



## 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 Holte Kemp Date: 5-12-23  
Applicant Mailing Address: P.O. Box 1693  
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. Holte Kemp  
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.

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- 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

<b>PRICE</b>
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<b>\$85,930.00</b>
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Approved By:

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# 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				
<b>Purchaser(s):</b>	<b>Work Phone</b>	<b>Home Phone</b>	<b>Cell Phone</b>		
carol reston			(210) 273-6277		

**Quote Name:** Copy of Copy of Copy of Package A

Your Project Price		
	Total	Monthly*
<b>Home Depot Price:</b>	\$45954.55	\$919.09
<b>Current Promotion:</b> Buy More Save More	-\$6893.18	
<b>Other Available Promotions:</b>		
<b>Your Best Price:</b>	\$39061.37	\$781.23
<b>This is a price quote and does NOT constitute a Sales Contract</b> <b>The total investment (including discount amounts) is valid until the promotion expires, ask sales consultant for details.</b> 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

# CUSTOMER PRICE QUOTE



carol reston	F32900567
Purchaser's Name	Job#
<b>PROJECT SPECIFICATIONS</b>	
5 Simonton 6500 Double Hung	
Double Hung, White Int. Finish, Bronze Ext. Finish, Standard , W- 32, H- 77, UI- 109	
21 Simonton 6500 Double Hung	
Double Hung, White Int. Finish, Bronze Ext. Finish, Standard , W- 33, H- 77, UI- 110	
3 Simonton 6500 Double Hung	
Double Hung, White Int. Finish, Bronze Ext. Finish, Standard , W- 29, H- 64, UI- 93	
2 Simonton 6500 Double Hung	
Double Hung, White Int. Finish, Bronze Ext. Finish, Standard , W- 33, H- 59, UI- 92	
1 Simonton 6500 Double Hung	
Double Hung, White Int. Finish, Bronze Ext. Finish, Standard , W- 33, H- 54, UI- 87	
Job Level and Labor Options	
1-Remove Air Conditioner (no reinstall), 8-New Exterior Sill / Sill Nosing F & I (Composite Material), 10-New Interior Stool F&I - Insert (Hardwood) Includes Apron	

Quote Name:  Page  of