

AGENDA
HISTORIC LANDMARK COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 NORTH MAIN STREET
Tuesday, June 6, 2023 - 5:30 PM

EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE: THE HISTORIC LANDMARK COMMISSION MAY, AS PERMITTED BY LAW, ADJOURN INTO EXECUTIVE SESSION AT ANY TIME TO DISCUSS ANY MATTER LISTED BELOW AS AUTHORIZED BY GOVERNMENT CODE §551.071 (CONSULTATION WITH ATTORNEY)

1. CALL TO ORDER – 5:30 PM

2. CONFLICT OF INTEREST DECLARATION

3. PUBLIC COMMENTS: This is the opportunity for visitors and guests to address the Historic Landmark Commission on any issue. The Historic Landmark Commission may not discuss any presented issue, nor may any action be taken on any issue at this time. (Attorney General opinion – JC-0169)

4. CONSENT AGENDA: All items listed below within the Consent Agenda are considered routine by the Historic Landmark Commission and may be enacted with one motion. There will be no separate discussion of items unless a Commission Member or citizen so requests, in which event the item may be moved to the general order of business and considered in its normal sequence.

4.A. [2023-454](#) THE MINUTES OF THE HISTORIC LANDMARK COMMISSION MEETING OF MAY 02, 2023.

Attachments: [Official Meeting Minutes 23-0502](#)

5. REGULAR AGENDA:

6. [2023-455](#) CONSIDER APPROVAL OF A HISTORIC DISTRICT IMPROVEMENT PROGRAM (HDIP) APPLICATION FOR 265 SOUTH MAIN STREET (KAD 19766) (LOJOPACA II, LTD./CORNER CARTEL BLDG).

Attachments: [Summary - 265 S Main St](#)
[Att 1 - Aerial Map](#)
[Att 2 - Street View](#)
[Att 3 - HDIP Application](#)

7. [2023-456](#) CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR A

WINDOW COLOR LOCATED AT 265 SOUTH MAIN STREET (KAD 19766) (LOJOPACA II, LTD./CORNER CARTEL BLDG).

Attachments: [Summary - 265 S Main St](#)
[Att 1 - Aerial Map](#)
[Att 2 - Street View](#)
[Att 3 - Color Details](#)

8. [2023-457](#) CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR WINDOWS LOCATED AT 410 NORTH MAIN STREET (KAD 25979) (ST. HELENA’S CHURCH/BEN ADAM).

Attachments: [Summary - 410 N Main St](#)
[Att 1- Aerial Map](#)
[Att 2 - Street View](#)
[Att 3 - Window Details](#)

9. [2023-458](#) CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR DOOR AND TRANSOM LOCATED AT 410 NORTH MAIN STREET (KAD 25979) (ST. HELENA’S CHURCH/BEN ADAM).

Attachments: [Summary - 410 N Main St](#)
[Att 1 - Aerial Map](#)
[Att 2 - Street View](#)
[Att 3 - Door Details](#)

10. [2023-459](#) CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR COLOR TO BE USED AT 410 NORTH MAIN STREET (KAD 25979) (ST. HELENA’S CHURCH/BEN ADAM).

Attachments: [Summary - 410 N Main St](#)
[Att 1 - Aerial Map](#)
[Att 2 - Street View](#)
[Att 3 - Color Details](#)

11. COMMENTS FROM COMMISSION/LEGAL COUNSEL/STAFF – No discussion or action may take place.

12. ADJOURNMENT

s/s Nathan Crane

Administrative Officer

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 2nd day of June,
2023 at 5:00 p.m.

s/s Ariel Morin

Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

The City Hall Complex is wheelchair accessible. Access to the building and special parking is available at the front entrance of the building. Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling the by calling the Planning and Community Development Office at 830-249-9511.

Pursuant to Section 30.06 Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to section 30.07 Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

MINUTES
HISTORIC LANDMARK COMMISSION MEETING
BOERNE CITY HALL
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 NORTH MAIN STREET
Tuesday, May 02, 2023 - 5:30 PM

Minutes of the Historic Landmark Commission Meeting of May 02, 2023, at 5:30 p.m.

Present: 5- Chairman Ben Adam, Commissioner Justin Boerner, Commissioner Cali Redd, Commissioner Patti Mainz, Commissioner Michael Nichols

Late: 1- Commissioner Ceasar Hance 5:42 p.m.

Absent:1- Commissioner Sally Pena

Staff Present: Laura Haning, Sara Bennett, Ariel Morin, Krystal Brown, Lesley Gastelum

Recognized/Registered Guests: Matthew Mattingly

EXECUTIVE SESSION IN ACCORDANCE WITH THE TEXAS GOVERNMENT CODE: THE HISTORIC LANDMARK COMMISSION MAY, AS PERMITTED BY LAW, ADJOURN INTO EXECUTIVE SESSION AT ANY TIME TO DISCUSS ANY MATTER LISTED BELOW AS AUTHORIZED BY GOVERNMENT CODE §551.071 (CONSULTATION WITH ATTORNEY)

1. CALL TO ORDER – 5:30 PM

Chairman Adam called the Historic Landmark Commission to order at 5:30 p.m.

2. CONFLICT OF INTEREST DECLARATION

Commissioner Mainz declared a conflict of interest with items 8, 9, and 10.

Chairman Adam declared a conflict of interest with item 5.A.

3. PUBLIC COMMENTS: This is the opportunity for visitors and guests to address the Historic Landmark Commission on any issue. The Historic Landmark Commission may not discuss any presented issue, nor may any action be taken on any issue at this time. (Attorney General opinion – JC-0169)

No comments were received.

4. CONSENT AGENDA: All items listed below within the Consent Agenda are considered routine by the Historic Landmark Commission and may be enacted with one motion. There will be no separate discussion of items unless a Commission Member or citizen so requests, in which event the item may be moved to the general order of business and considered in its normal sequence.

4.A. [2023-407](#) THE MINUTES OF THE HISTORIC LANDMARK COMMISSION
MEETING OF APRIL 4, 2023.

Commissioner Hance joined the dais at 5:42 p.m.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY
COMMISSIONER REDD, TO APPROVE THE CONSENT AGENDA AS
PRESENTED. THE MOTION CARRIED BY THE FOLLOWING VOTE :

YEA: 5- COMMISSIONER BOERNER, COMMISSIONER HANCE,
COMMISSIONER REDD, COMMISSIONER NICHOLS, COMMISSIONER MAINZ

APPROVED 5-0 VOTE

11. COMMENTS FROM COMMISSION/LEGAL COUNSEL/STAFF – No discussion or action may take place.

Ms. Laura Haning, Planning Director, and Mayor Tim Handren presented a recognition award to Chairman Ben Adam and Commissioner Redd for their time on the Historic Landmark Commission.

5. REGULAR AGENDA:

- 5.A. [2023-402](#) CONSIDER THE DEMOLITION REQUEST FOR A STRUCTURE LOCATED AT 1022 EAST BLANCO ROAD (KAD 24309) (BOERNE BIBLE EVANGELICAL FREE CHURCH OF BOERNE).

Ms. Ariel Morin, City Planner I, presented the request for the demolition of a structure located at 1022 E Blanco Rd.

Chairman Adam opened the Public Hearing at 5:40 p.m.

Commissioner Boerner shared his findings from the site visit.

Chairman Adam closed the Public Hearing at 5:41 p.m.

A MOTION WAS MADE BY COMMISSIONER HANCE, SECONDED BY COMMISSIONER NICHOLS, TO APPROVE THE DEMOLITION REQUEST FOR A STRUCTURE LOCATED AT 1022 EAST BLANCO ROAD (KAD 24309) (BOERNE BIBLE EVANGELICAL FREE CHURCH OF BOERNE). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 5- COMMISSIONER BOERNER, COMMISSIONER NICHOLS, COMMISSIONER HANCE, COMMISSIONER REDD, COMMISSIONER MAINZ

NAY: 0

APPROVED: 5-0

6. [2023-403](#) CONSIDER APPROVAL OF A HISTORIC DISTRICT IMPROVEMENT PROGRAM (HDIP) APPLICATION FOR 128 WEST BLANCO ROAD (KAD 19903) (THE KENDALL/ BIRD PROPERTIES LLC).

Ms. Sara Bennett, City Planner II, presented the request for a Historic District Improvement Program (HDIP) for 128 West Blanco Road.

Commissioner Nichols asked about the Historic District Improvement

Program (HDIP) process.

A MOTION WAS MADE BY COMMISSIONER BOERNER, SECONDED BY COMMISSIONER REDD, TO APPROVE THE HISTORIC DISTRICT IMPROVEMENT PROGRAM (HDIP) APPLICATION FOR 128 WEST BLANCO ROAD (KAD 19903) (THE KENDALL/BIRD PROPERTIES LLC). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 5- COMMISSIONER BOERNER, COMMISSIONER NICHOLS, COMMISSIONER HANCE, COMMISSIONER REDD, COMMISSIONER MAINZ

NAY: 0

APPROVED: 5-0

7. [2023-404](#) CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR A WALL SIGN LOCATED AT 342 NORTH MAIN STREET (KAD 23928) (KLEIN SMOKEHAUS/KELLY MATTINGLY).

Ms. Sara Bennett, City Planner II, presented the proposed certificate of appropriateness for a wall sign located at 342 North Main Street.

A MOTION WAS MADE BY COMMISSIONER MAINZ, SECONDED BY COMMISSIONER BOERNER, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A WALL SIGN LOCATED AT 342 NORTH MAIN STREET (KAD 23928) (KLEIN SMOKEHAUS/KELLY MATTINGLY). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 5- COMMISSIONER BOERNER, COMMISSIONER NICHOLS, COMMISSIONER HANCE, COMMISSIONER REDD, COMMISSIONER MAINZ

NAY: 0

APPROVED: 5-0

- 8. [2023-405](#) CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR A WALL SIGN LOCATED AT 108 EAST SAN ANTONIO AVENUE (KAD 19945) (GOOD TO GO BARBERSHOP/RONALD ENEQUE).

Ms. Sara Bennett, City Planner II, presented the certificate of appropriateness for a wall sign located at 108 East Main Street.

Commissioner Mainz recused herself from the dais at 5:54 p.m.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER BOERNER, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A WALL SIGN LOCATED AT 108 EAST SAN ANTONIO (KAD 19945) (GOOD TO GO BARBERSHOP/RONALD ENEQUE). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 4- COMMISSIONER BOERNER, COMMISSIONER NICHOLS, COMMISSIONER HANCE, COMMISSIONER REDD

NAY: 0

APPROVED: 4-0

- 9. [2023-409](#) CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR A WALL SIGN LOCATED AT 108 EAST SAN ANTONIO AVENUE (KAD 19945) (GOOD TO GO BARBERSHOP/RONALD ENEQUE).

Ms. Sara Bennett, City Planner II, presented the certificate of appropriateness for a wall sign located at 108 East Main Street.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER BOERNER, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A WALL SIGN LOCATED AT 108 EAST SAN ANTONIO (KAD 19945) (GOOD TO GO BARBERSHOP/RONALD ENEQUE). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 4- COMMISSIONER BOERNER, COMMISSIONER NICHOLS,

COMMISSIONER HANCE, COMMISSIONER REDD

NAY: 0

APPROVED: 4-0

10. [2023-406](#) CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR A PROJECTING SIGN LOCATED AT 108 EAST SAN ANTONIO AVENUE (KAD 19945) (GOOD TO GO BARBERSHOP/RONALD ENEQUE).

Ms. Sara Bennett, City Planner II, presented the certificate of appropriateness for a wall sign located at 108 East Main Street.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER BOERNER, TO APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A WALL SIGN LOCATED AT 108 EAST SAN ANTONIO (KAD 19945) (GOOD TO GO BARBERSHOP/RONALD ENEQUE). THE MOTION CARRIED BY THE FOLLOWING VOTE:

YEA: 4- COMMISSIONER BOERNER, COMMISSIONER NICHOLS, COMMISSIONER HANCE, COMMISSIONER REDD

NAY: 0

APPROVED: 4-0

11. COMMENTS FROM COMMISSION/LEGAL COUNSEL/STAFF – No discussion or action may take place.

Ms. Sara Bennett, City Planner II, mentioned the July Historic Landmark Commission meeting dates.

Commissioner Mainz rejoined the dais at 5:59 p.m.

Chairman Ben Adam assigned commissioners to subcommittees.

12. ADJOURNMENT

Chairman Ben Adam adjourned the Historic Landmark Commission at 6:05 p.m.

Chairman

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 28th day of April, 2023 at 5:00 p.m.

Secretary

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

The City Hall Complex is wheelchair accessible. Access to the building and special parking is available at the front entrance of the building. Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling the by calling the Planning and Community Development Office at 830-249-9511.

Pursuant to Section 30.06 Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

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AGENDA ITEM SUMMARY

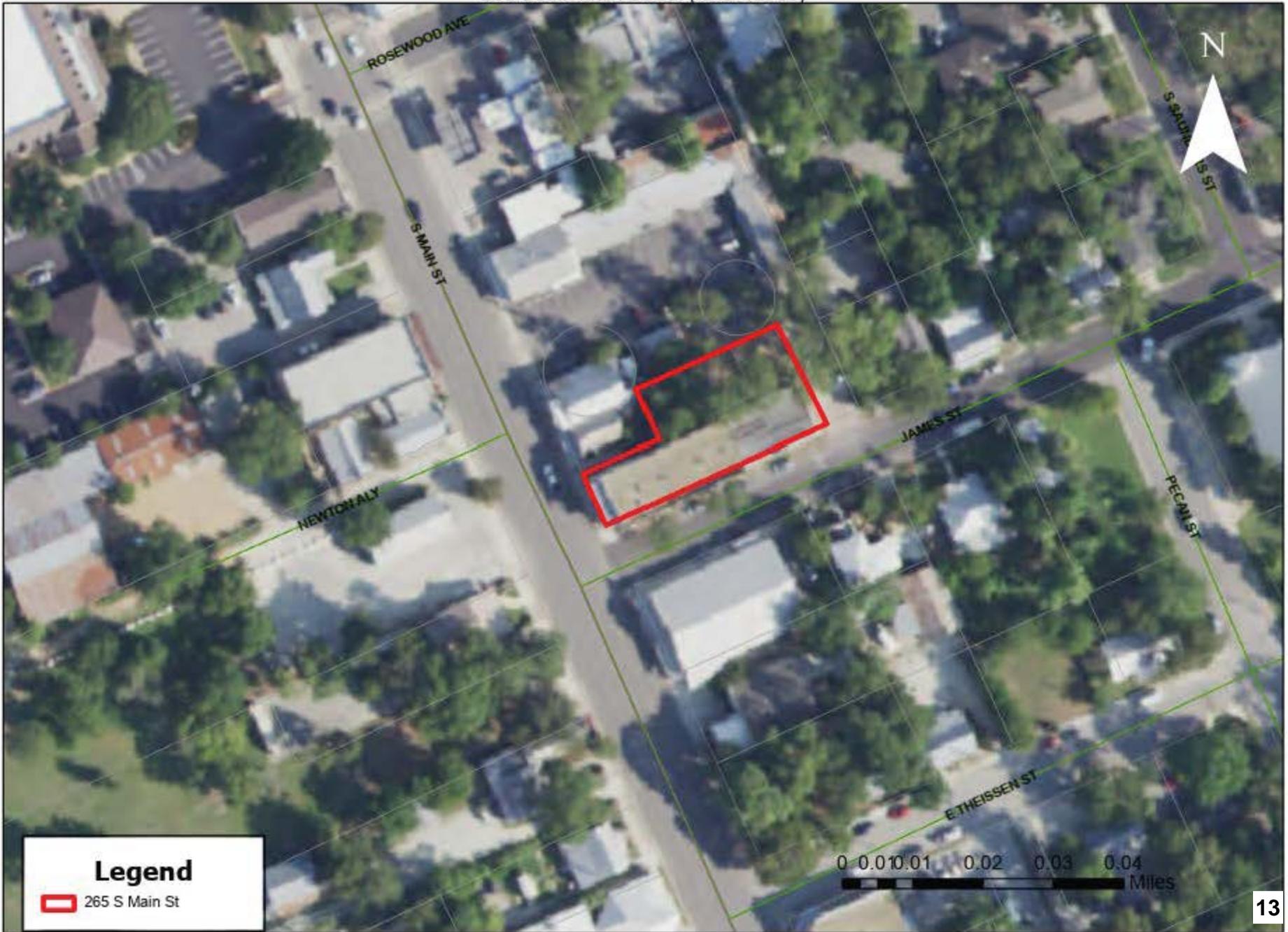
District Impacted

- 1 = Wolosin
- 2 = Wright
- 3 = Scott
- 4 = Boddie
- 5 = Macaluso
- All

Agenda Date	<i>June 06, 2023</i>																							
Requested Action	Consider approval of a Historic District Improvement Program (HDIP) application for 265 South Main Street (KAD 19766) (LOJOPACA II, Ltd./Corner Cartel Bldg).																							
Contact Person	Paul Barwick, Special Projects Director																							
Background Information	HLC Case Number: 2023-06-006																							
	Zoning: C-3, Community Commercial District, Historic District																							
	Contribution/ Integrity: District Contributing/ Medium																							
	Related Case NO's: 2015-07-007 – Sign Mural 2015-06-001 – Sign 2014-09-001 – Sign																							
	HDIP applications are taken on a first-come, first-serve basis. This is the first HDIP application for the current fiscal year. Presently the program is allocated \$35,000 annually. If approved, the remaining available funding for the current fiscal year is \$6,000. This property scored 30 points on the program scoring criteria, a minimum score of 20 is needed to qualify for program, see bold scoring below.																							
	<p><u>A. Contributing/Non-Contributing & Integrity (High/Med/Low)</u></p> <table style="width: 100%; border: none;"> <tr> <td>Contributing Structure/High & Med</td> <td style="text-align: right;">10</td> </tr> <tr> <td>Contributing Structure/Low</td> <td style="text-align: right;">8</td> </tr> <tr> <td>Non-Contributing Structure</td> <td style="text-align: right;">6</td> </tr> <tr> <td>New Structure</td> <td style="text-align: right;">4</td> </tr> </table> <p><u>B. Type of Improvements</u></p> <table style="width: 100%; border: none;"> <tr> <td>Existing Bldg. Façade/Roof/Found.</td> <td style="text-align: right;">10</td> </tr> <tr> <td>Existing Bldg. ADA/Elect./Plumb</td> <td style="text-align: right;">8</td> </tr> <tr> <td>Existing Bldg. Addition</td> <td style="text-align: right;">6</td> </tr> <tr> <td>New Structure</td> <td style="text-align: right;">4</td> </tr> </table> <p><u>C. Estimated Project Budget</u></p> <table style="width: 100%; border: none;"> <tr> <td>(\$50,000 and up)</td> <td style="text-align: right;">10</td> </tr> <tr> <td>(\$25,000-\$49,999)</td> <td style="text-align: right;">8</td> </tr> <tr> <td>(\$15,000-\$24,999)</td> <td style="text-align: right;">6</td> </tr> <tr> <td>(\$0-\$14,999)</td> <td style="text-align: right;">4</td> </tr> </table>	Contributing Structure/High & Med	10	Contributing Structure/Low	8	Non-Contributing Structure	6	New Structure	4	Existing Bldg. Façade/Roof/Found.	10	Existing Bldg. ADA/Elect./Plumb	8	Existing Bldg. Addition	6	New Structure	4	(\$50,000 and up)	10	(\$25,000-\$49,999)	8	(\$15,000-\$24,999)	6	(\$0-\$14,999)
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	<p>The work proposed to be done is a re-roofing installation of a 60 mil Thermoplastic Olefin (TPO) single ply membrane roof system. Included is 3" of rigid insulation, removal of unused electrical conduit, covering chimneys and non-functional vents. Roof work includes new roof hatch and large box gutter and downspout. In addition, a total of 32 double hung windows of various sizes to accommodate existing window openings are to be installed. The total estimated cost of labor and material for the re-roofing work and window replacement is estimated to cost \$124,979.37.</p> <p>The HDIP application submitted is administratively complete. At this time, the applicant, LOJOPACA II, Ltd., is requesting matching reimbursement funds through the HDIP for an amount not to exceed \$14,500. Grant approval is subject to approval of a certificate of appropriateness for the aforementioned work and this grant request for the Historic Landmark Commission.</p>										
Item Justification	<table border="0"> <tr> <td><input type="checkbox"/> Legal/Regulatory Obligation</td> <td><input type="checkbox"/> Infrastructure Investment</td> </tr> <tr> <td><input type="checkbox"/> Reduce Costs</td> <td><input checked="" type="checkbox"/> Customer Demand</td> </tr> <tr> <td><input type="checkbox"/> Increase Revenue</td> <td><input type="checkbox"/> Service Enhancement</td> </tr> <tr> <td><input type="checkbox"/> Drive Down Risk</td> <td><input type="checkbox"/> Process Efficiency</td> </tr> <tr> <td><input type="checkbox"/> Master Plan</td> <td><input type="checkbox"/> Other: _____</td> </tr> </table> <p>Recommendation _____</p>	<input type="checkbox"/> Legal/Regulatory Obligation	<input type="checkbox"/> Infrastructure Investment	<input type="checkbox"/> Reduce Costs	<input checked="" type="checkbox"/> Customer Demand	<input type="checkbox"/> Increase Revenue	<input type="checkbox"/> Service Enhancement	<input type="checkbox"/> Drive Down Risk	<input type="checkbox"/> Process Efficiency	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Other: _____
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<input type="checkbox"/> Drive Down Risk	<input type="checkbox"/> Process Efficiency										
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Other: _____										
Financial Considerations	Amount not to exceed \$14,500, funds for this program are provided through the Economic Development budget.										
Citizen Input/Board Review											
Legal Review											
Alternative Options											
Supporting Documents	Supporting documentation is attached.										

SUBJECT PROPERTY
265 South Main Street (KAD 19766)



Legend
[Red Outline] 265 S Main St

0 0.01 0.02 0.03 0.04
Miles

STREET VIEW
265 SOUTH MAIN STREET (KAD 19766)





HISTORIC DISTRICT IMPROVEMENT PROGRAM APPLICATION FORM

Please return completed with necessary attachments and signature to the Planning & Community Development office no later than the fifteen (15) days prior to the first Tuesday of each month. For information, please contact the Planning & Community Development office.

Applicant Name: Paul Holikamp Date: 5-12-23
Applicant Mailing Address: P.O. Box 11693
Applicant Phone: 210-273-6277 Email: BOERNESIGNS@GMAIL.COM
Property Ownership Entity (if different from Applicant): Lajopaca II Ltd
Property Address: 265 South Main
Project Architect/General Contractor (if applicable): Home Depot/Quality Roofing
Project Estimated Start and Completion Dates: July

Type of Work: (circle all that apply)

- Paint ● Masonry ● Cleaning/Paint Removal ● Awning/Canopy ● Window Repair/Replacement ● Roof
- Repair/Replacement ● Foundation Repair ● Interior ADA Improvement that is part of the structure (accessibility structures, elevators, restroom improvements, widening doorways) ● Building/Fire Code Improvements (such as electrical and plumbing upgrades and fire exits) ● Other (detail below):

Other:

List Details of Planned Project Improvements for Program Grant (attach additional details if necessary):

REPLACE WINDOWS AND REROOF

TOTAL COST OF PROPOSED PROJECT IMPROVEMENTS: **\$124,979.47**
GRANT AMOUNT REQUEST (based on sliding scale): **\$14,500.00**

I attest that at the time of this Application, property to be improved; (1) does not have any delinquent municipal ad valorem taxes, (2) is current on all municipal utility payments; (3) is not listed in part or whole in any current litigation, and (4) is free of all municipal liens, judgments and encumbrances of any kind.

Attach with all required plans/drawings, construction/material estimates, color samples of paint/material, and photographs of project's exterior conditions prior to planned project improvements.

Paul M. Holikamp
Applicant's/Representative Signature

5-18-2023
Date



HISTORIC DISTRICT IMPROVEMENT PROGRAM AGREEMENT FORM

Please return completed with necessary attachments and signature to the Planning & Community Development office at 447 N. Main St. no later than the fifteen (15) days prior to the first Tuesday of each month. For information, please contact the Planning & Community Development office.

- I have met with the City Program representative for the Historic District Improvement Program, and I fully understand the Program procedures and details established by the City.
- I have read the Program Application Form.
- I attest that at the time of this Agreement that the property to be improved (1) does not have any delinquent municipal ad valorem taxes; (2) is current on all municipal utility payments; (3) is not listed in part or whole in any current litigation, and (4) is free of all municipal liens, judgments and encumbrances of any kind.
- I have not received, nor will I receive insurance monies for this project.
- I understand that if I am awarded a grant by the City, any deviation from the approved project may result in the partial or total withdrawal of the Program grant. If the project is substantially altered within one (1) year from construction, I may be required to reimburse the City immediately for a prorated amount of the grant, based on extent of alteration to the improved property that qualified for Program funding.
- I understand and agree that any misrepresentation on this application form will result in immediate denial of request for the Program grant and the inability to re-apply for same. Should such misrepresentation be discovered after an award of funds, then I shall forfeit and/or return any Program funds.

265 S Main
 Property Address

[Signature]
 Applicant's/Representative Signature

5-18-2023
 Date

 (If approved) HLC Approval Date

Quality Roofing

512 E. Blanco Rd, Ste 300

Boerne, TX 78006

Phone: (830) 816-8230

Fax: (830) 249-4778

www.qualityroofingtx.com



TO: | Paul Holekamp

03/31/2023

Re-roof @ 265 S Main St.

JOB: PRJ #76219:Re-roof @ 265 S Main St.

ADDRESS: Holekamp Buildings 265 S Main St., Boerne, TX 78006

*Quality Roofing proposes to do the following work:***RE-ROOFING WITH 60MIL VERSICO TPO SINGLE PLY MEMBRANE ROOF SYSTEM****Upper Roof:**

- Remove all gravel ballast from upper roof area
- Remove "1/2" fan fold recover board and replace it with 3" ISO rigid insulation board
- Install 3" wood nailer across entire eave of Upper Roof
- Mechanically attach 1/2" fan fold recover board to entire roof area
- Attach 1/8" masonite to all vertical wall surfaces on inside perimeter of roof
- Remove brick chimneys down to height of parapet wall, including one course of brick on inside of walls
- Remove (4) large vents and fill openings in roof
- Install new 2x6 wood nailer on top of wall (attachment will be in compliance with manufacturers specifications)
- Mechanically fasten 60mil Versico TPO single ply membrane in compliance with NDL warranty installation criteria (field sheets will be 10' and perimeter sheet 5')
- Membrane will be installed on entire roof surface as well as up all vertical walls and over top of parapet wall terminating at clad edge metal
- Install new 30" x 30" roof hatch (curb will be flashed with TPO membrane)
- Lift small condensing unit and add additional membrane under 4x4's
- All electrical conduit and/or roof vents that are not being used will be removed and disposed of
- Any/all mechanical or electrical work required will be performed by licensed electrician or qualified hvac contractor. This work is not included in bid.
- Install new large box gutter and downspout at eave of Upper Roof
- Job will be inspected by qualified manufacturers representative per NDL warranty criteria
- Roof system comes with Versico Total System 20yr. NDL Warranty. QR will request warranty from Versico upon completion of the work. Versico will issue warranty certificate directly to owner.

Quality Roofing

512 E. Blanco Rd, Ste 300

Boerne, TX 78006

Phone: (830) 816-8230

Fax: (830) 249-4778

www.qualityroofingtx.com



- All job related trash and debris will be removed from premises and disposed of in a legal manner
- QR will obtain required permits from City of Boerne and post on job site per City ordinance

Lower Roof:

- Remove all 2x material at eave of Lower Roof and install new "triple 2 x 8" per sketch provided in email sent previously
- Mechanically attach 3" ISO after puncturing air pockets in modified bitumen membrane
- Install 3" high 2x8 wood nailer across entire length of eave
- Install 1/8" masonite on all vertical wall surfaces (2' up wall at 2 story building, up and over end wall at back of building)
- Mechanically fasten 60mil Versico TPO single ply membrane in compliance with NDL warranty installation criteria (field sheets will be 10' and perimeter sheet 5')
- Membrane will be installed on entire roof surface as well as up all vertical walls and over top of parapet wall terminating at clad edge metal. On wall where roof meets two story building membrane will be counterflashed with 24ga metal.
- Install new gutter and downspout across entire eave of Lower Roof (downspout will be located at rear of building closest to dumpster)
- Job will be inspected by qualified manufacturers representative per NDL warranty criteria
- Roof system comes with Versico Total System 20yr. NDL Warranty. QR will request warranty from Versico upon completion of the work. Versico will issue warranty certificate directly to owner.
- All job related trash and debris will be removed from premises and disposed of in a legal manner
- QR will obtain required permits from City of Boerne and post on job site per City ordinance

*Quality Roofing offers a 10 year workmanship warranty. Material warranty is provided by manufacturer.

*Price quoted is only valid 30 days from proposal date.

*50% Deposit Required Upon Signing Proposal

*Quality Roofing Does Not Accept Credit Cards

PRICE	\$85,930.00
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Approved By:

CUSTOMER PRICE QUOTE



Date:	04/03/2023	Branch:	San Antonio
Design Consultant:	Douglas Williams	Customer Support Center: 1800 HOME-DEPOT	
Phone #:	(830) 388-2702	License(s)	
Installation Address	265 South Main Street		
City, State, Zip	Boerne	TX	78006
Job #	F32900567		
Purchaser(s):	Work Phone	Home Phone	Cell Phone
carol reston			(210) 273-6277

Quote Name: Copy of Copy of Copy of Package A

Your Project Price		
	Total	Monthly*
Home Depot Price:	\$45954.55	\$919.09
Current Promotion: Buy More Save More	-\$6893.18	
Other Available Promotions:		
Your Best Price:	\$39061.37	\$781.23

This is a price quote and does NOT constitute a Sales Contract
The total investment (including discount amounts) is valid until the promotion expires, ask sales consultant for details.
 The Home Depot Price will expire on 05/03/2023

PROFESSIONAL INSTALLATION TOTAL PROJECT MANAGEMENT

Licensed, insured and trusted
Experts from measurement to
Installation to cleanup



Team of dedicated professionals
Assigned to oversee every step of
Your project



SUPERIOR WARRANTIES

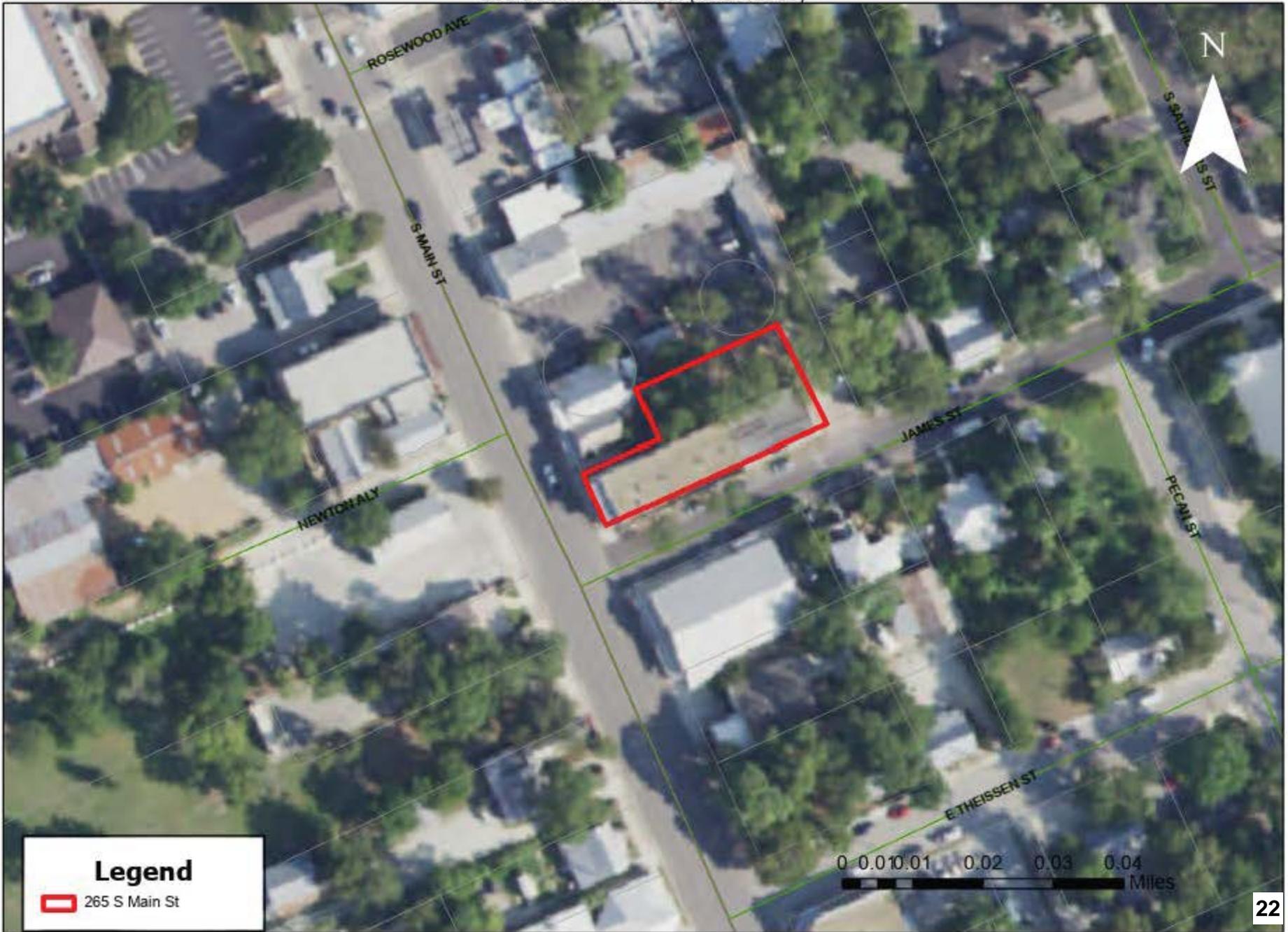
The Home Depot stands behind
Your job; labor, materials and
Your satisfaction guaranteed by
The Home Depot



Quote Name: Copy of Copy of Copy of Package A Page of 4

	<h2 style="margin: 0;">AGENDA ITEM SUMMARY</h2> <div style="border: 1px dashed purple; padding: 5px; margin-top: 10px;"> <p style="text-align: center; margin: 0;">District Impacted</p> <p style="margin: 0;"><input type="checkbox"/> 1 = Wolosin</p> <p style="margin: 0;"><input checked="" type="checkbox"/> 2 = Wright</p> <p style="margin: 0;"><input type="checkbox"/> 3 = Scott</p> <p style="margin: 0;"><input type="checkbox"/> 4 = Boddie</p> <p style="margin: 0;"><input type="checkbox"/> 5 = Macaluso</p> <p style="margin: 0;"><input type="checkbox"/> All</p> </div>												
Agenda Date	<i>June 06, 2023</i>												
Requested Action	Consider a Certificate of Appropriateness for a Window Color located at 265 South Main Street (KAD 19766) (LOJOPACA II, Ltd./Corner Cartel Bldg).												
Contact Person	Sara Serra-Bennett, Planner II, Planning and Community Development Department												
Background Information	<p>HLC Case Number: 2023-05-007</p> <p>Zoning: C-3, Community Commercial District, Historic District</p> <p>Contribution/ Integrity: District Contributing/ Medium</p> <p>Related Case NO's: 2015-07-007 – Sign Mural 2015-06-001 – Sign 2014-09-001 – Sign</p> <p>The applicant will replace the existing windows and has requested a different color for the frames. The new window frames will look like the ones currently there, and replacing them is considered a maintenance item. The property owner is requesting anodized dark bronze color for the frames to contrast the walls and the window frame.</p>												
Item Justification	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border: none;"><input type="checkbox"/> Legal/Regulatory Obligation</td> <td style="width: 50%; border: none;"><input type="checkbox"/> Infrastructure Investment</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Reduce Costs</td> <td style="border: none;"><input checked="" type="checkbox"/> Customer Demand</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Increase Revenue</td> <td style="border: none;"><input type="checkbox"/> Service Enhancement</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Drive Down Risk</td> <td style="border: none;"><input type="checkbox"/> Process Efficiency</td> </tr> <tr> <td style="border: none;"><input type="checkbox"/> Master Plan</td> <td style="border: none;"><input type="checkbox"/> Other: _____</td> </tr> <tr> <td style="border: none; text-align: center;">Recommendation</td> <td style="border: none; text-align: center;">_____</td> </tr> </table>	<input type="checkbox"/> Legal/Regulatory Obligation	<input type="checkbox"/> Infrastructure Investment	<input type="checkbox"/> Reduce Costs	<input checked="" type="checkbox"/> Customer Demand	<input type="checkbox"/> Increase Revenue	<input type="checkbox"/> Service Enhancement	<input type="checkbox"/> Drive Down Risk	<input type="checkbox"/> Process Efficiency	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Other: _____	Recommendation	_____
<input type="checkbox"/> Legal/Regulatory Obligation	<input type="checkbox"/> Infrastructure Investment												
<input type="checkbox"/> Reduce Costs	<input checked="" type="checkbox"/> Customer Demand												
<input type="checkbox"/> Increase Revenue	<input type="checkbox"/> Service Enhancement												
<input type="checkbox"/> Drive Down Risk	<input type="checkbox"/> Process Efficiency												
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Other: _____												
Recommendation	_____												
Financial Considerations													
Citizen Input/Board Review													
Legal Review													
Alternative Options													
Supporting Documents	Supporting documentation is attached.												

SUBJECT PROPERTY
265 South Main Street (KAD 19766)



Legend

 265 S Main St

STREET VIEW
265 SOUTH MAIN STREET (KAD 19766)



Existing windows



Proposed Vinyl Windows



**Color Samples – Anodized Dark Bronze
(RGB - 49, 25, 19)**



	<h2 style="margin: 0;">AGENDA ITEM SUMMARY</h2> <div style="border: 1px dashed purple; padding: 5px; margin-top: 10px;"> <p style="margin: 0;">District Impacted</p> <p style="margin: 0;"><input type="checkbox"/> 1 = Wolosin</p> <p style="margin: 0;"><input type="checkbox"/> 2 = Wright</p> <p style="margin: 0;"><input checked="" type="checkbox"/> 3 = Scott</p> <p style="margin: 0;"><input type="checkbox"/> 4 = Boddie</p> <p style="margin: 0;"><input type="checkbox"/> 5 = Macaluso</p> <p style="margin: 0;"><input type="checkbox"/> All</p> </div>		
Agenda Date	<i>June 06, 2023</i>		
Requested Action	Consider a Certificate of Appropriateness for windows located at 410 North Main Street (KAD 25979) (St.Helena’s Church/Ben Adam).		
Contact Person	Sara Serra-Bennett, Planner II, Planning and Community Development Department		
Background Information	HLC Case Number: 2023-06-008 Zoning: C-2 Transitional Commercial, Historic District Contribution/ Integrity: Contributing/ High Related Case NO’s: 2021-09-012 – Post and Panel Sign 2021-09-011 – Post and Panel Sign 2021-09-010 – Post and Panel Sign The applicant has requested that the existing windows be replaced to what is was there when the building was originally built. The new windows will be made out of wood and match the existing diamond mullions.		
Item Justification	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan Recommendation </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____ _____ </td> </tr> </table>	<input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan Recommendation	<input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____ _____
<input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan Recommendation	<input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____ _____		
Financial Considerations			
Citizen Input/Board Review			
Legal Review			
Alternative Options			
Supporting Documents	Supporting documentation is attached.		

SUBJECT PROPERTY
410 North Main Street (KAD 25979)



Legend

 410 N Main St

STREET VIEW
410 NORTH MAIN STREET (KAD 25979)



Proposed Wooden Windows –



Proposed Window Location



	<h2 style="margin: 0;">AGENDA ITEM SUMMARY</h2> <div style="border: 1px dashed purple; padding: 5px; margin-top: 10px;"> <p style="margin: 0;">District Impacted</p> <p style="margin: 0;"><input type="checkbox"/> 1 = Wolosin</p> <p style="margin: 0;"><input type="checkbox"/> 2 = Wright</p> <p style="margin: 0;"><input checked="" type="checkbox"/> 3 = Scott</p> <p style="margin: 0;"><input type="checkbox"/> 4 = Boddie</p> <p style="margin: 0;"><input type="checkbox"/> 5 = Macaluso</p> <p style="margin: 0;"><input type="checkbox"/> All</p> </div>		
Agenda Date	<i>June 06, 2023</i>		
Requested Action	Consider a Certificate of Appropriateness for door and transom located at 410 North Main Street (KAD 25979) (St.Helena’s Church/Ben Adam).		
Contact Person	Sara Serra-Bennett, Planner II, Planning and Community Development Department		
Background Information	HLC Case Number: 2023-06-009		
	Zoning: C-2 Transitional Commercial, Historic District		
	Contribution/ Integrity: Contributing/ High		
	Related Case NO’s: 2021-09-012 – Post and Panel Sign 2021-09-011 – Post and Panel Sign 2021-09-010 – Post and Panel Sign		
	The applicant has requested to replace the existing aluminum frame door and plywood transom with a wood structure, insulated, double pane, clear glass door and transom.		
Item Justification	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan <input type="checkbox"/> Recommendation </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____ </td> </tr> </table>	<input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan <input type="checkbox"/> Recommendation	<input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____
<input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan <input type="checkbox"/> Recommendation	<input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____		
Financial Considerations			
Citizen Input/Board Review			
Legal Review			
Alternative Options			
Supporting Documents	Supporting documentation is attached.		

SUBJECT PROPERTY
410 North Main Street (KAD 25979)



Legend

 410 N Main St

STREET VIEW
410 NORTH MAIN STREET (KAD 25979)



Door and Transom Location



	<p style="text-align: center;">AGENDA ITEM SUMMARY</p> <div style="border: 1px dashed purple; padding: 5px; width: fit-content; margin-left: auto;"> <p>District Impacted</p> <p><input type="checkbox"/> 1 = Wolosin</p> <p><input type="checkbox"/> 2 = Wright</p> <p><input checked="" type="checkbox"/> 3 = Scott</p> <p><input type="checkbox"/> 4 = Boddie</p> <p><input type="checkbox"/> 5 = Macaluso</p> <p><input type="checkbox"/> All</p> </div>		
Agenda Date	June 06, 2023		
Requested Action	Consider a Certificate of Appropriateness for Color to be used at 410 North Main Street (KAD 25979) (St. Helena’s Church/Ben Adam).		
Contact Person	Sara Serra-Bennett, Planner II, Planning and Community Development Department		
Background Information	<p>HLC Case Number: 2023-05-010</p> <p>Zoning: C-2 Transitional Commercial, Historic District</p> <p>Contribution/ Integrity: Contributing/ High</p> <p>Related Case NO’s: 2021-09-012 – Post and Panel Sign 2021-09-011 – Post and Panel Sign 2021-09-010 – Post and Panel Sign</p> <p>The applicant has requested new windows, door and transom to be painted Ivorie, as presented in the attached material.</p>		
Item Justification	<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan <input type="checkbox"/> Recommendation </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____ _____ </td> </tr> </table>	<input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan <input type="checkbox"/> Recommendation	<input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____ _____
<input type="checkbox"/> Legal/Regulatory Obligation <input type="checkbox"/> Reduce Costs <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Drive Down Risk <input type="checkbox"/> Master Plan <input type="checkbox"/> Recommendation	<input type="checkbox"/> Infrastructure Investment <input checked="" type="checkbox"/> Customer Demand <input type="checkbox"/> Service Enhancement <input type="checkbox"/> Process Efficiency <input type="checkbox"/> Other: _____ _____		
Financial Considerations			
Citizen Input/Board Review			
Legal Review			
Alternative Options			
Supporting Documents	Supporting documentation is attached.		

SUBJECT PROPERTY
410 North Main Street (KAD 25979)



Legend

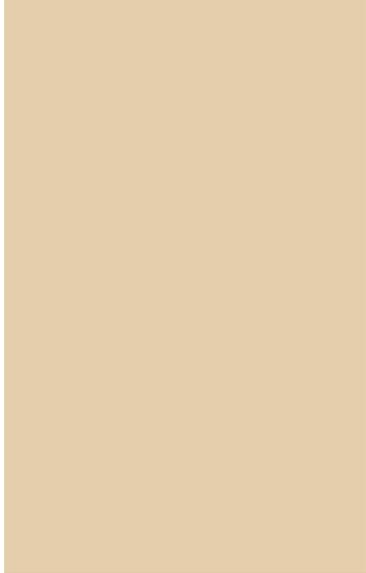
 410 N Main St

0 0.010.01 0.03 0.04 0.06 Miles

STREET VIEW
410 NORTH MAIN STREET (KAD 25979)



Color Samples



Ivoire (SW 6127)