher Wind Rating - Install GAF Stormgaurd Ice & Water Shield In Valleys, Vents & Flashing - Install New Flashing (Valley, Chimney and Walls Where Needed) - Install 2 Inch Corrosion Resistant Metal Drip Edge Around Perimeter - NAIL SHINGLES - Replace Pipe Jack Boots, Boot Flashing, Exhaust Vents & Caulking Where Needed - Paint Accessories To Match - Cleanup And Removal Of All Debris & Sweep Yard With Magnetic Roller - Complete All Work According To All City Codes And Regulations - 10 Year Limited Workmanship Warranty In Addition To GAF System Plus Warranty At No Extra Cost (\$495 Value) ** This would give you a 50 Year Warranty against material defects for the entire roofing system (Includes Tear Off And Install) as well as 20 year transfer warranty on limited lifetime shingles on residential properties. This is a free upgrade we offer to our customers that choose GAF limited lifetime shingles.	1	\$21,432.00	\$21,432.00

How To Accept

Estimate #6155  
Total amount \$21,432.00

To accept this quote, please call or email us using the details at the top of the page.  
Thank you for your business, have a great day!



Estimate  
6155  
ESTIMATE #  
DATE 03/28/2025

Transcendent Roofing

150 Pemberton Way,  
Austin Texas  
78737  
Ph 512.387.8448 210.533.3757  
estimates@transcendentroofing.com  
https://transcendentroofing.com

\*\* This Is For Standard Colors Only

<b>Decking Repairs</b> If additional decking is needed beyond the two sheets included, each additional piece is \$100 per sheet.	0	\$100.00	\$0.00
<b>Cedar Shake Roof</b> Installation of Cedar Shake Shingles - Natural Cedar Product (Wolf Creek Cedar) - Tear Off Of Existing Cedar Shake And Underlayment, Removal & Haul Away - Installation of Ice and Water Shield Underlayment Entire Surface - Install Cedar Shake Panels According to Manufacturer Specifications - Replace Pipe Jack Boots, Boot Flashing, Exhaust Vents & Caulking Where Needed - Paint Accessories To Match - Cleanup And Removal Of All Debris & Sweep Yard With Magnetic Roller - Complete All Work According To All City Codes And Regulations - 10 Year Limited Workmanship Warranty **Any deviation beyond this agreement must be discussed and approved by homeowner prior to work being performed. This estimated proposal is only honored for 30 days from submission and may be withdrawn since pricing can not be guaranteed due to material and labor cost changes.	0	\$39,764.00	\$0.00

SUBTOTAL \$21,432.00  
TAX \$0.00  
TOTAL \$21,432.00



How To Accept

Estimate #6155  
Total amount \$21,432.00

To accept this quote, please call or email us using the details at the top of the page.  
Thank you for your business, have a great day!