

179 S. Main



Ziegler Bldg - 1920's



Ziegler Bldg - 1940's

179 S. Main



Front Elevation – Main Street



Center Entrance – Main Street

179 S. Main



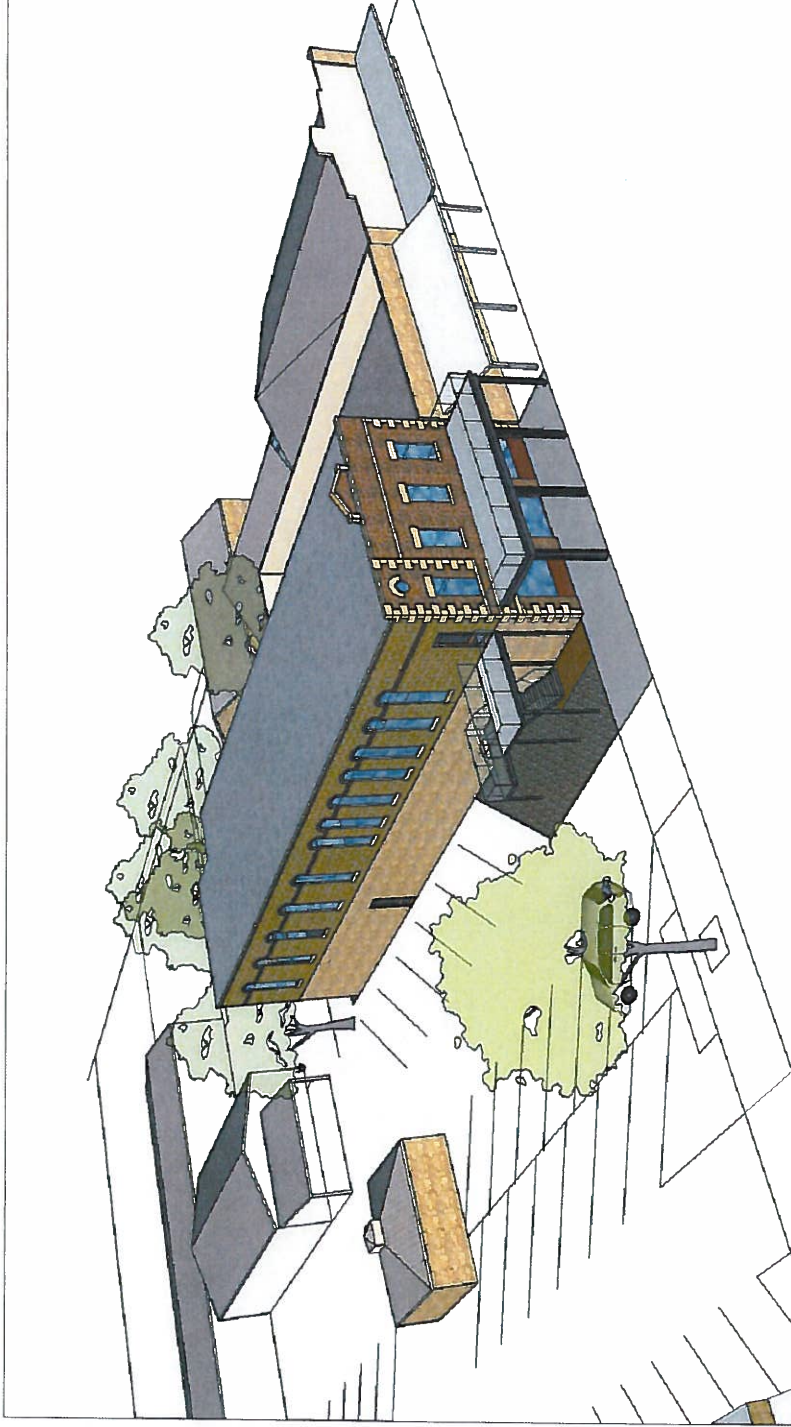
Lower Elevation - Left Front



Lower Elevation – Right Front

NEW CONSTRUCTION

1. EXISTING WOOD WINDOW ASSEMBLY /
REPLACE ALL DAMAGED GLASS PANELS /
RECAULK ALL JOINTS / PAINT ALL WOOD
FRAMES COMPLETE
2. EXISTING LIMESTONE TO REMAIN /
PRESSURE WASH ALL EXPOSED SURFACES
3. EXISTING BRICK VENEER TO REMAIN /
PRESSURE WASH ALL EXPOSED SURFACES
4. EXISTING DOOR ASSEMBLY TO REMAIN /
PAINT ALL EXPOSED SURFACES
5. EXISTING WOOD WINDOW ASSEMBLY /
REPLACE ALL DAMAGED GLASS PANELS /
RECAULK ALL JOINTS / PAINT ALL WOOD
FRAMES COMPLETE
6. EXISTING LIMESTONE TO REMAIN /
PRESSURE WASH ALL EXPOSED SURFACES
7. EXISTING BRICK VENEER TO REMAIN /
PRESSURE WASH ALL EXPOSED SURFACES
8. EXISTING DOOR ASSEMBLY TO REMAIN /
PAINT ALL EXPOSED SURFACES
9. STANDING SEAM METAL
ROOFING SYSTEM / PRE-FINISHED
10. CORRUGATED "S" DECK METAL
WALL PANEL (BARN TIN) /
GALVANIZED FINISH
11. WOOD FASCIA TRIM / PAINT
12. STAIR AND LANDING ASSEMBLY /
CONCRETE TREADS AND LANDINGS -
FLAMED FINISH / 6" X 6" STEEL POST WITH
COLLARS / EXPOSED TUBE STEEL BEAMS
/ ALL STEEL SHALL BE PAINTED
13. GUARDRAIL / HANDRAIL ASSEMBLY /
1" X 1 1/2" 14 GAUGE TOP RAIL / 1/2" X 1/2"
16 GAUGE VERTICAL PICKETS AT 4" O.C. WITH
1 1/2" X 1 1/2" 11 GAUGE HORIZONTAL RAIL /
ALL STEEL SHALL BE PAINTED



NORTHWEST VIEW OFF MAIN STREET

ATTACHMENT E



2016.08.21 HISTORICAL REVIEW SUBMISSION

ZIEGLER BUILDING DEVELOPMENT
COLORADO RIVER PROPERTIES, LLC.
Boerne, Texas

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Registered Architect: George P. Vaughn, AIA

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positively **impact** the daily lives
of **people** and their environments.

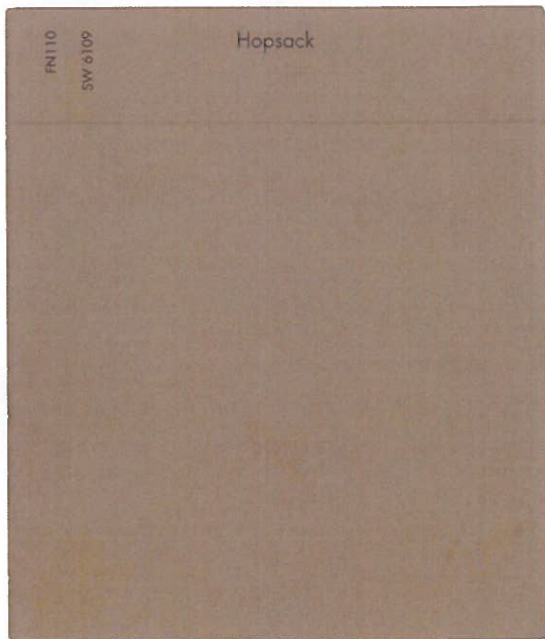
Jason Hirko
Colorado River Properties LLC
607 E. Blanco Road, Suite 2475
Boerne, TX 78006

Boerne Historic Landmark Commission
124 Old San Antonio Road
Boerne, TX 78006

Dear Committee Members,
Please see attached submission requesting permission to replace existing staircases, stairwells, and awnings, and the addition of an elevator on the rear of the building. Master site plan is attached as well.

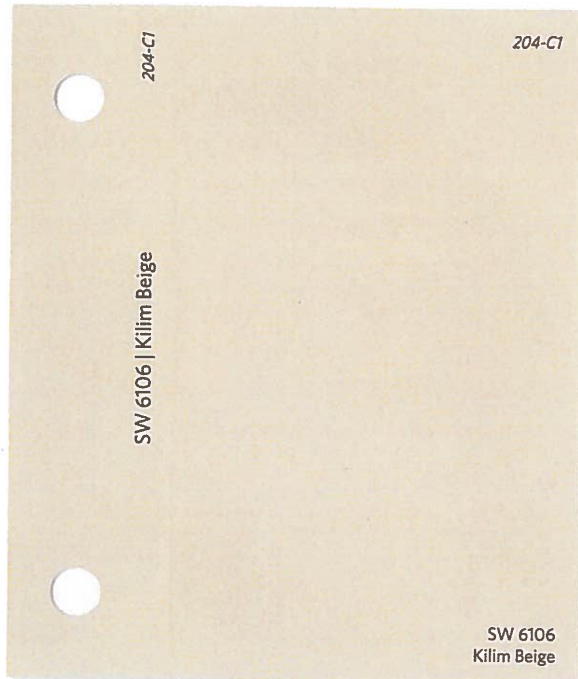
The color palate of the project will consist of the following elements (actual samples will be brought to the meeting):

Exterior Front: Pressure wash/sand blast existing paint to expose original, natural brick. If the brick is not salvageable, it will be painted:



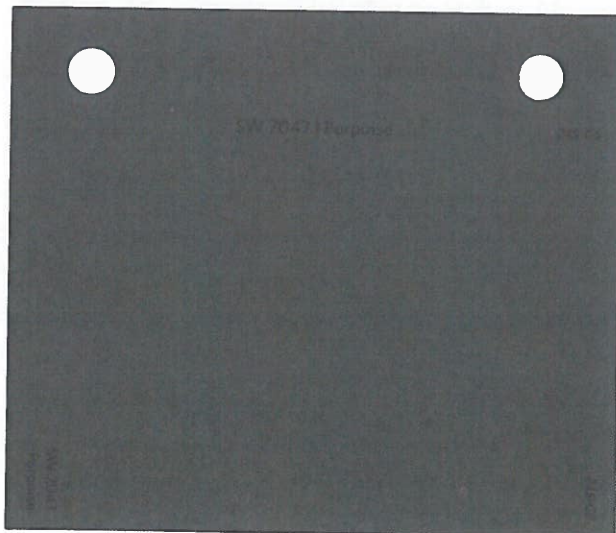
SHERWIN WILLIAMS
HOPSACK: SW6109

Wood Trim/Panels:



SHERWIN WILLIAMS
KILIM BEIGE: SW6106

Steel Canopy/Stairs/Railings:



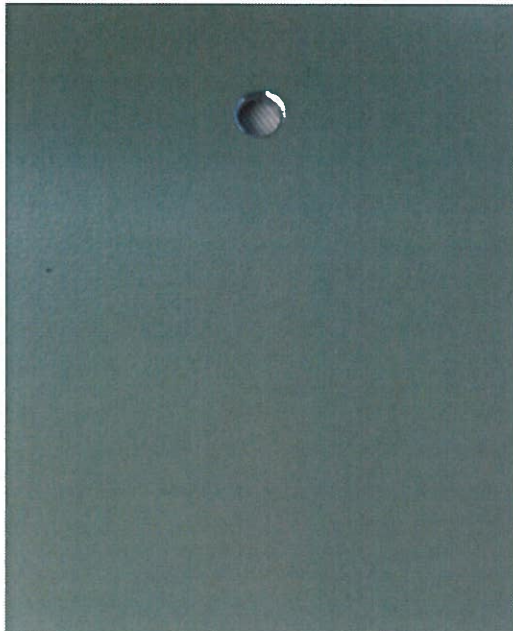
SHERWIN WILLIAMS
PORPOISE: SW 7047

Thank you for your consideration.
Jason Hirko

After removing some of the windows from their casings, we found original paint that was applied before the windows were installed. The color was a light green color that can still be seen in some places where trim and glazing have been removed:



A sample of this color was given to the window manufacturer, and they are able to custom match it with this color and paint them at the factory. (I will provide an actual sample at the meeting):



We will then be repainting the rest of the windows in the same color (custom matched by Sherwin Williams), after restoration of the original windows is complete.

Thank you for your consideration.
Jason Hirko