

AGENDA
HISTORIC LANDMARK COMMISSION MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 NORTH MAIN STREET
Tuesday, February 3, 2026 - 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
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.

A. [2026-022](#) CONSIDER APPROVAL OF THE MINUTES OF THE HISTORIC LANDMARK COMMISSION MEETINGS OF JANUARY 6, 2026.

Attachments: [Minutes HLC 1.6.2026](#)

5. REGULAR AGENDA:

A. [2026-023](#) CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR IMPROVEMENTS TO TWO STRUCTURES LOCATED AT 402 E BLANCO ROAD.

Attachments: [Final AIS 402 E Blanco Rd- COA Building Permit](#)
[Attachment 1 - Aerial Map](#)
[Attachment 2 - Zoning Map](#)
[Attachment 3 - Exterior/Site Visit Photos](#)
[Attachment 4 - Window Map and Photos](#)

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

7. ADJOURNMENT

s/s Francesca “Franci” Linder

Administrative Officer

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the 28th day of January, 2026 at 5:00 p.m.

s/s Misti Rains

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.

AGENDA
HISTORIC LANDMARK COMMISSION MEETING
RONALD C. BOWMAN CITY COUNCIL CHAMBERS
447 NORTH MAIN STREET
Tuesday, January 6, 2026 - 5:30 PM

Present: 5 - Chairman Sally Pena, Commissioner Cesar Hance,
Commissioner Mike Nichols, Commissioner Sharon D. Wright,
and Commissioner Ashley Maytum

Absent: 2 - Vice Chair Lynnese Graves, and Commissioner Patti Mainz

Staff Present: Franci Linder, Ben Simmons, Jo-Anmarie Andrade, Bria Jackson, Sarah Riggs, and Siria Arreola.

1. CALL TO ORDER – 5:30 PM

Chairman Pena called the meeting to order at 5:30 p.m.

2. CONFLICT OF INTEREST

Commissioner Hanes declared a conflict of interest with agenda items 5A., 5B., and 5C.

3. PUBLIC COMMENTS:

No public comments were received.

4. CONSENT AGENDA:

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

Yeah: 5 - Chairman Pena, Commissioner Hance, Commissioner Nichols, Commissioner Wright, and Commissioner Maytum

Absent: 2 - Vice Chair Graves, and Commissioner Mainz

A. 2025-631 CONSIDER APPROVAL OF THE MINUTES OF THE HISTORIC LANDMARK COMMISSION MEETING OF DECEMBER 2, 2025.

The Minutes were approved.

Commissioner Hanes recused himself and stepped away from the Dais at 5:34 p.m.

5. REGULAR AGENDA:

A. 2025-632 CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR A SIGN PERMIT AND A VARIANCE RECOMMENDATION FOR A NEW SIGN LOCATED AT 455 S MAIN STREET. (Hance Realty)

Mr. Ben Simmons, Planner I, reviewed the sign review and approval process. He presented a site plan showing the location of each sign on the property. For Item 5A, the applicant submitted both an original and an alternative design. The original design features black font, is six square feet in size, non-illuminated, made of metal, and uses fewer than four colors. This design requires a recommendation for a Design Review Committee (DRC) variance.

The alternate sign has not yet been reviewed for compliance and does not meet the criteria due to insufficient height, as a minimum clearance of ten feet is required. The signs will be aligned with the curb.

A MOTION WAS MADE BY COMMISSIONER WRIGHT, SECONDED BY COMMISSIONER NICHOLS, TO ACCEPT THE FINDINGS AND APPROVE A CERTIFICATE OF APPROPRIATENESS FOR NEW SIGN PERMITS FOR OPTION 1, LOCATED AT 455 S MAIN STREET, INCLUDING A RECOMMENDATION FOR APPROVAL FOR THE SIGN VARIANCE TO BE CONSIDERED BY THE DESIGN REVIEW COMMITTEE FOR THE PROPERTY LOCATED AT 455 S MAIN STREET (HANCE REALTY). THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Chairman Pena, Commissioner Nichols, Commissioner Wright, and Commissioner Maytum

Absent: 2 - Vice Chair Graves, and Commissioner Mainz

Recused: 1 - Commissioner Hance

B. 2025-633 CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR A SIGN

**PERMIT FOR THREE NEW SIGNS AND A VARIANCE
RECOMMENDATION FOR ONE SIGN LOCATED AT 455 S MAIN
STREET. (La Dama Fina)**

Mr. Ben Simmons presented a site plan showing three proposed signs for La Dama Fina Boutique. Sign One features brown font, is 24.5 square feet in size, non-illuminated, made of metal, and uses fewer than four colors. Sign Two features black font, is 5.33 square feet, non-illuminated, made of metal, and uses fewer than four colors. Sign Three features black font, is six square feet, non-illuminated, made of metal, and uses fewer than four colors. Sign Three requires a recommendation for a DRC variance.

Mr. Simmons also presented an alternate sign design featuring black font, measuring five square feet, non-illuminated, made of metal, and using fewer than four colors. This alternate design also requires a recommendation for a DRC variance. Staff requested that a stipulation be added requiring staff review if the alternate sign is approved. Staff recommended proceeding with Option 1.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER WRIGHT, TO ACCEPT THE FINDINGS AND APPROVE A CERTIFICATE OF APPROPRIATENESS FOR NEW SIGN PERMITS, OPTION 1, LOCATED AT 455 S MAIN STREET, INCLUDING A RECOMMENDATION FOR APPROVAL FOR THE SIGN VARIANCE TO BE CONSIDERED BY THE DESIGN REVIEW COMMITTEE FOR THE PROPERTY LOCATED AT 455 S MAIN STREET (LA DAMA FINA). THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Chairman Pena, Commissioner Nichols, Commissioner Wright, and Commissioner Maytum

Absent: 2 - Vice Chair Graves, and Commissioner Mainz

Recused: 1 - Commissioner Hance

C. 2025-634 CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR A SIGN PERMIT FOR A NEW SIGN LOCATED AT 455 S MAIN STREET. (SL Permanent Jewelry)

Mr. Simmons stated that this agenda item does not require a DRC variance. The application had been previously submitted but was not issued a Certificate of Appropriateness, and the applicant is now resubmitting. The proposed sign

features black font, is 22 square feet in size, non-illuminated, made of metal, and uses fewer than four colors.

Commissioner Nichols noted that the previous denial was based on the sign's location rather than its design.

Chairman Pena invited Michelle Parker to speak. Ms. Parker explained that there is a window decal on the property and private parking located behind the building, making additional visibility critical for the business. She discussed the importance of installing a hanging sign in front to help reduce customer confusion.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER MAYTUM, TO ACCEPT THE FINDINGS AND APPROVE A CERTIFICATE OF APPROPRIATENESS FOR A NEW SIGN PERMIT LOCATED AT 455 S MAIN STREET (SL PERMANENT JEWELRY). THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 4 - Chairman Pena, Commissioner Nichols, Commissioner Wright, and Commissioner Maytum

Absent: 2 - Vice Chair Graves, and Commissioner Mainz

Recused: 1 - Commissioner Hance

D. 2025-635 CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR EXTERIOR IMPROVEMENTS TO A STRUCTURE LOCATED AT 225-257 N MAIN STREET. (ART Spa House)

Commissioner Hance returned to the dais at 5:55 p.m.

Ms. Jo-Anmarie Andrade, Planner II, presented an aerial map of the property location, noting that there are two addresses and that a typographical error had been identified in the address. She stated that the property is zoned C3, Community Commercial, and dates to circa 1955. The applicant proposes to replace two windows and two doors and to repaint the exterior of the structure. No historic architectural elements will be removed. Staff finds that the application meets submittal deadlines and complies with applicable regulations.

The property is a non-contributing structure located within the Historic District and is subject to the Historic District Design Guidelines. The use is commercial.

The scope of work includes the replacement of two fixed picture windows within existing openings. The new windows will have black exterior trim and will be wood units with aluminum-clad exteriors. Staff noted that replacement is acceptable when repair is not feasible and when the size and configuration are maintained.

Two doors will be replaced in-kind, maintaining the existing size, proportions, and locations. The new doors will be fiberglass with bronze hardware, finished to match the approved trim and door color. Staff noted that this retains the original entry configuration and aligns with the design guidelines.

The exterior will be repainted with Sherwin-Williams Natural Linen (SW 9109) in an eggshell finish for the body, and Sherwin-Williams Tricorn Black (SW 7069) in an eggshell finish for the trim and doors. Staff stated that the proposed colors are compatible with surrounding buildings, provide appropriate contrast, and are consistent with Historic District guidelines.

Staff concluded that the proposed exterior improvements meet the City of Boerne's Unified Development Code (UDC) regulations and Historic District Design Guidelines.

The applicants, Robert and Laura Bells, were present and briefly introduced themselves. The applicants stated they also plan to replace the awning with an all-black version but have not yet secured a contractor or received a quote.

Commissioner Nichols noted that the exterior lighting portion of the project will be placed on hold for review at the next meeting.

A MOTION WAS MADE BY COMMISSIONER NICHOLS, SECONDED BY COMMISSIONER WRIGHT, THAT THE HISTORIC LANDMARK COMMISSION ACCEPT THE FINDINGS AND APPROVE THE CERTIFICATE OF APPROPRIATENESS FOR 225-227 S MAIN STREET WITH THE EXCLUSION OF THE EXTERIOR LIGHTING FIXTURES AND CANOPY. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 5 - Chairman Pena, Commissioner Hance, Commissioner Nichols, Commissioner Wright, and Commissioner Maytum

Absent: 2 - Vice Chair Graves, and Commissioner Mainz

E. 2025-636 CONSIDER A CERTIFICATE OF APPROPRIATENESS FOR A SIGN PERMIT LOCATED AT 225-257 N MAIN STREET. (ART Spa House)

Ms. Andrade presented the proposed wall sign for "Art Spa House," noting that the letters are 14 inches tall with an overall length of 15 feet. She stated that the sign meets the UDC and Historic District requirements, including size, color, and material standards.

A MOTION WAS MADE BY COMMISSIONER WRIGHT, SECONDED BY COMMISSIONER MAYTUM, THAT THE HISTORIC LANDMARK COMMISSION ACCEPT THE FINDINGS AND APPROVE THE CERTIFICATE OF APPROPRIATENESS FOR 225-227 S MAIN STREET. THE MOTION CARRIED BY THE FOLLOWING VOTE:

Yeah: 5 - Chairman Pena, Commissioner Hance, Commissioner Nichols, Commissioner Wright, and Commissioner Maytum

Absent: 2 - Vice Chair Graves, and Commissioner Mainz

6. COMMENTS FROM COMMISSION/LEGAL COUNSEL/STAFF - no discussion or action may take place.

No comments.

7. ADJOURNMENT

Chairman Pena adjourned the Historic Landmark Commission meeting at 6:09 p.m.

Chairman

Secretary



AGENDA ITEM SUMMARY

Agenda Date	February 3, 2026
Requested Action	Consider a certificate of appropriateness for exterior improvements to two structures located at 402 E Blanco Road.
Contact Person	Benjamin Simmons— Planner I (830) 248-1630, bsimmons@boerne-tx.gov
Background Information	<p>BACKGROUND:</p> <p>The subject property at 402 E. Blanco Road was built in 1910 by renowned regional architect Alfred Giles for use as Boerne Public School. The building is a symmetrical, two-story, early-twentieth-century schoolhouse. The design features a mix of influences including Classical, Romanesque, and Prairie School styles. The main structure is composed of large, coursed, rusticated native limestone blocks vertically divided into three blocks with the main (central) block projecting forward. The building has a series of hipped roofs with wide overhanging eaves clad in standing seam metal. Windows on the lower floor are placed in sets of four double-hung sash units separated by mullions. Windows on the second floor align with the windows on the lower floor and are topped with lunettes creating a classical arch shape. The building has served a variety of civic purposes throughout its history, first as a public school and later as Boerne's City Hall. In addition to the main building there is a two-room limestone building to the rear of the property. This building was used as an early school prior to the construction of the main building. This building features limestone block construction, a metal roof, and six over six double hung windows. Currently, both buildings are unoccupied.</p> <p>The property owner/applicant is Johnny Leach.</p> <p>The property is zoned C3 – Community Commercial and is located inside the Historic Overlay District.</p> <p>The structure is considered a highly contributing structure within the Historic district.</p> <p>The applicant proposes to improve the exterior of the building with window replacements. In total the applicant will replace 48 windows with 32 being in the main building and 16 being in the secondary</p>

building. These windows will be replaced on a like-for-like basis with a transition from single pane windows to double pane windows. There are a variety of window types including two over two, one over one, and six over six. These windows will be replaced to match existing window styles.

The UDC requires that any activity requiring a certificate of appropriateness inside of the Historic District must be approved by the Historic Landmark Commission and will be subject to the historic design guidelines. (UDC Sec. 3-11.B.8)

REQUEST:

1. The applicant is requesting a Certificate of Appropriateness (COA) for exterior work at 402 E. Blanco Road, including the replacement of 48 windows across two buildings.

ANALYSIS:

Criteria for the HLC review process include:

- Historical appropriateness:
- Compatible architectural design
- Streetscape objectives
- Overall enhancement of the Historic District

The proposal replaces forty-eight windows with replacements matching the existing windows with a change being made to double pane instead of single pane glass. Window replacement is acceptable when repair is not feasible, provided the new units match the original in size and light pattern; wood is the preferred material.

Exterior paint that matches the original paint scheme and existing trim of the building will be utilized for the replacement windows.

FINDINGS:

- Staff finds that the exterior improvements meet Boerne's UDC regulations and Historic District Guidelines.

RECOMMENDATION:

The Historic Landmark Commission should determine if the request meets the requirements of the UDC and the Historic District Guidelines and consider issuing a Certificate of Appropriateness.

	<p>MOTIONS FOR CONSIDERATION:</p> <p>I move that the Historic Landmark Commission accept the findings and APPROVE the Certificate of Appropriateness for 402 E Blanco Road.</p> <p>OR</p> <p>I move that the Historic Landmark Commission DENY the Certificate of Appropriateness for 402 E Blanco Road.</p>
Strategic Alignment	
Financial Considerations	N/A
Citizen Input/Board Review	N/A
Legal Review	N/A
Alternative Options	N/A
Supporting Documents	<p>Attachment 1 – Aerial Map</p> <p>Attachment 2 – Zoning Map</p> <p>Attachment 3 – Site Visit and Application Photos</p> <p>Attachment 4 – Window Map and Photos</p>



SURREY

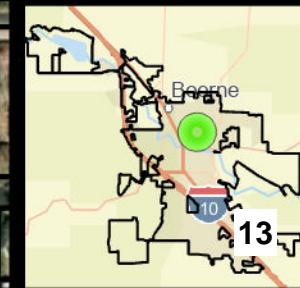
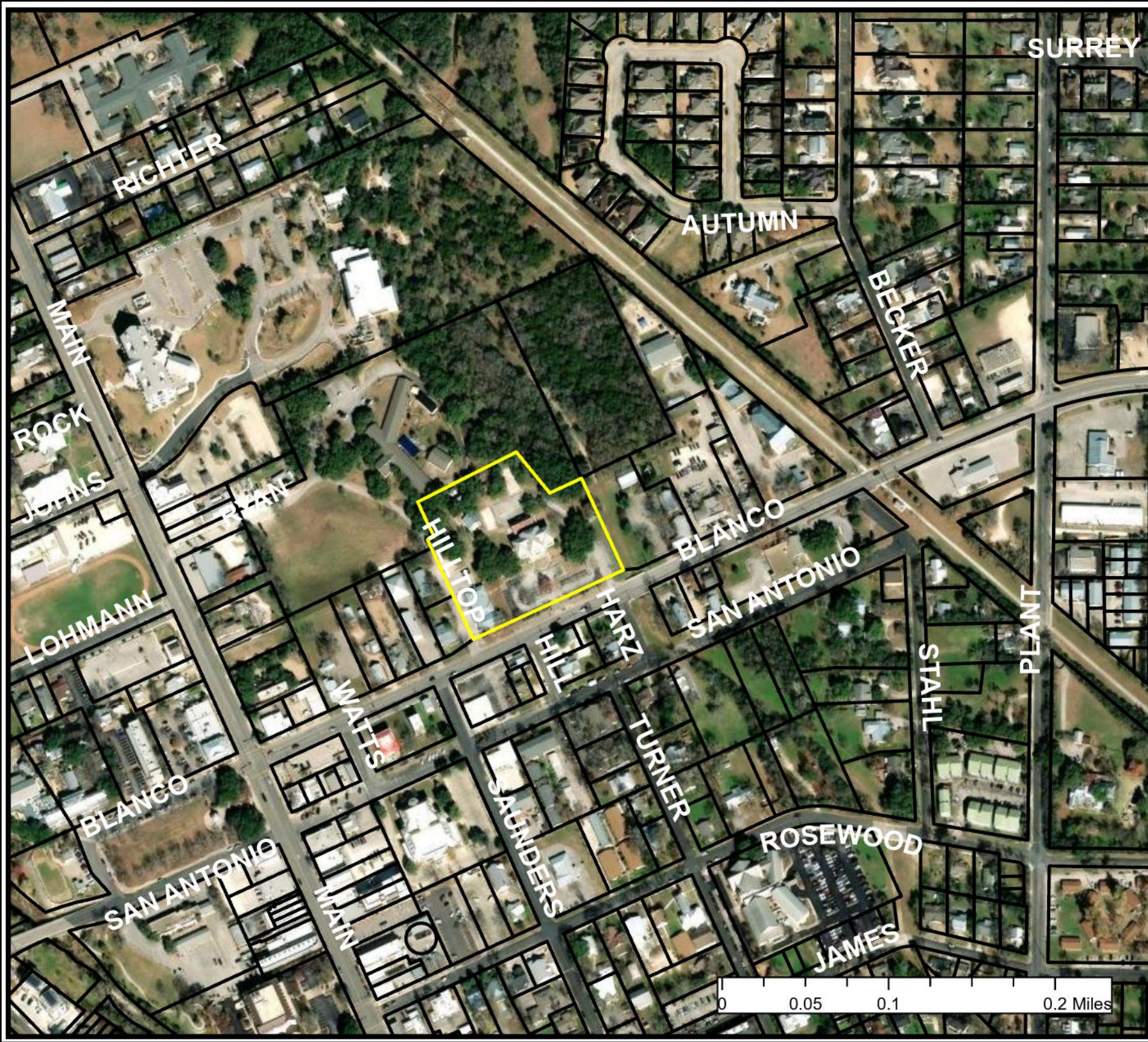
SUBJECT PROPERTY

402 E Blanco Road

Legend

Parcels

SUBJECT PROPERTY





N

SUBJECT PROPERTY
[INSERT ADDRESS]

Current Zoning

C3

Historic District

Legend

SUBJECT PROPERTY

Boerne Zoning

C1

C2

C3

CITY

CIV

O1

R1-M

R2-M

R3-A

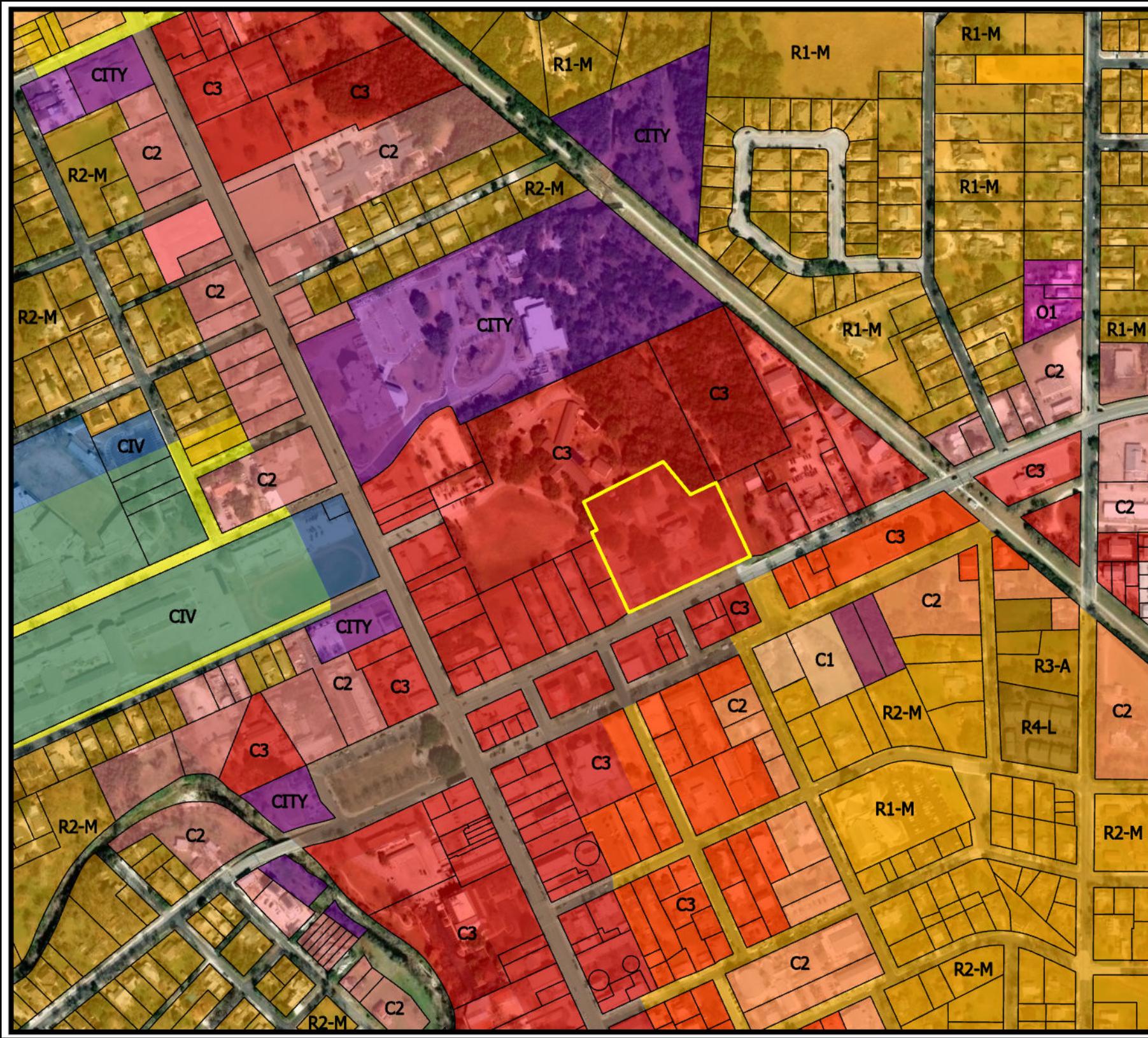
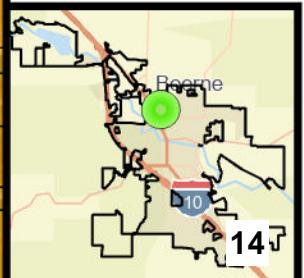
R4-L

Overlay Districts

Downtown Community

Entrance Corridor

Historic District

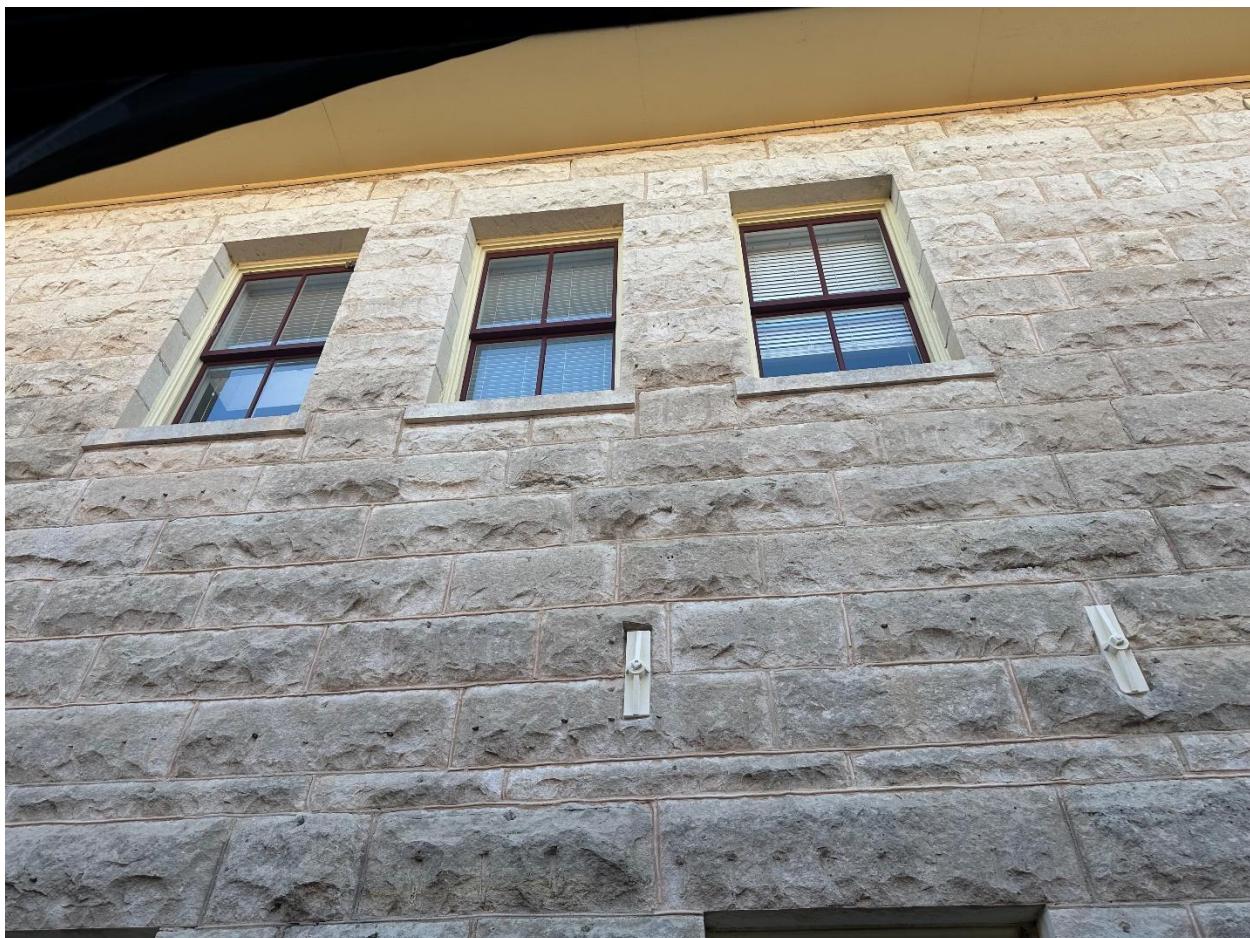


Site Visit and Application Photos 402 E Blanco Road



































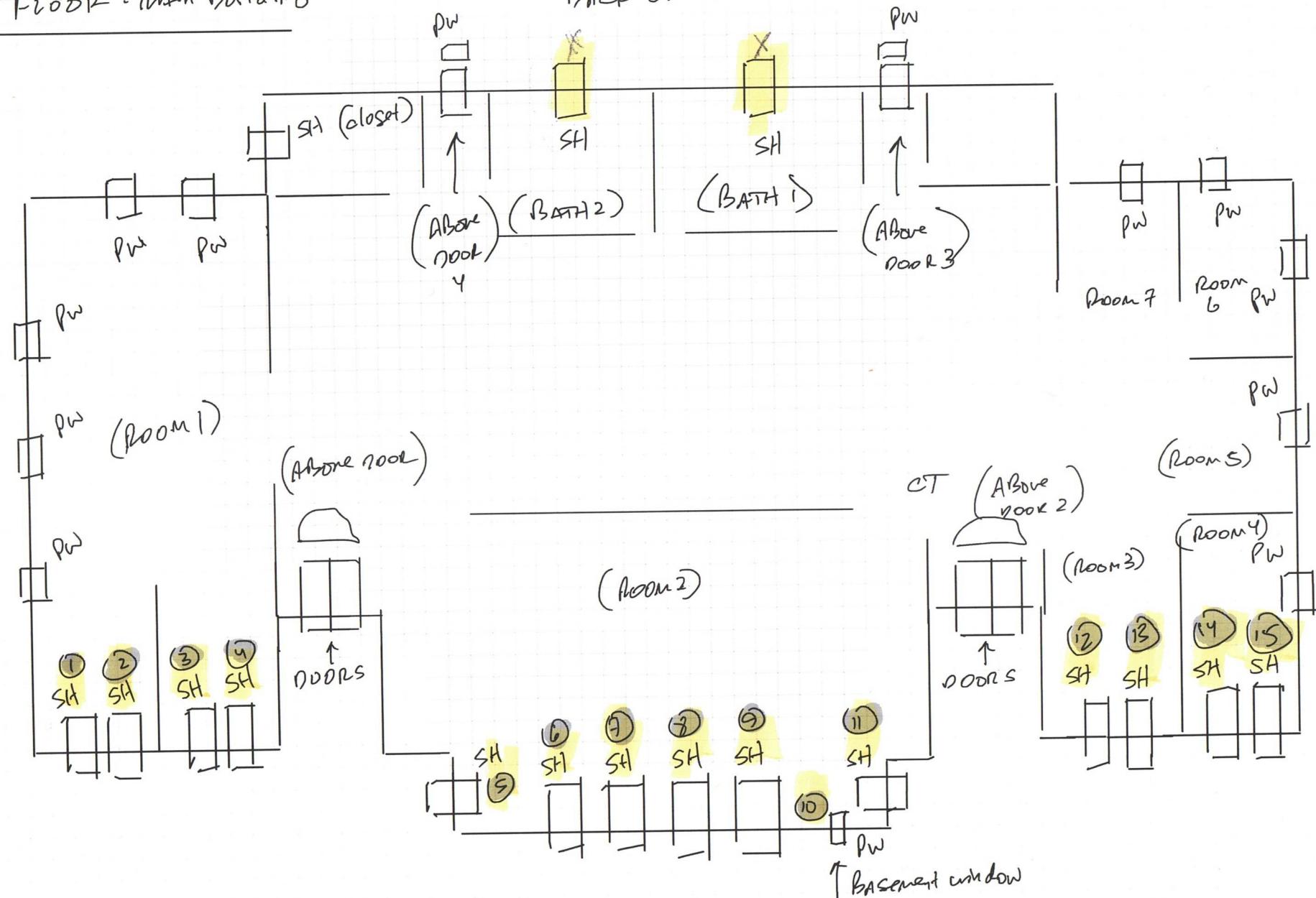






1st Floor - Main Building

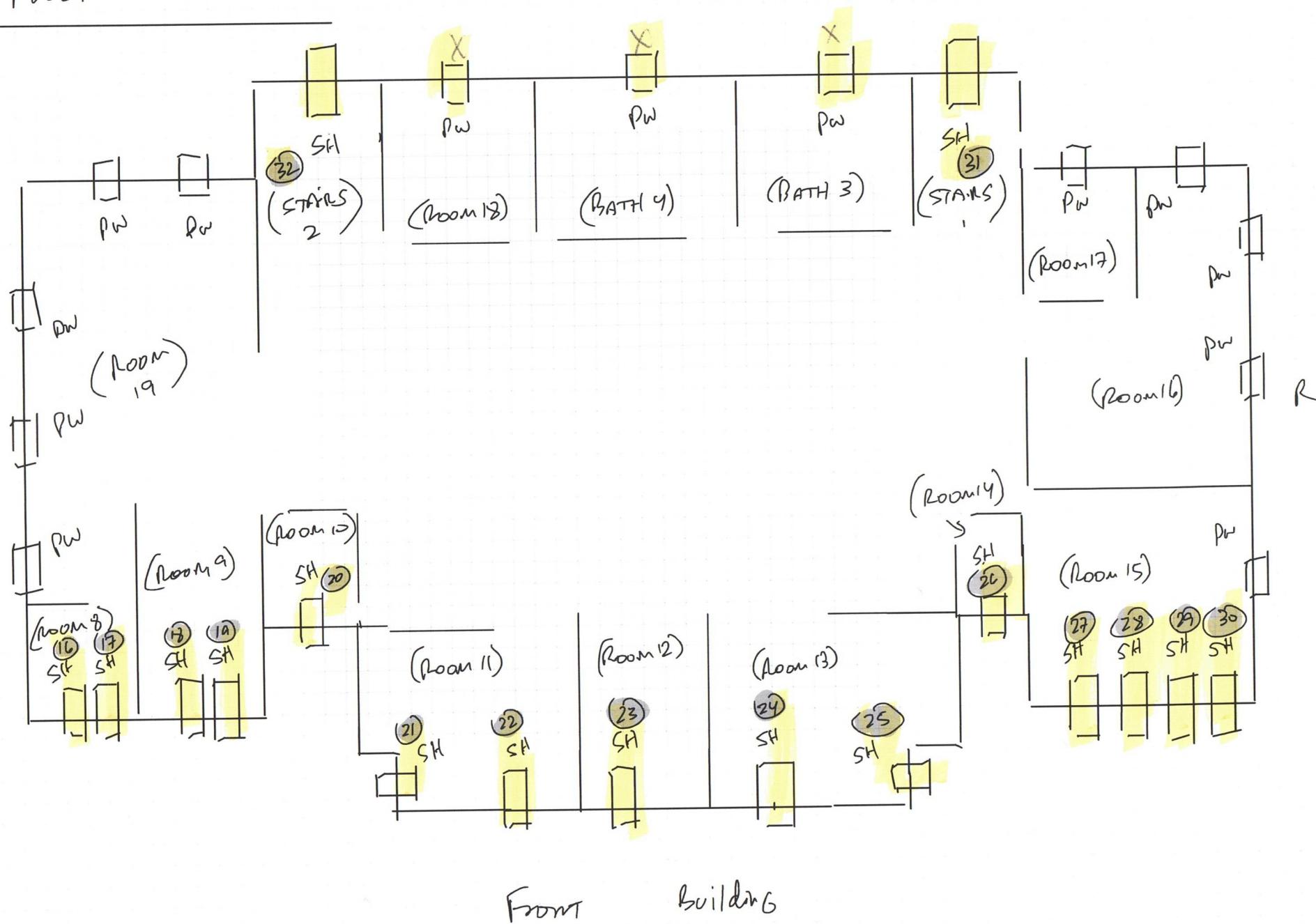
Back of Building



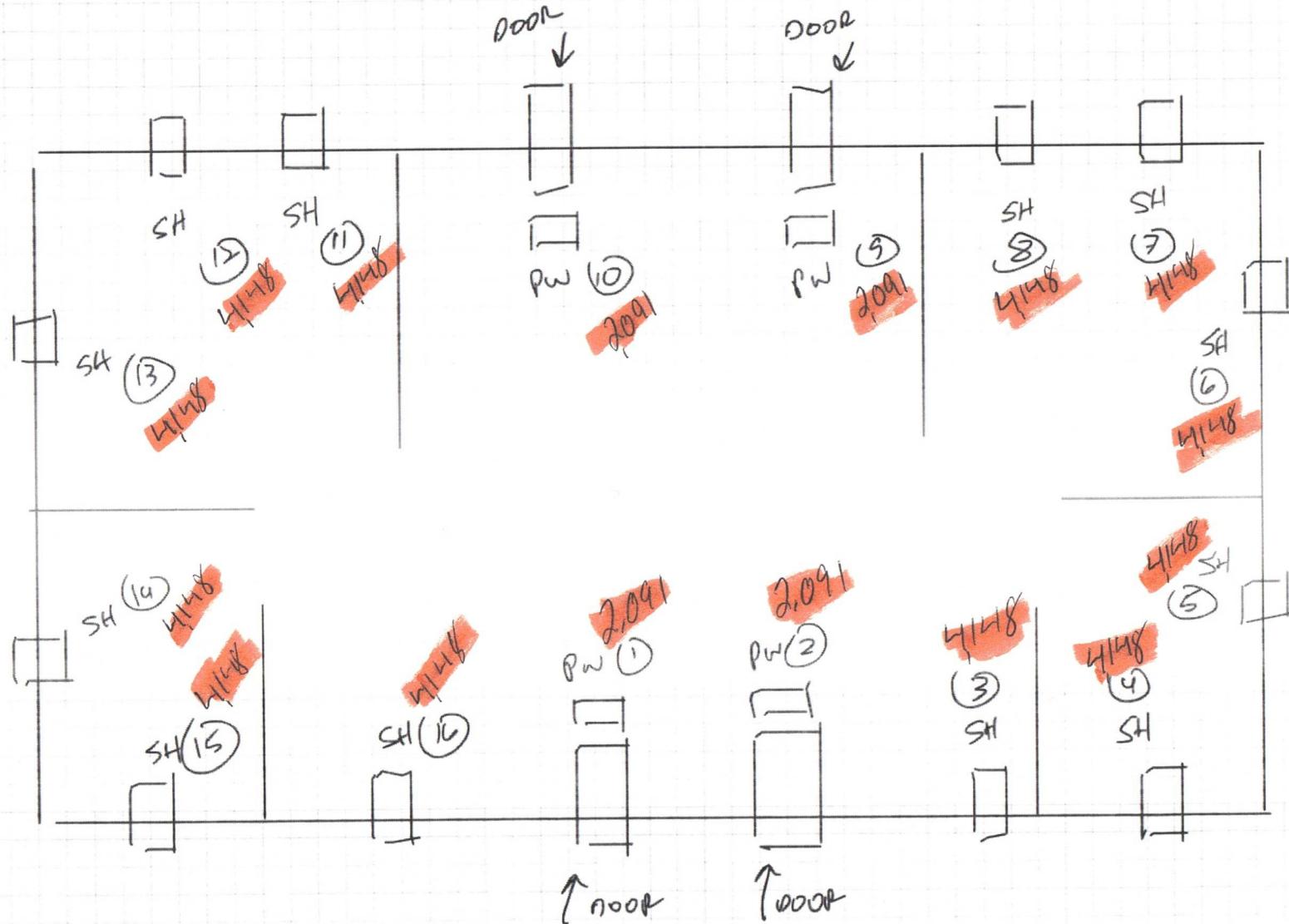
Front of building

2nd Floor - Main Building

Back of Building



897830



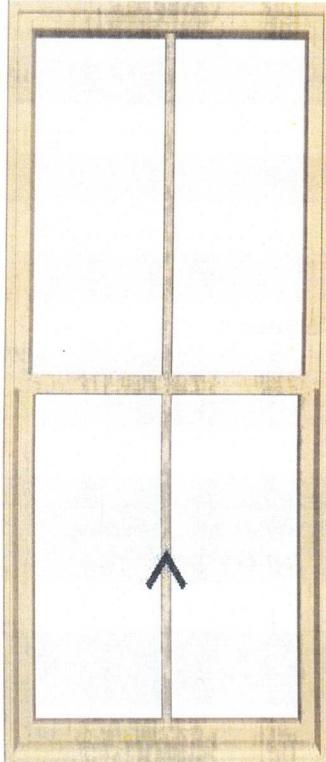
(MAIN Building)

Johnny Leach Project

Replacing 32 specified windows on main building. Permit for Boerne will be secured by Southwest Exteriors. Historical district requirements will be completed by property owners. **Building 2 details will be sent separately.

Vendo Quote Line Item #	Quantity	Line Item Name	Product Type Name	Measurement Type	Overall Frame Height	Overall Frame Width	Tempered
		ment	Rectangl e				
11	1	11- Room 2 Stairs	Infinity Insert Single Hung	Frame Size	93	40	Yes
12	1	12- Room 3	Infinity Insert Single Hung	Frame Size	93	40	No
13	1	13- Room 3	Infinity Insert Single Hung	Frame Size	93	40	No
14	1	14- Room 4	Infinity Insert Single Hung	Frame Size	93	40	No
15	1	15- Room 4	Infinity Insert Single Hung	Frame Size	93	40	No
16	1	16- Room 8	Infinity Insert Single Hung	Frame Size	89	41	No
17	1	17- Room 8	Infinity Insert Single Hung	Frame Size	89	41	No
18	1	18- Room 9	Infinity Insert Single Hung	Frame Size	89	41	No
19	1	19- Room 9	Infinity Insert Single Hung	Frame Size	89	41	No
20	1	20- Room 10	Infinity Insert Single Hung	Frame Size	89	41	No

Vendo Quote Line Item #	Quantity	Line Item Name	Product Type Name	Measurement Type	Overall Frame Height	Overall Frame Width	Tempered
			Single Hung				
32	1	32- Stairs 2	Infinity Insert Single Hung	Frame Size	89	41	Yes

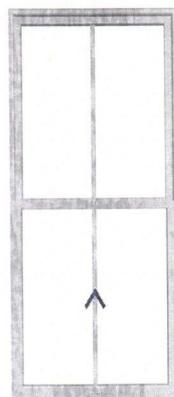


Exterior Visualization
Drawing

Hardware Color:	White
Glass Surface:	Low E3
Tempered:	No
Obscure:	None
Perimeter Bar Color:	Stainless Pre Oct 2025
Grille Type:	1 1/8" SDL
Grille Pattern:	Rectangular
Screen Type:	Extruded Half Screen
Screen Mesh Type:	Charcoal Hi-Transparency Fiberglass Mesh
Exterior Screen Surround:	Sierra
Exterior trim out to cover kerf:	
Remove & Reinstall blinds (per 3x5 opening):	
Large Window adder (Equal to or Greater than 120 UI):	

Lead Paint Removal:

Southwest Exteriors will remove and dispose of all lead paint for windows being replaced per EPA guidelines



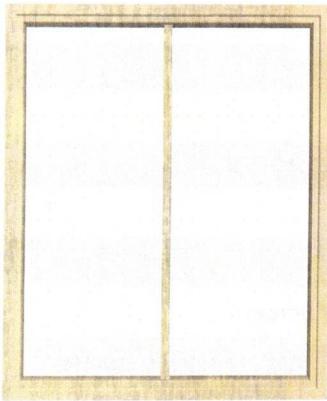
Interior Visualization
Drawing

3- Room 1

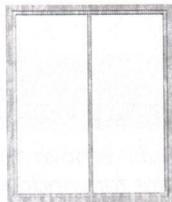
1 x \$~~150~~

Options

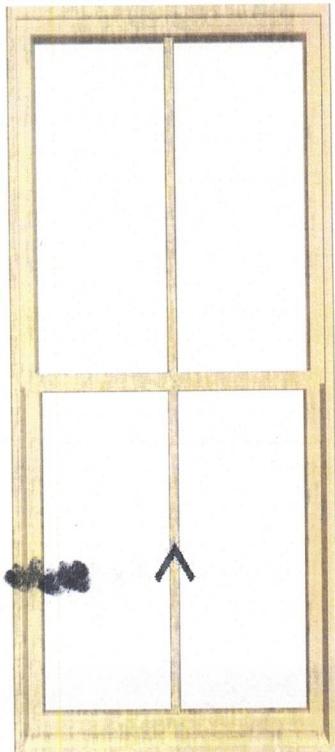
Description:	Infinity Insert Single Hung
Overall Frame Width:	40
Overall Frame Height:	93
Sash Split:	Standard
Hardware Color:	White



Exterior Visualization
Drawing



Interior Visualization
Drawing



Exterior Visualization
Drawing

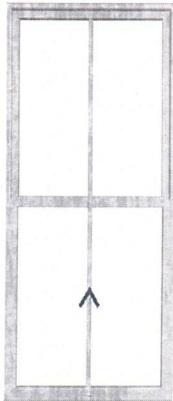
Obscure:	None
Perimeter Bar Color:	<i>Stainless Pre Oct 2025</i>
Grille Type:	<i>1 1/8" SDL</i>
Grille Pattern:	<i>Rectangular</i>
Remove & Reinstall blinds (per 3x5 opening):	
Exterior trim out to cover kerf:	
Lead Paint Removal:	<i>Southwest Exteriors will remove and dispose of all lead paint for windows being replaced per EPA guidelines</i>

6- Room 2

1 x \$~~4,850~~

Options

Description:	<i>Infinity Insert Single Hung</i>
Overall Frame Width:	<i>40</i>
Overall Frame Height:	<i>93</i>
Sash Split:	<i>Standard</i>
Hardware Color:	<i>White</i>
Glass Surface:	<i>Low E3</i>
Tempered:	<i>No</i>
Obscure:	<i>None</i>
Perimeter Bar Color:	<i>Stainless Pre Oct 2025</i>
Grille Type:	<i>1 1/8" SDL</i>
Grille Pattern:	<i>Rectangular</i>
Screen Type:	<i>Extruded Half Screen</i>
Screen Mesh Type:	<i>Charcoal Hi-Transparency Fiberglass Mesh</i>
Exterior Screen Surround:	<i>Sierra</i>
Large Window adder (Equal to or Greater than 120 UI):	



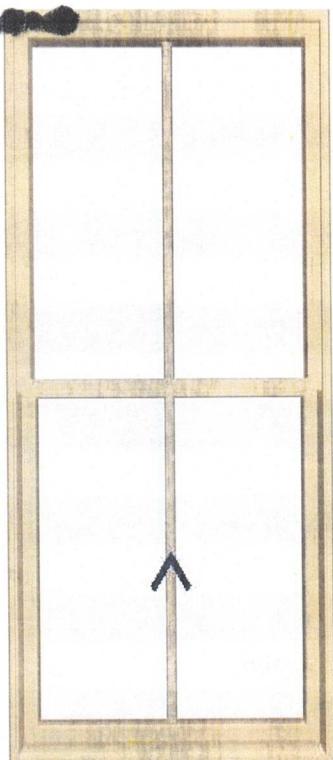
Interior Visualization
Drawing

Lead Paint Removal:

Southwest Exteriors will remove and dispose of all lead paint for windows being replaced per EPA guidelines

Exterior trim out to cover kerf:

Remove & Reinstall blinds (per 3x5 opening):



Exterior Visualization
Drawing

7- Room 2

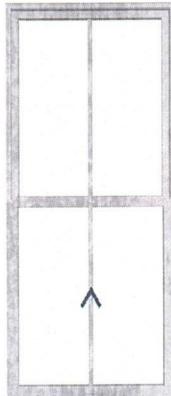
1 x \$ [REDACTED]

Options

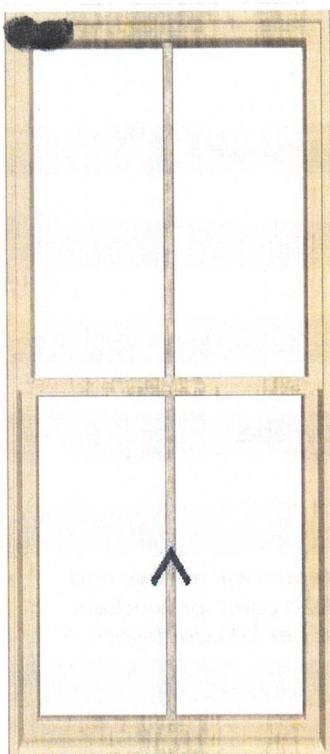
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Hardware Color:	<i>White</i>
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Tempered:	<i>No</i>
Obscure:	<i>None</i>
Perimeter Bar Color:	<i>Stainless Pre Oct 2025</i>
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Grille Pattern:	<i>Rectangular</i>
Screen Type:	<i>Extruded Half Screen</i>
Screen Mesh Type:	<i>Charcoal Hi-Transparency Fiberglass Mesh</i>
Exterior Screen Surround:	<i>Sierra</i>
Exterior trim out to cover kerf:	
Remove & Reinstall blinds (per 3x5 opening):	
Large Window adder (Equal to or Greater than 120 UI):	

Lead Paint Removal:

Southwest Exteriors will remove and dispose of all lead paint for windows being replaced per EPA guidelines



Interior Visualization
Drawing



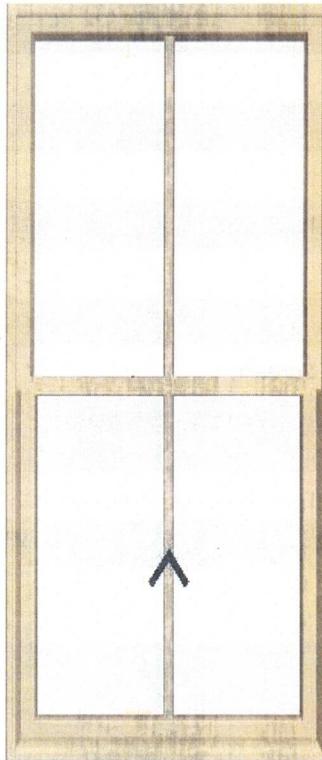
Exterior Visualization
Drawing

9- Room 2

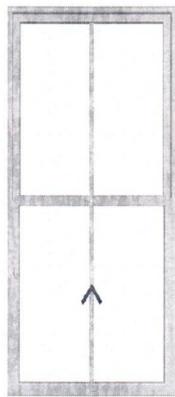
1 x \$4832

Options

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Glass Surface:	<i>Low E3</i>
Tempered:	<i>No</i>
Obscure:	<i>None</i>
Perimeter Bar Color:	<i>Stainless Pre Oct 2025</i>
Grille Type:	<i>1 1/8" SDL</i>
Grille Pattern:	<i>Rectangular</i>
Screen Type:	<i>Extruded Half Screen</i>
Screen Mesh Type:	<i>Charcoal Hi-Transparency Fiberglass Mesh</i>
Exterior Screen Surround:	<i>Sierra</i>
Exterior trim out to cover kerf:	
Remove & Reinstall blinds (per 3x5 opening):	
Large Window adder (Equal to or Greater than 120 UI):	
Lead Paint Removal:	<i>Southwest Exteriors will remove and dispose of all lead paint for windows being replaced per EPA guidelines</i>



Exterior Visualization
Drawing



Interior Visualization
Drawing

11- Room 2 Stairs

1 x \$5,466

Options

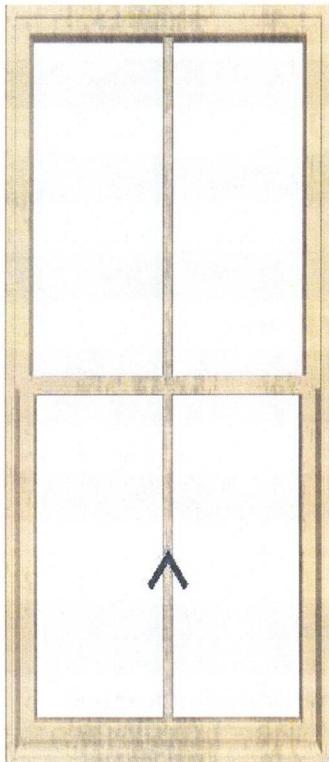
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Overall Frame Height:	93
Sash Split:	<i>Standard</i>
Hardware Color:	<i>White</i>
Glass Surface:	<i>Low E3</i>
Tempered:	<i>Yes</i>
Obscure:	<i>None</i>
Perimeter Bar Color:	<i>Stainless Pre Oct 2025</i>
Grille Type:	<i>1 1/8" SDL</i>
Grille Pattern:	<i>Rectangular</i>
Screen Type:	<i>Extruded Half Screen</i>
Screen Mesh Type:	<i>Charcoal Hi-Transparency Fiberglass Mesh</i>
Exterior Screen Surround:	<i>Sierra</i>
Exterior trim out to cover kerf:	
Remove & Reinstall blinds (per 3x5 opening):	
Large Window adder (Equal to or Greater than 120 UI):	
Lead Paint Removal:	<i>Southwest Exteriors will remove and dispose of all lead paint for windows being replaced per EPA guidelines</i>

12- Room 3

1 x \$1,683

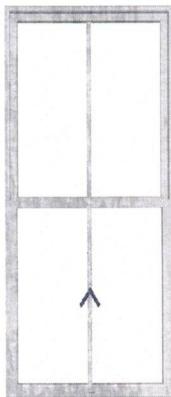
Options

Description:	<i>Infinity Insert Single Hung</i>
Overall Frame Width:	40
Overall Frame Height:	93
Sash Split:	<i>Standard</i>



Glass Surface:	Low E3
Tempered:	No
Obscure:	None
Perimeter Bar Color:	Stainless Pre Oct 2025
Grille Type:	1 1/8" SDL
Grille Pattern:	Rectangular
Screen Type:	Extruded Half Screen
Screen Mesh Type:	Charcoal Hi-Transparency Fiberglass Mesh
Exterior Screen Surround:	Sierra
Large Window adder (Equal to or Greater than 120 UI):	
Exterior trim out to cover kerf:	
Remove & Reinstall blinds (per 3x5 opening):	
Lead Paint Removal:	<i>Southwest Exteriors will remove and dispose of all lead paint for windows being replaced per EPA guidelines</i>

Exterior Visualization
Drawing



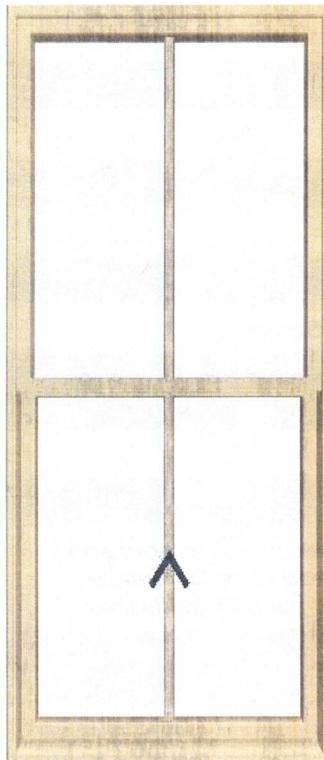
Interior Visualization
Drawing

14- Room 4

1 x \$4,832

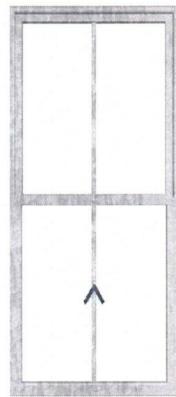
Options

Description:	Infinity Insert Single Hung
Overall Frame Width:	40
Overall Frame Height:	93
Sash Split:	Standard
Hardware Color:	White



Exterior Visualization
Drawing

Glass Surface:	Low E3
Tempered:	No
Obscure:	None
Perimeter Bar Color:	Stainless Pre Oct 2025
Grille Type:	1 1/8" SDL
Grille Pattern:	Rectangular
Screen Type:	Extruded Half Screen
Screen Mesh Type:	Charcoal Hi-Transparency Fiberglass Mesh
Exterior Screen Surround:	Sierra
Large Window adder (Equal to or Greater than 120 UI):	
Exterior trim out to cover kerf:	
Remove & Reinstall blinds (per 3x5 opening):	
Lead Paint Removal:	<i>Southwest Exteriors will remove and dispose of all lead paint for windows being replaced per EPA guidelines</i>



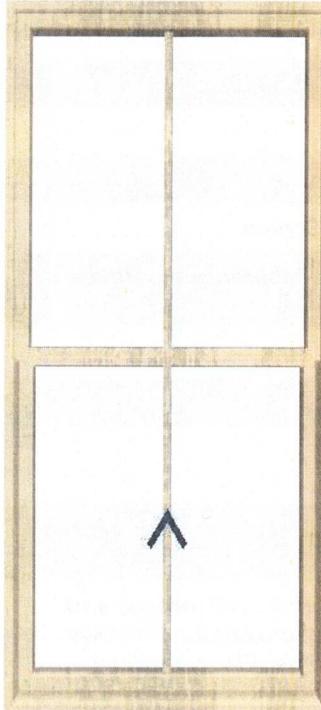
Interior Visualization
Drawing

16- Room 8

1 x \$ ~~455~~

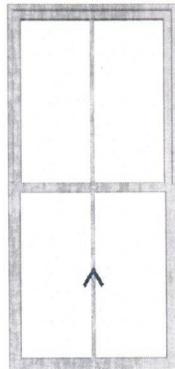
Options

Description:	Infinity Insert Single Hung
Overall Frame Width:	41
Overall Frame Height:	89
Sash Split:	Standard
Hardware Color:	White



Obscure:	None
Perimeter Bar Color:	<i>Stainless Pre Oct 2025</i>
Grille Type:	1 1/8" SDL
Grille Pattern:	Rectangular
Screen Type:	Extruded Half Screen
Screen Mesh Type:	Charcoal Hi-Transparency Fiberglass Mesh
Exterior Screen Surround:	Sierra
Remove & Reinstall blinds (per 3x5 opening):	
Exterior trim out to cover kerf:	
Large Window adder (Equal to or Greater than 120 UI):	
Lead Paint Removal:	<i>Southwest Exteriors will remove and dispose of all lead paint for windows being replaced per EPA guidelines</i>

Exterior Visualization
Drawing



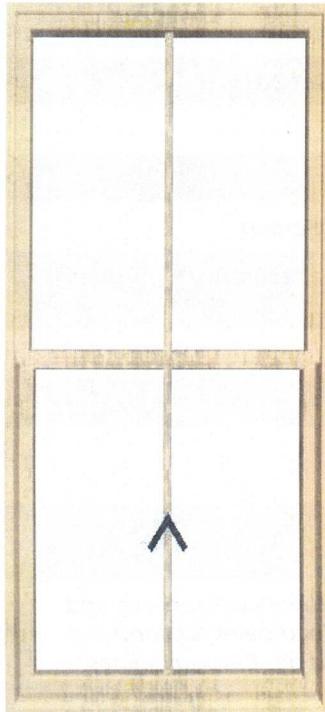
Interior Visualization
Drawing

18- Room 9

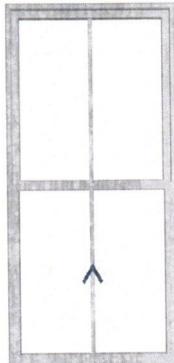
1 x \$*738.00*

Options

Description:	<i>Infinity Insert Single Hung</i>
Overall Frame Width:	41
Overall Frame Height:	89
Sash Split:	Standard
Hardware Color:	White
Glass Surface:	Low E3
Tempered:	No



Exterior Visualization
Drawing



Interior Visualization
Drawing

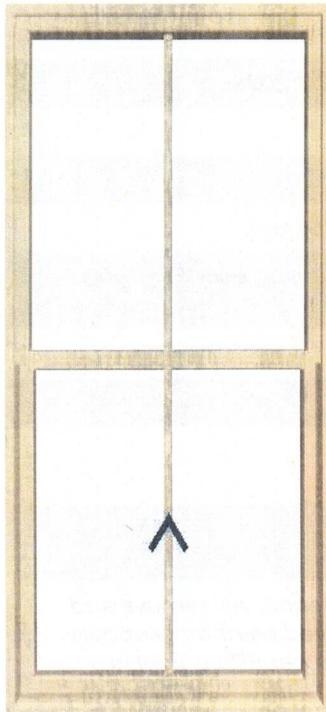
Obscure:	None
Perimeter Bar Color:	<i>Stainless Pre Oct 2025</i>
Grille Type:	1 1/8" <i>SDL</i>
Grille Pattern:	<i>Rectangular</i>
Screen Type:	<i>Extruded Half Screen</i>
Screen Mesh Type:	<i>Charcoal Hi-Transparency Fiberglass Mesh</i>
Exterior Screen Surround:	<i>Sierra</i>
Exterior trim out to cover kerf:	
Remove & Reinstall blinds (per 3x5 opening):	
Large Window adder (Equal to or Greater than 120 UI):	
Lead Paint Removal:	<i>Southwest Exteriors will remove and dispose of all lead paint for windows being replaced per EPA guidelines</i>

20- Room 10

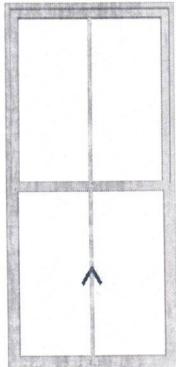
1 x *\$4,832*

Options

Description:	<i>Infinity Insert Single Hung</i>
Overall Frame Width:	41
Overall Frame Height:	89
Sash Split:	<i>Standard</i>
Hardware Color:	<i>White</i>
Glass Surface:	<i>Low E3</i>
Tempered:	<i>No</i>

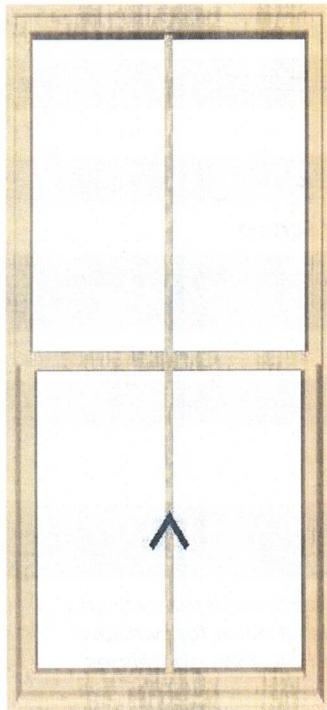


Exterior Visualization
Drawing

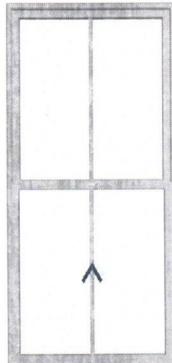


Interior Visualization
Drawing

Obscure:	None
Perimeter Bar Color:	<i>Stainless Pre Oct 2025</i>
Grille Type:	<i>1 1/8" SDL</i>
Grille Pattern:	<i>Rectangular</i>
Screen Type:	<i>Extruded Half Screen</i>
Screen Mesh Type:	<i>Charcoal Hi-Transparency Fiberglass Mesh</i>
Exterior Screen Surround:	<i>Sierra</i>
Exterior trim out to cover kerf:	
Remove & Reinstall blinds (per 3x5 opening):	
Large Window adder (Equal to or Greater than 120 UI):	
Lead Paint Removal:	<i>Southwest Exteriors will remove and dispose of all lead paint for windows being replaced per EPA guidelines</i>

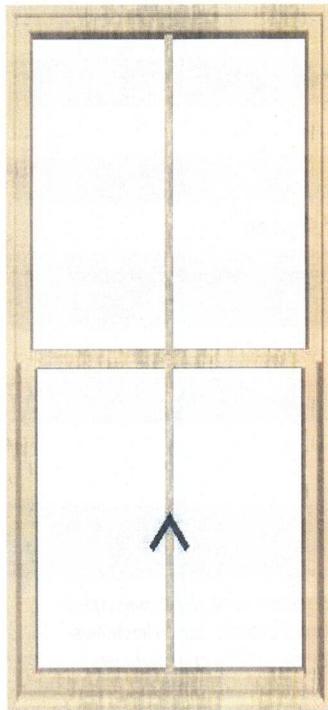


Exterior Visualization
Drawing



Interior Visualization
Drawing

Obscure:	None
Perimeter Bar Color:	<i>Stainless Pre Oct 2025</i>
Grille Type:	1 1/8" <i>SDL</i>
Grille Pattern:	<i>Rectangular</i>
Screen Type:	<i>Extruded Half Screen</i>
Screen Mesh Type:	<i>Charcoal Hi-Transparency Fiberglass Mesh</i>
Exterior Screen Surround:	<i>Sierra</i>
Exterior trim out to cover kerf:	
Remove & Reinstall blinds (per 3x5 opening):	
Large Window adder (Equal to or Greater than 120 UI):	
Lead Paint Removal:	<i>Southwest Exteriors will remove and dispose of all lead paint for windows being replaced per EPA guidelines</i>



Obscure:

None

Perimeter Bar Color:

Stainless Pre Oct 2025

Grille Type:

1 1/8" SDL

Grille Pattern:

Rectangular

Screen Type:

Extruded Half Screen

Screen Mesh Type:

Charcoal Hi-Transparency Fiberglass Mesh

Exterior Screen Surround:

Sierra

Large Window adder (Equal to or Greater than 120 UI):

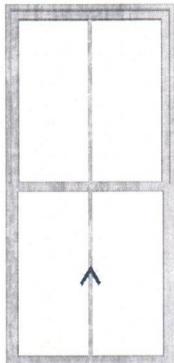
Exterior trim out to cover kerf:

Remove & Reinstall blinds (per 3x5 opening):

Lead Paint Removal:

Southwest Exteriors will remove and dispose of all lead paint for windows being replaced per EPA guidelines

Exterior Visualization
Drawing



Interior Visualization
Drawing

26- Room 14

1 x \$4,832

Options

Description:

Infinity Insert Single Hung

Overall Frame Width:

41

Overall Frame Height:

89

Sash Split:

Standard

Hardware Color:

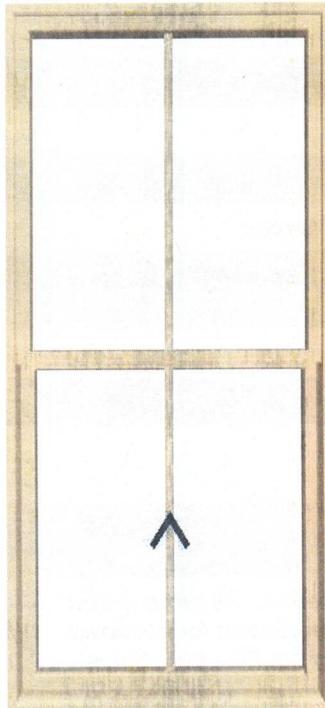
White

Glass Surface:

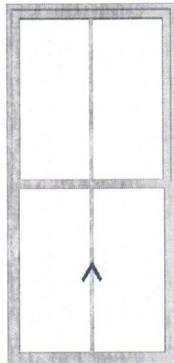
Low E3

Tempered:

No



Exterior Visualization
Drawing



Interior Visualization
Drawing

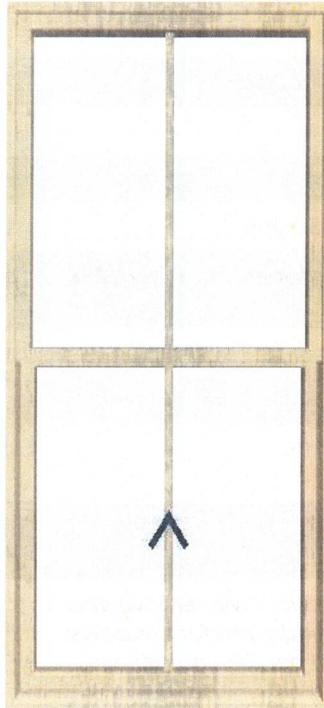
Obscure:	None
Perimeter Bar Color:	<i>Stainless Pre Oct 2025</i>
Grille Type:	<i>1 1/8" SDL</i>
Grille Pattern:	<i>Rectangular</i>
Screen Type:	<i>Extruded Half Screen</i>
Screen Mesh Type:	<i>Charcoal Hi-Transparency Fiberglass Mesh</i>
Exterior Screen Surround:	<i>Sierra</i>
Exterior trim out to cover kerf:	
Remove & Reinstall blinds (per 3x5 opening):	
Large Window adder (Equal to or Greater than 120 UI):	
Lead Paint Removal:	<i>Southwest Exteriors will remove and dispose of all lead paint for windows being replaced per EPA guidelines</i>

28- Room 15

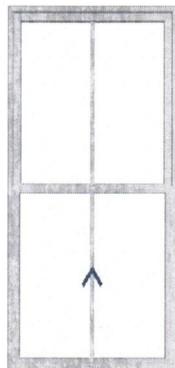
1 x *8* *B*

Options

Description:	<i>Infinity Insert Single Hung</i>
Overall Frame Width:	<i>41</i>
Overall Frame Height:	<i>89</i>
Sash Split:	<i>Standard</i>
Hardware Color:	<i>White</i>
Glass Surface:	<i>Low E3</i>
Tempered:	<i>No</i>



Exterior Visualization
Drawing



Interior Visualization
Drawing

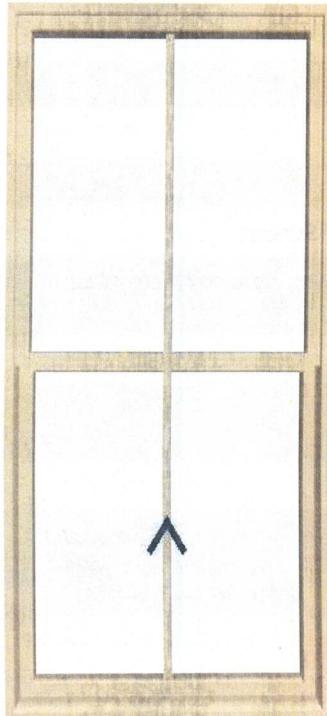
Obscure:	None
Perimeter Bar Color:	<i>Stainless Pre Oct 2025</i>
Grille Type:	1 1/8" SDL
Grille Pattern:	Rectangular
Screen Type:	Extruded Half Screen
Screen Mesh Type:	Charcoal Hi-Transparency Fiberglass Mesh
Exterior Screen Surround:	Sierra
Exterior trim out to cover kerf:	
Large Window adder (Equal to or Greater than 120 UI):	
Remove & Reinstall blinds (per 3x5 opening):	
Lead Paint Removal:	<i>Southwest Exteriors will remove and dispose of all lead paint for windows being replaced per EPA guidelines</i>

30- Room 15

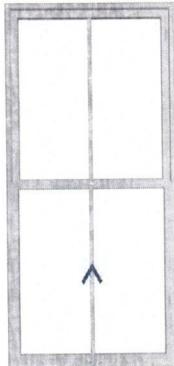
1 x \$4,83

Options

Description:	<i>Infinity Insert Single Hung</i>
Overall Frame Width:	41
Overall Frame Height:	89
Sash Split:	Standard
Hardware Color:	White
Glass Surface:	Low E3
Tempered:	No



Exterior Visualization
Drawing



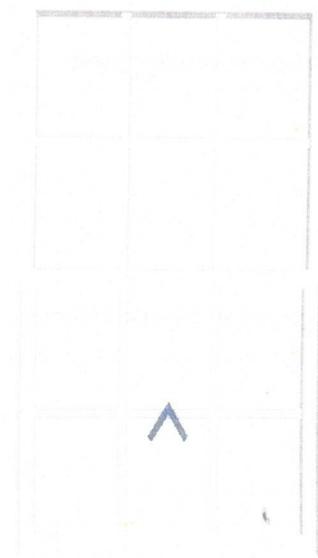
Interior Visualization
Drawing

Obscure:	None
Perimeter Bar Color:	<i>Stainless Pre Oct 2025</i>
Grille Type:	1 1/8" SDL
Grille Pattern:	Rectangular
Screen Type:	Extruded Half Screen
Screen Mesh Type:	Charcoal Hi-Transparency Fiberglass Mesh
Exterior Screen Surround:	Sierra
Exterior trim out to cover kerf:	
Remove & Reinstall blinds (per 3x5 opening):	
Large Window adder (Equal to or Greater than 120 UI):	
Lead Paint Removal:	<i>Southwest Exteriors will remove and dispose of all lead paint for windows being replaced per EPA guidelines</i>

Johnny Leach 2 Project

Replacing 16 specified windows on Building 2. Building 1 details provided separately.

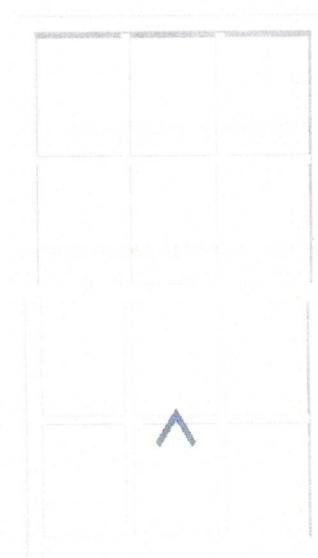
Vendo Quote Line Item #	Quantity	Line Item Name	Product Type Name	Measurement Type	Overall Frame Height	Overall Frame Width	Tempered
		ng 2	Rectangl e				
11	1	11- Building 2	Infinity Insert Single Hung	Frame Size	71	40	No
12	1	12- Building 2	Infinity Insert Single Hung	Frame Size	71	40	No
13	1	13- Building 2	Infinity Insert Single Hung	Frame Size	71	40	No
14	1	14- Building 2	Infinity Insert Single Hung	Frame Size	71	40	No
15	1	15- Building 2	Infinity Insert Single Hung	Frame Size	71	40	No
16	1	16- Building 2	Infinity Insert Single Hung	Frame Size	71	40	No



Exterior Visualization
Drawing

Hardware Color:	White
Glass Surface:	Low E3
Tempered:	No
Obscure:	None
Perimeter Bar Color:	Stainless Pre Oct 2025
Grille Type:	1 1/8" SDL
Grille Pattern:	Rectangular
Screen Type:	Extruded Half Screen
Screen Mesh Type:	Charcoal Hi-Transparency Fiberglass Mesh
Exterior Screen Surround:	Stone White
Exterior trim out to cover kerf:	
Remove & Reinstall blinds (per 3x5 opening):	
Lead Paint Disposal:	Lead Paint Removal Per EPA Guidelines

Interior Visualization
Drawing



4- Building 2

1x \$4148

Options

Description:	Infinity Insert Single Hung
Overall Frame Width:	40
Overall Frame Height:	71
Sash Split:	Standard
Hardware Color:	White
Glass Surface:	Low E3
Tempered:	No
Obscure:	None
Perimeter Bar Color:	Stainless Pre Oct 2025
Grille Type:	1 1/8" SDL
Grille Pattern:	Rectangular

6- Building 2

1x \$412.00



Exterior Visualization
Drawing

Options

Description:	<i>Infinity Insert Single Hung</i>
Overall Frame Width:	40
Overall Frame Height:	71
Sash Split:	<i>Standard</i>
Hardware Color:	<i>White</i>
Glass Surface:	<i>Low E3</i>
Tempered:	<i>No</i>
Obscure:	<i>None</i>
Perimeter Bar Color:	<i>Stainless Pre Oct 2025</i>
Grille Type:	<i>1 1/8" SDL</i>
Grille Pattern:	<i>Rectangular</i>
Screen Type:	<i>Extruded Half Screen</i>
Screen Mesh Type:	<i>Charcoal Hi-Transparency Fiberglass Mesh</i>
Exterior Screen Surround:	<i>Stone White</i>
Remove & Reinstall blinds (per 3x5 opening):	
Exterior trim out to cover kerf:	
Lead Paint Disposal:	<i>Lead Paint Removal Per EPA Guidelines</i>

Interior Visualization
Drawing



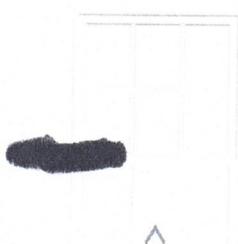
7- Building 2

1x \$412.00

Options

Description:	<i>Infinity Insert Single Hung</i>
Overall Frame Width:	40
Overall Frame Height:	71
Sash Split:	<i>Standard</i>
Hardware Color:	<i>White</i>
Glass Surface:	<i>Low E3</i>
Tempered:	<i>No</i>
Obscure:	<i>None</i>
Perimeter Bar Color:	<i>Stainless Pre Oct 2025</i>

Exterior Visualization
Drawing



Screen Type:

Extruded Half Screen

Screen Mesh Type:

*Charcoal Hi-Transparency Fiberglass
Mesh*

Exterior Screen Surround:

Stone White

Exterior trim out to cover kerf:

Remove & Reinstall blinds (per 3x5
opening):

Lead Paint Disposal:

Lead Paint Removal Per EPA Guidelines

Interior Visualization
Drawing



Exterior Visualization
Drawing

Interior Visualization
Drawing

9- Building 2

1 x \$200

Options

Description:

Infinity Insert Rectangle

Overall Frame Width:

44

Overall Frame Height:

21

Glass Surface:

Low E3

Tempered:

No

Obscure:

None

Perimeter Bar Color:

Stainless Pre Oct 2025

Grille Type:

1 1/8" SDL

Grille Pattern:

Rectangular

Exterior trim out to cover kerf:

Lead Paint Disposal:

Lead Paint Removal Per EPA Guidelines

10- Building 2

1 x \$200

Options

Description:

Infinity Insert Rectangle

Overall Frame Width:

44

Overall Frame Height:

21

Glass Surface:

Low E3

Tempered:

No

Obscure:

None

Perimeter Bar Color:

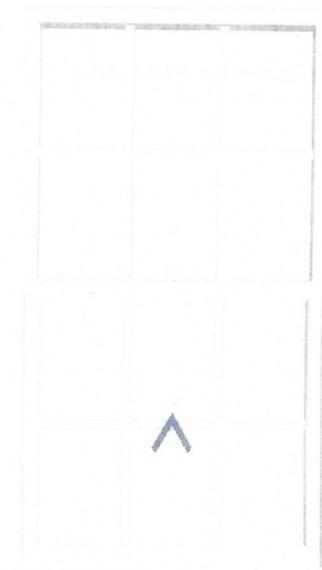
Stainless Pre Oct 2025

Grille Type:

1 1/8" SDL

Exterior Visualization
Drawing

Interior Visualization
Drawing



Exterior Visualization
Drawing

Hardware Color:	<i>White</i>
Glass Surface:	<i>Low E3</i>
Tempered:	<i>No</i>
Obscure:	<i>None</i>
Perimeter Bar Color:	<i>Stainless Pre Oct 2025</i>
Grille Type:	<i>1 1/8" SDL</i>
Grille Pattern:	<i>Rectangular</i>
Screen Type:	<i>Extruded Half Screen</i>
Screen Mesh Type:	<i>Charcoal Hi-Transparency Fiberglass Mesh</i>
Exterior Screen Surround:	<i>Stone White</i>
Lead Paint Disposal:	<i>Lead Paint Removal Per EPA Guidelines</i>
Exterior trim out to cover kerf:	
Remove & Reinstall blinds (per 3x5 opening):	



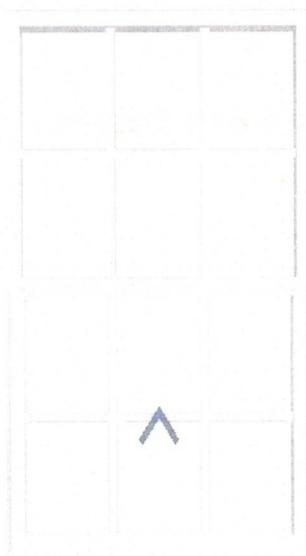
Interior Visualization
Drawing

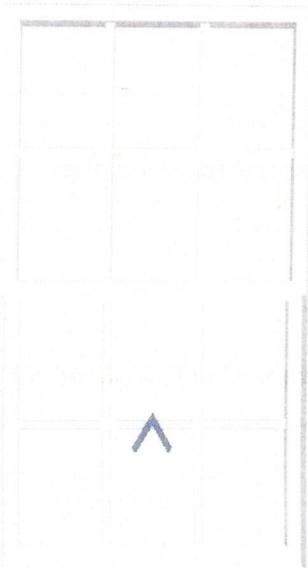
13- Building 2

~~Ex \$143~~

Options

Description:	<i>Infinity Insert Single Hung</i>
Overall Frame Width:	<i>40</i>
Overall Frame Height:	<i>71</i>
Sash Split:	<i>Standard</i>
Hardware Color:	<i>White</i>
Glass Surface:	<i>Low E3</i>
Tempered:	<i>No</i>
Obscure:	<i>None</i>
Perimeter Bar Color:	<i>Stainless Pre Oct 2025</i>
Grille Type:	<i>1 1/8" SDL</i>
Grille Pattern:	<i>Rectangular</i>





Exterior Visualization
Drawing



Interior Visualization
Drawing

15- Building 2

1 x \$4,148

Options

Description:	<i>Infinity Insert Single Hung</i>
Overall Frame Width:	40
Overall Frame Height:	71
Sash Split:	<i>Standard</i>
Hardware Color:	<i>White</i>
Glass Surface:	<i>Low E3</i>
Tempered:	<i>No</i>
Obscure:	<i>None</i>
Perimeter Bar Color:	<i>Stainless Pre Oct 2025</i>
Grille Type:	<i>1 1/8" SDL</i>
Grille Pattern:	<i>Rectangular</i>
Screen Type:	<i>Extruded Half Screen</i>
Screen Mesh Type:	<i>Charcoal Hi-Transparency Fiberglass Mesh</i>
Exterior Screen Surround:	<i>Stone White</i>
Remove & Reinstall blinds (per 3x5 opening):	
Lead Paint Disposal:	<i>Lead Paint Removal Per EPA Guidelines</i>
Exterior trim out to cover kerf:	

16- Building 2

1 x \$4,148

Options

Description:	<i>Infinity Insert Single Hung</i>
Overall Frame Width:	40
Overall Frame Height:	71
Sash Split:	<i>Standard</i>
Hardware Color:	<i>White</i>
Glass Surface:	<i>Low E3</i>
Tempered:	<i>No</i>
Obscure:	<i>None</i>
Perimeter Bar Color:	<i>Stainless Pre Oct 2025</i>