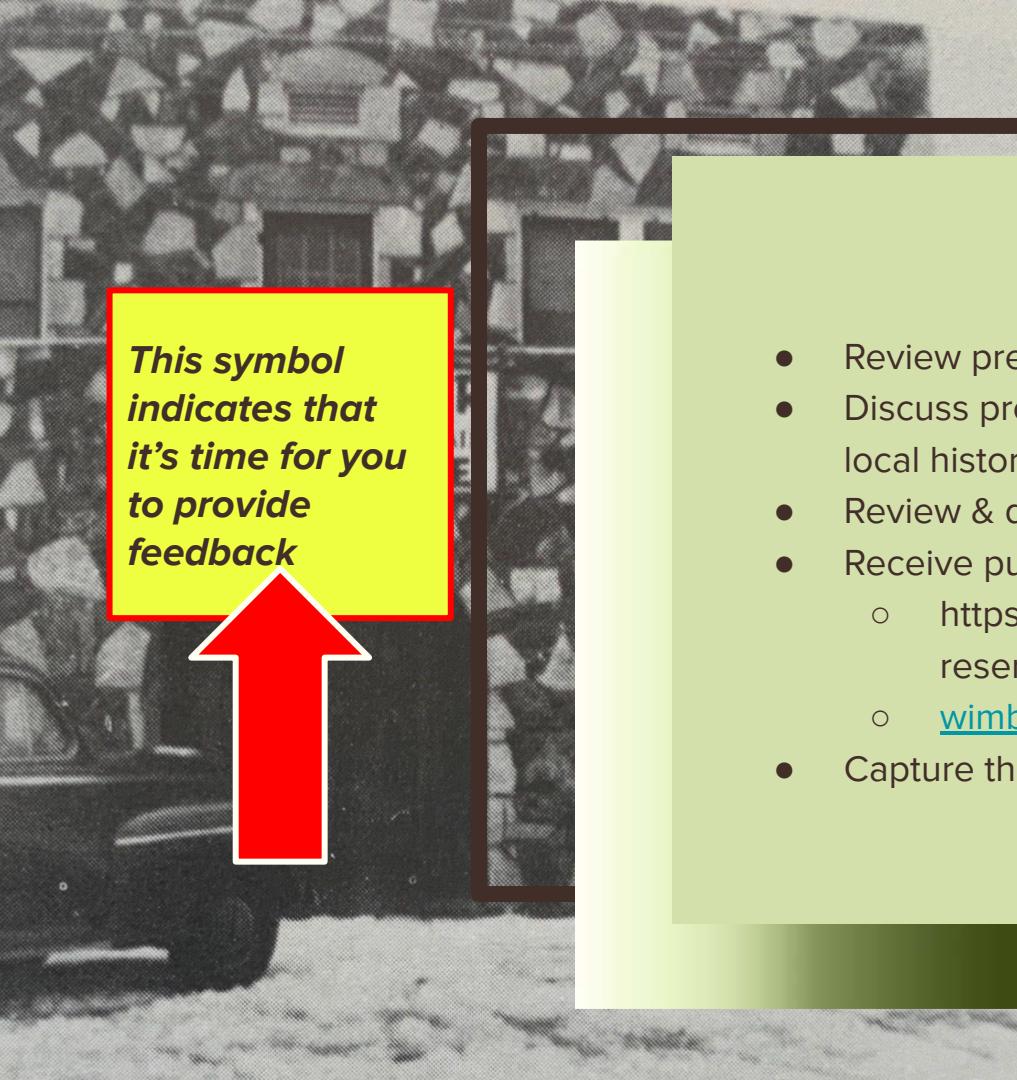


CITY OF WIMBERLEY HISTORIC DISTRICT TOWN HALL MEETING

Ellis Mumford-Russell, Irene Allender, & Ann McGlone
Post Oak Preservation Solutions





TODAY'S MEETING

- Review preservation project & current status
- Discuss proposed historic preservation ordinance & local historic district
- Review & discuss proposed design guidelines
- Receive public feedback in person & online
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- Capture the Wimberley Way





*What are you
excited about?*



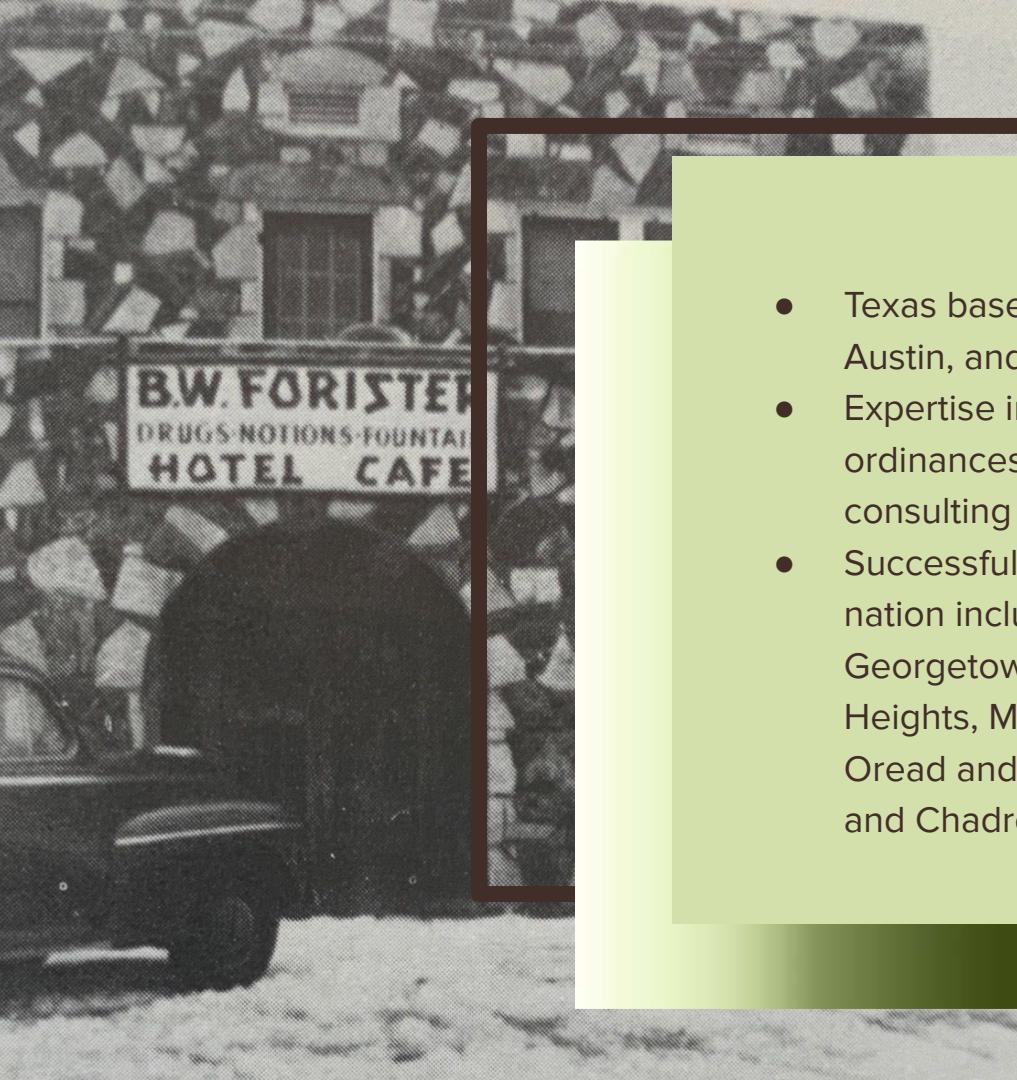


*What are you
excited about?*



*What are you
nervous about?*

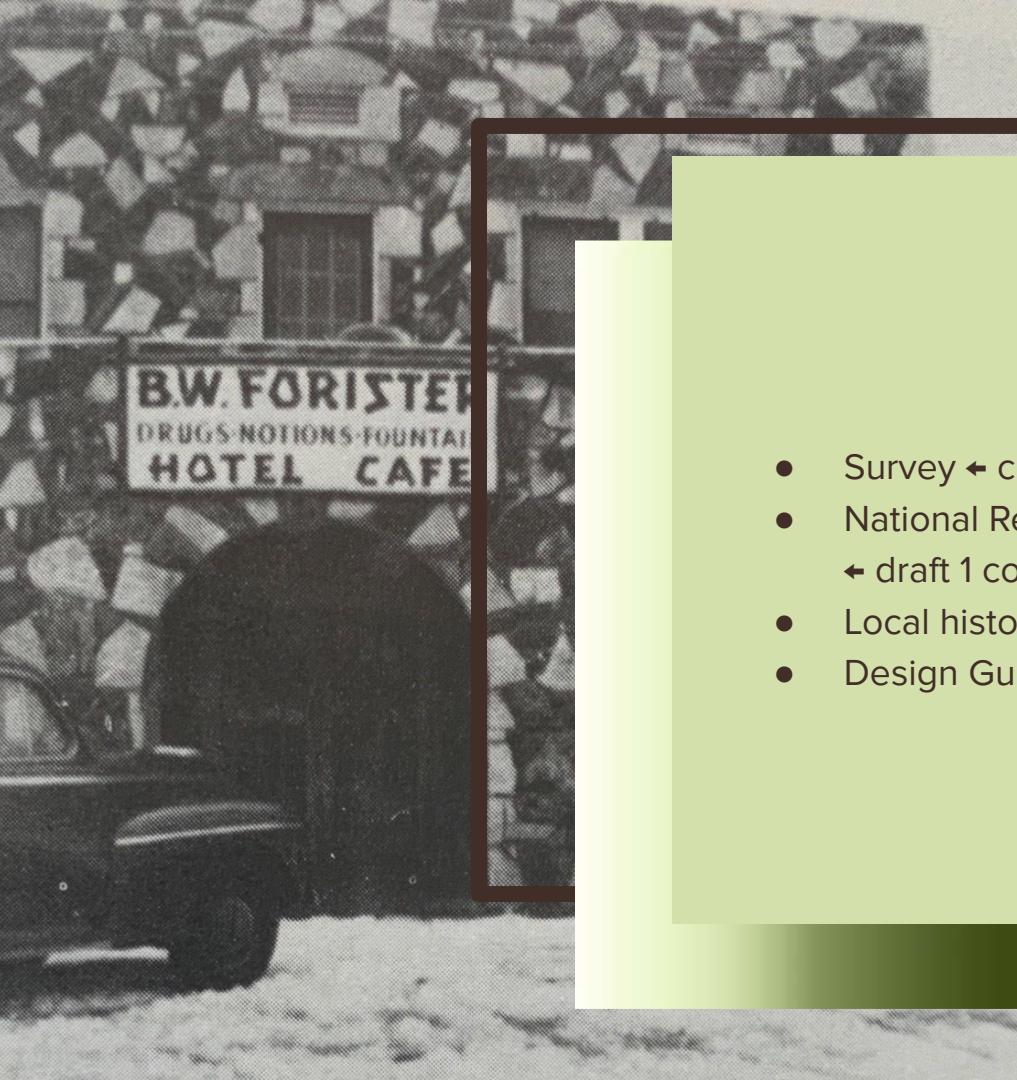




ABOUT US

- Texas based consulting firm with offices in San Antonio, Austin, and Kansas City
- Expertise in design standards and preservation ordinances, Historic Tax Credits, and preservation consulting
- Successful design guidelines completed across the nation including the Downtown & Old Town Georgetown, TX; Haggard Park in Plano; Junius Heights, Munger Place and Lake Cliff districts in Dallas; Oread and Mission Hills in Kansas; and North Platte and Chadron in Nebraska





PROJECT OVERVIEW

- Survey ← complete
- National Register of Historic Places (NRHP) nomination
← draft 1 complete
- Local historic district designation
- Design Guidelines



HISTORIC DESIGNATION & ORDINANCE TASKS

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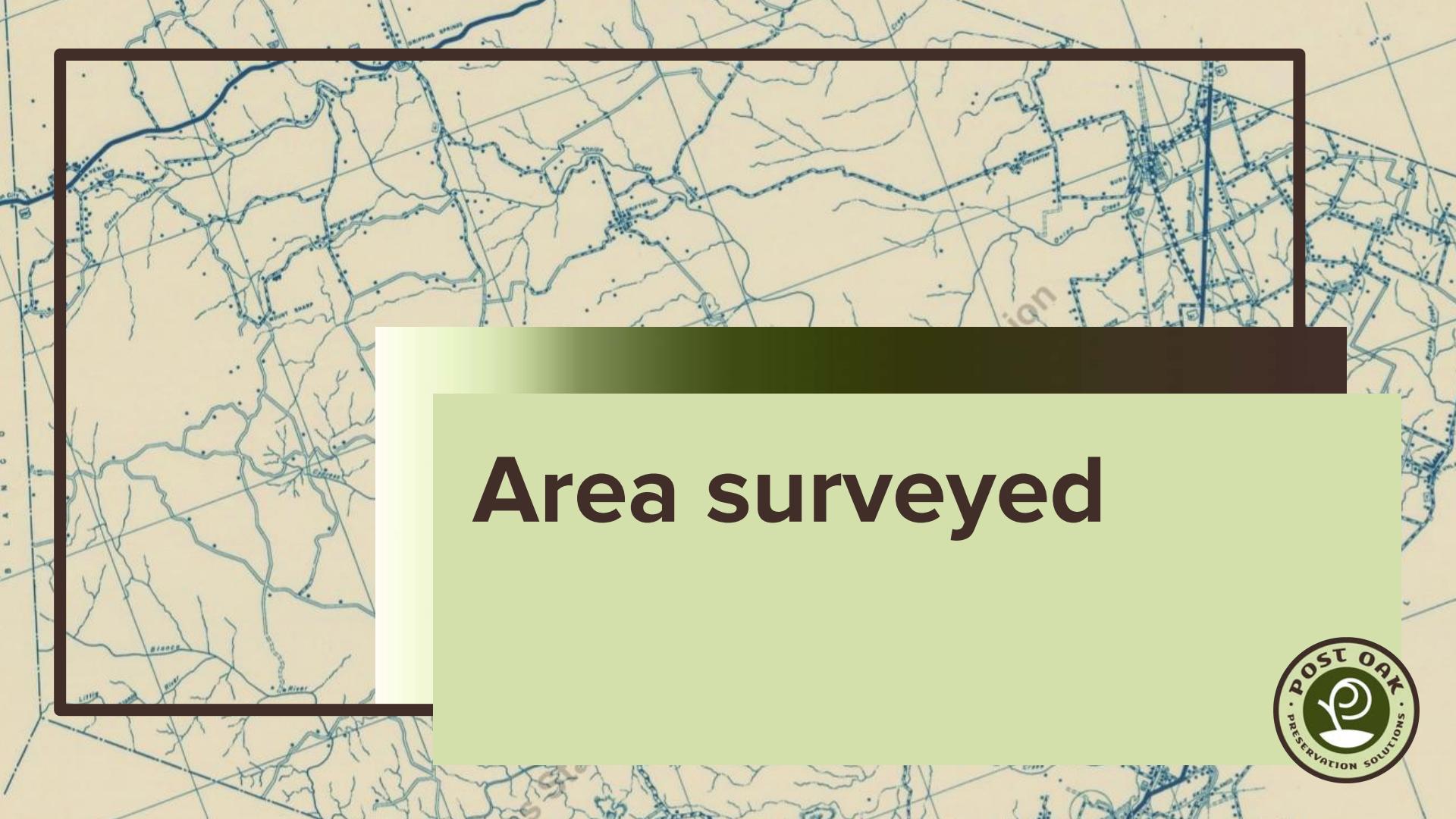
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Historic District Design Guidelines





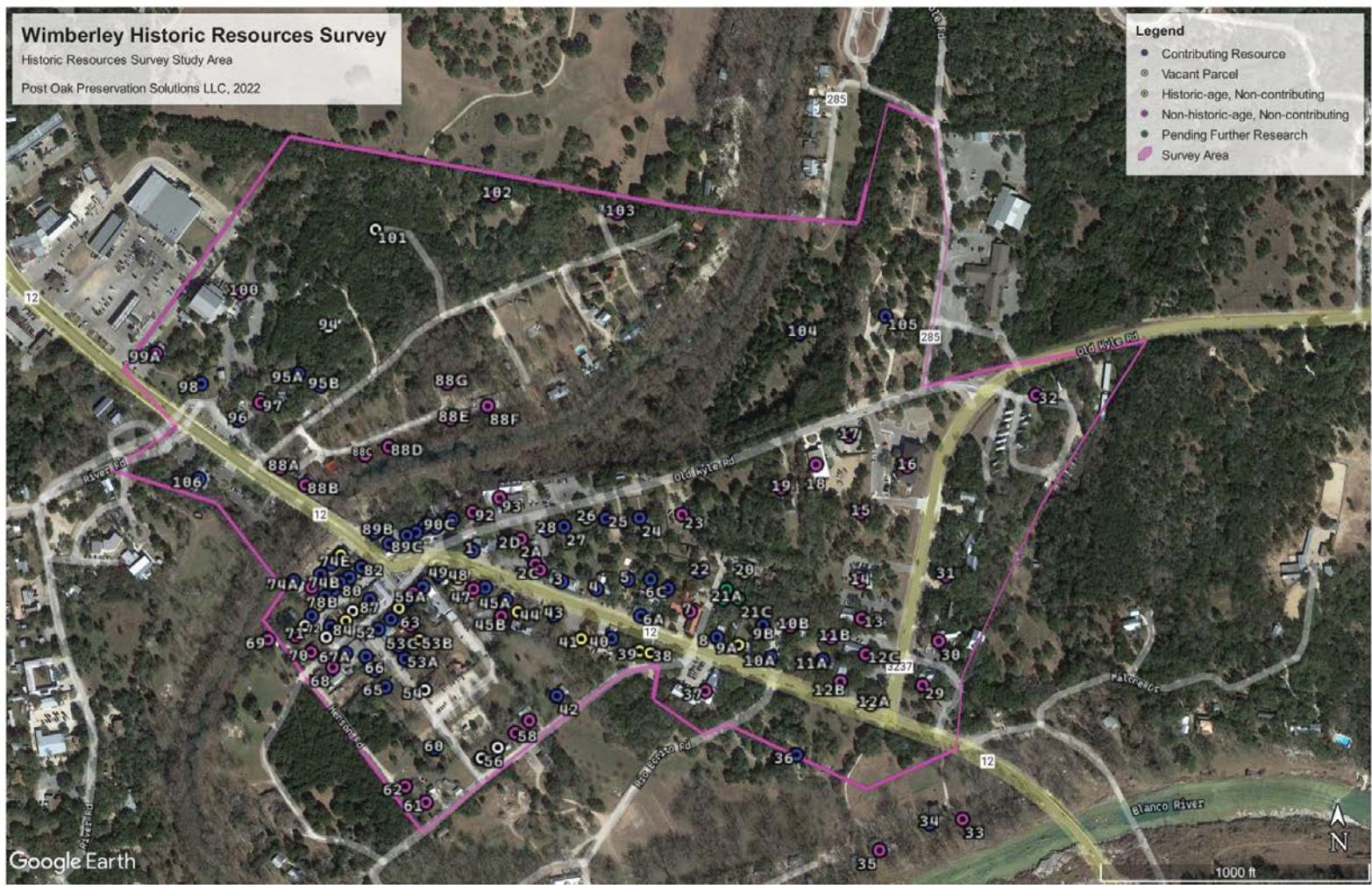
Area surveyed

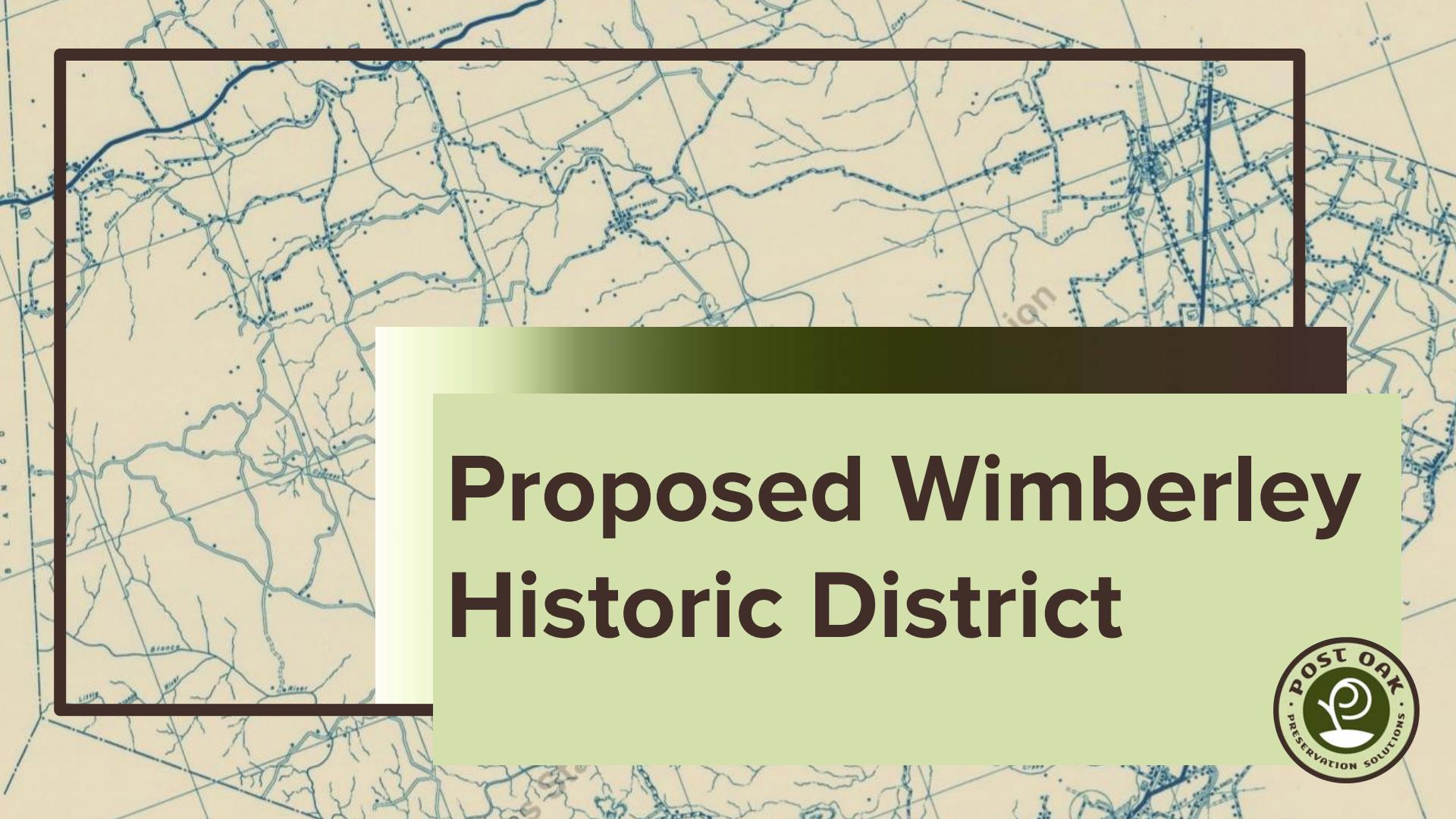


Wimberley Historic Resources Survey

Historic Resources Survey Study Area

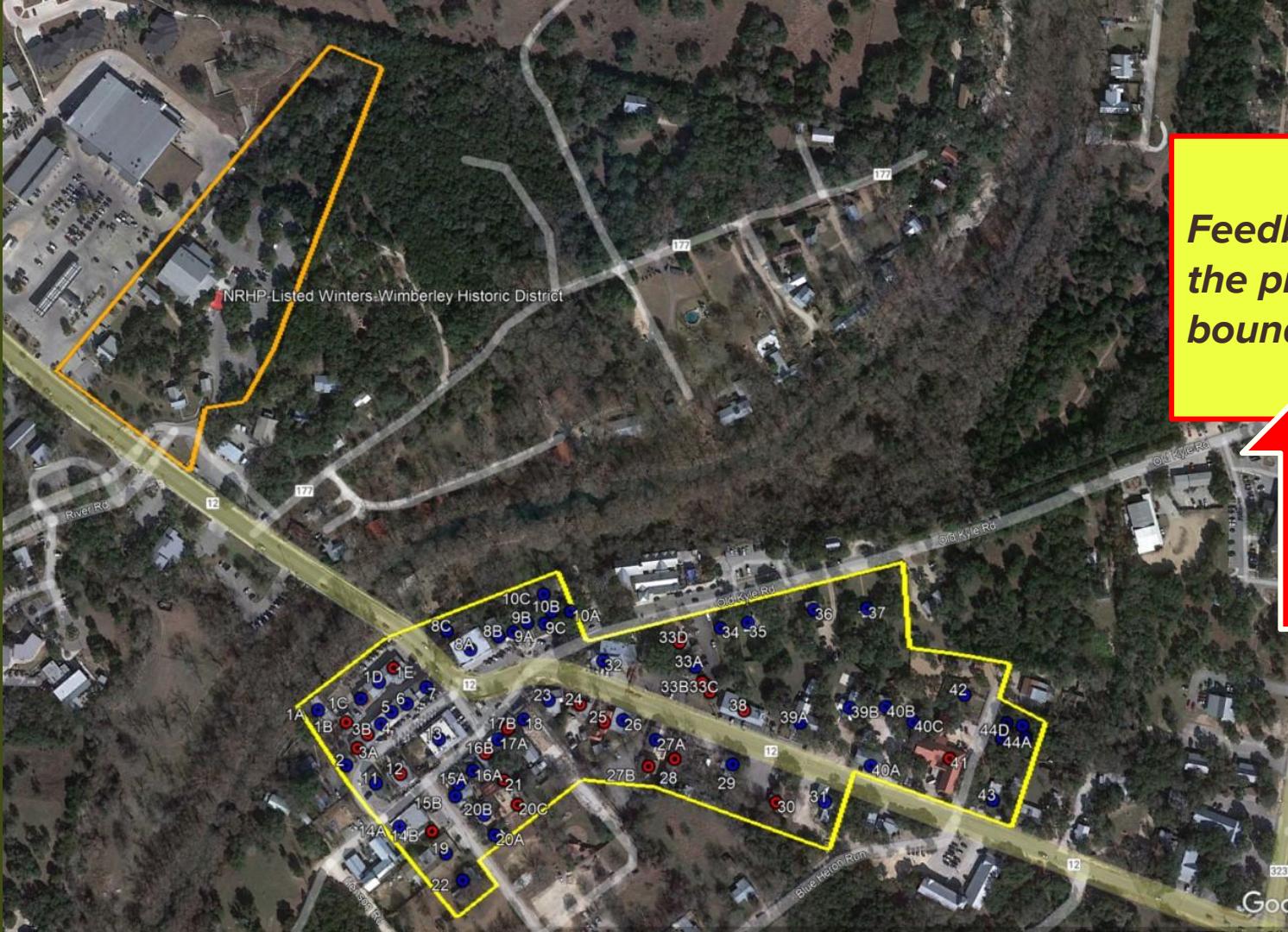
Post Oak Preservation Solutions LLC, 2022





Proposed Wimberley Historic District

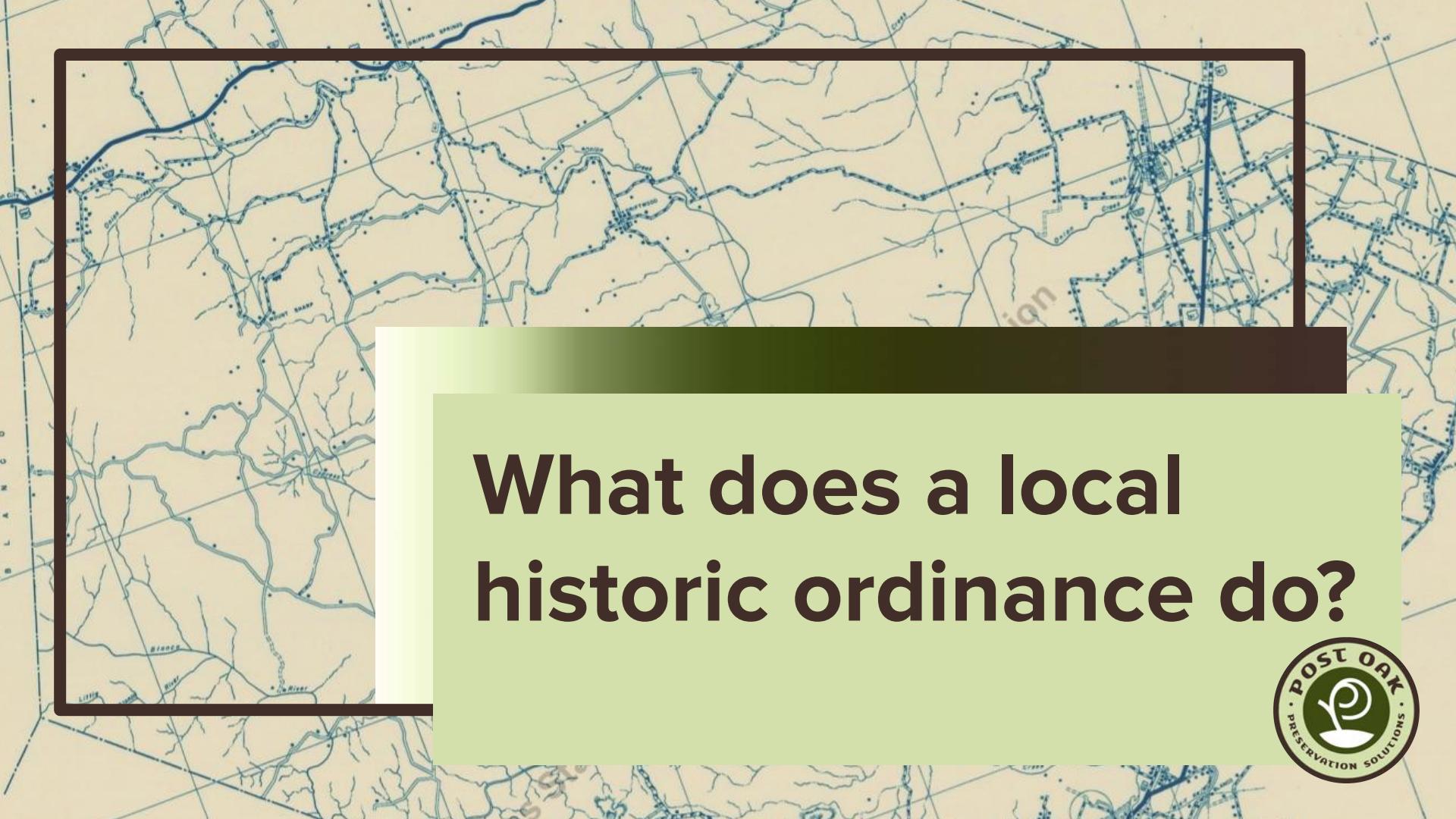




Feedback on the proposed boundary?



God



What does a local historic ordinance do?



Local historic ordinances:

- Allows the City, with public input, to create historic preservation guidelines to help preserve the unique history and culture of the City of Wimberley



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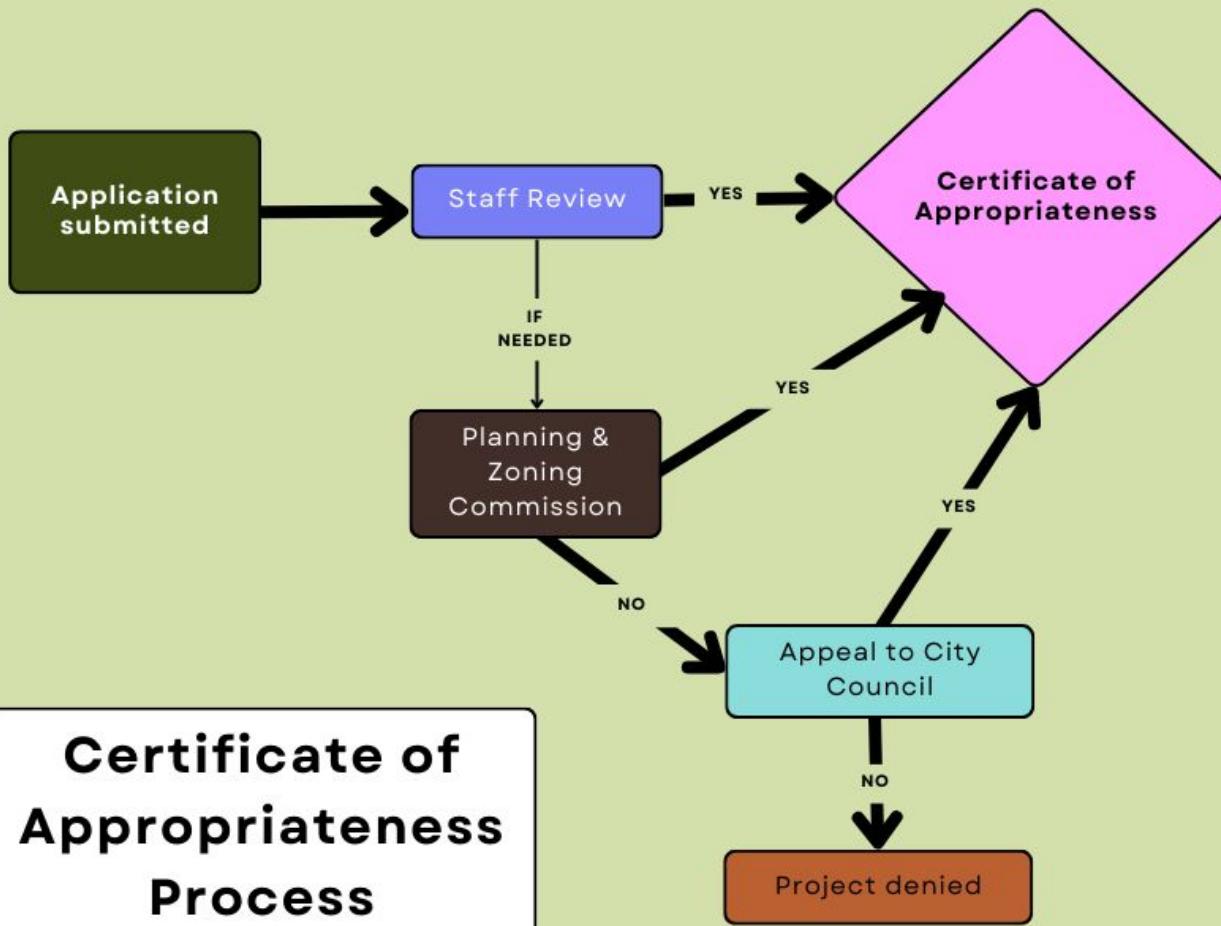
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- Typically establishes a design review board or preservation commission to protect buildings from destruction or insensitive rehabilitation
- Outlines criteria for designating local historic properties
- Outlines procedures and standards for reviewing alterations and demolitions within the local historic district boundary





No Application

- Paint color
- A/C & systems repair
- Backyard landscaping
- Interior work



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Staff Approval

- Routine repairs & maintenance
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Commission Approval

- Designation of Landmarks & Districts
- New construction within historic district
- Additions within historic district
- Major alterations to buildings within historic district, at staff discretion



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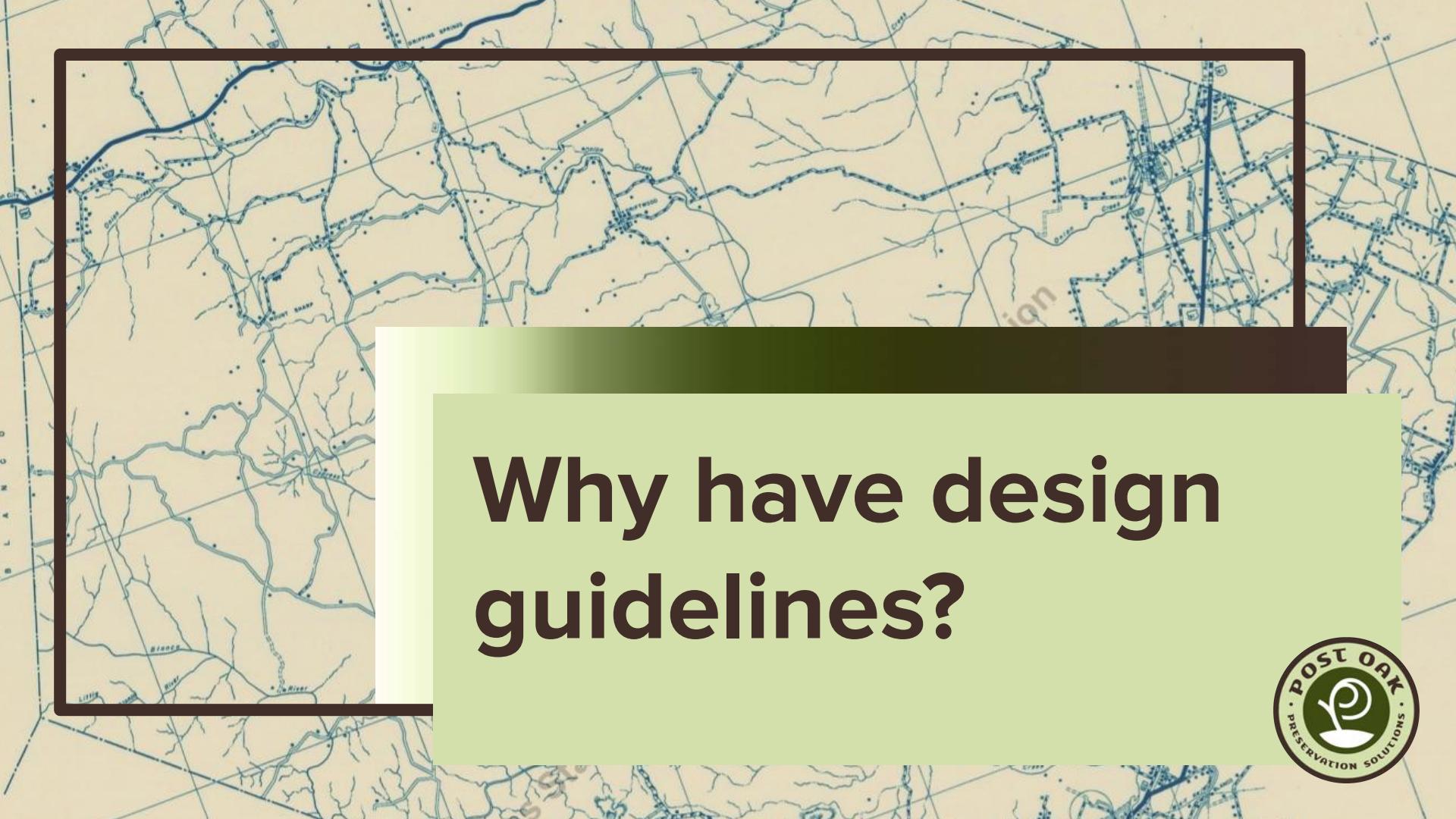
*Feedback on
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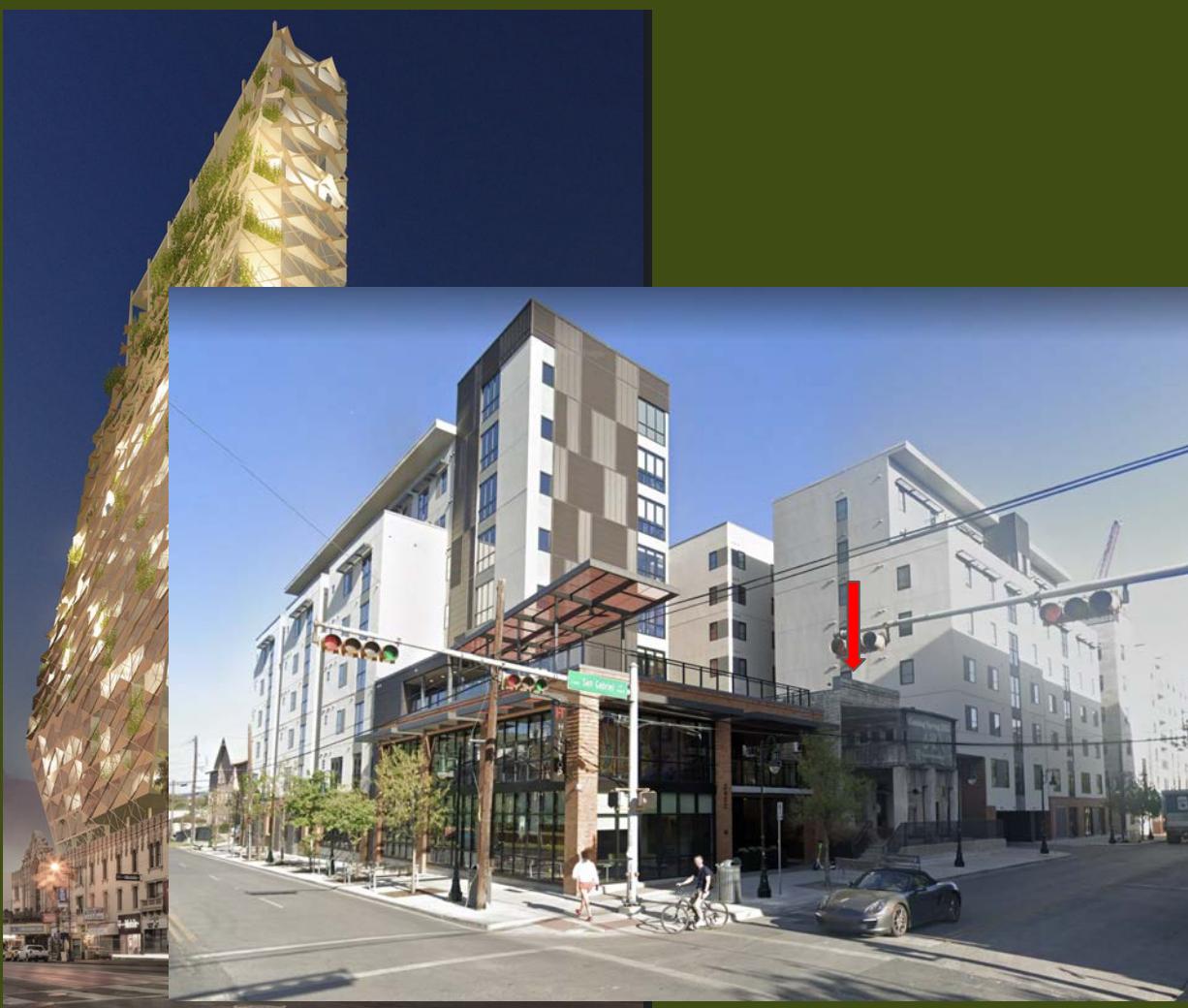




Why have design guidelines?





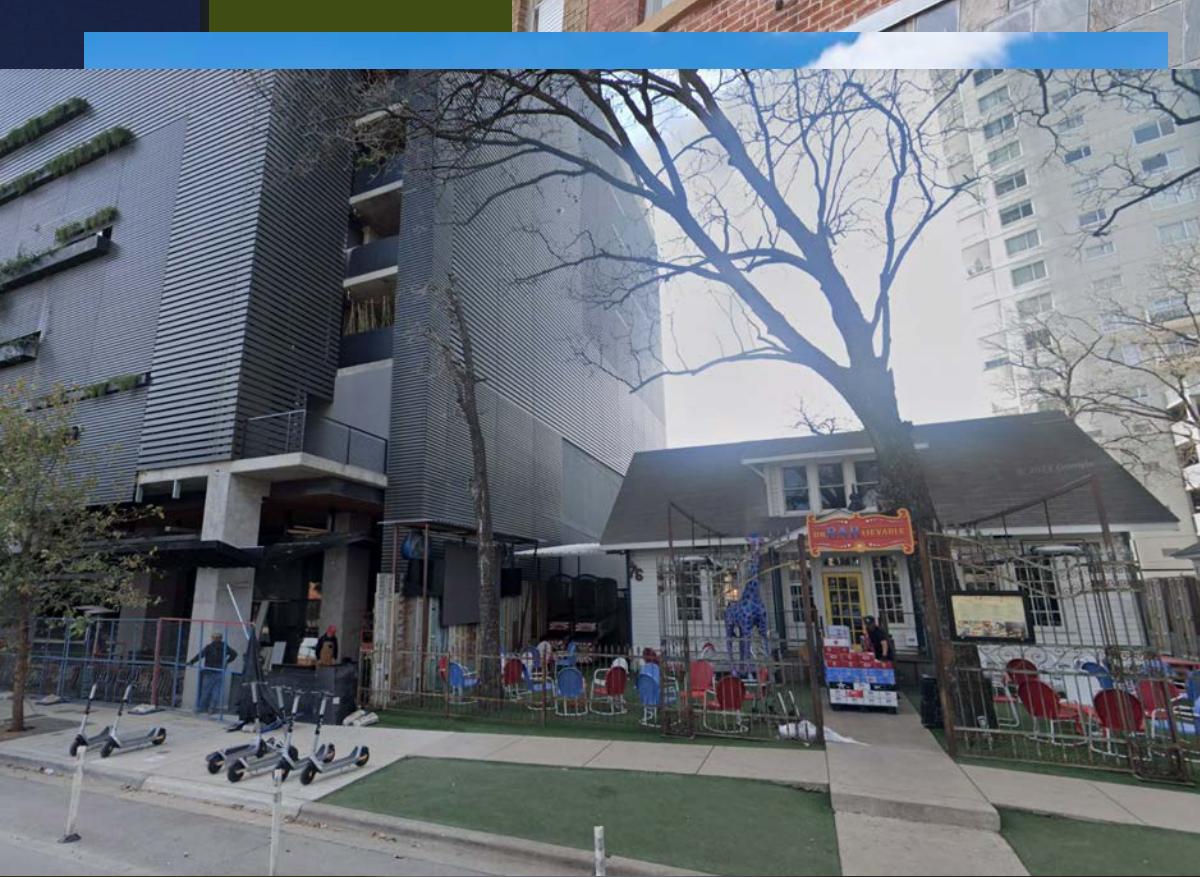




















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-



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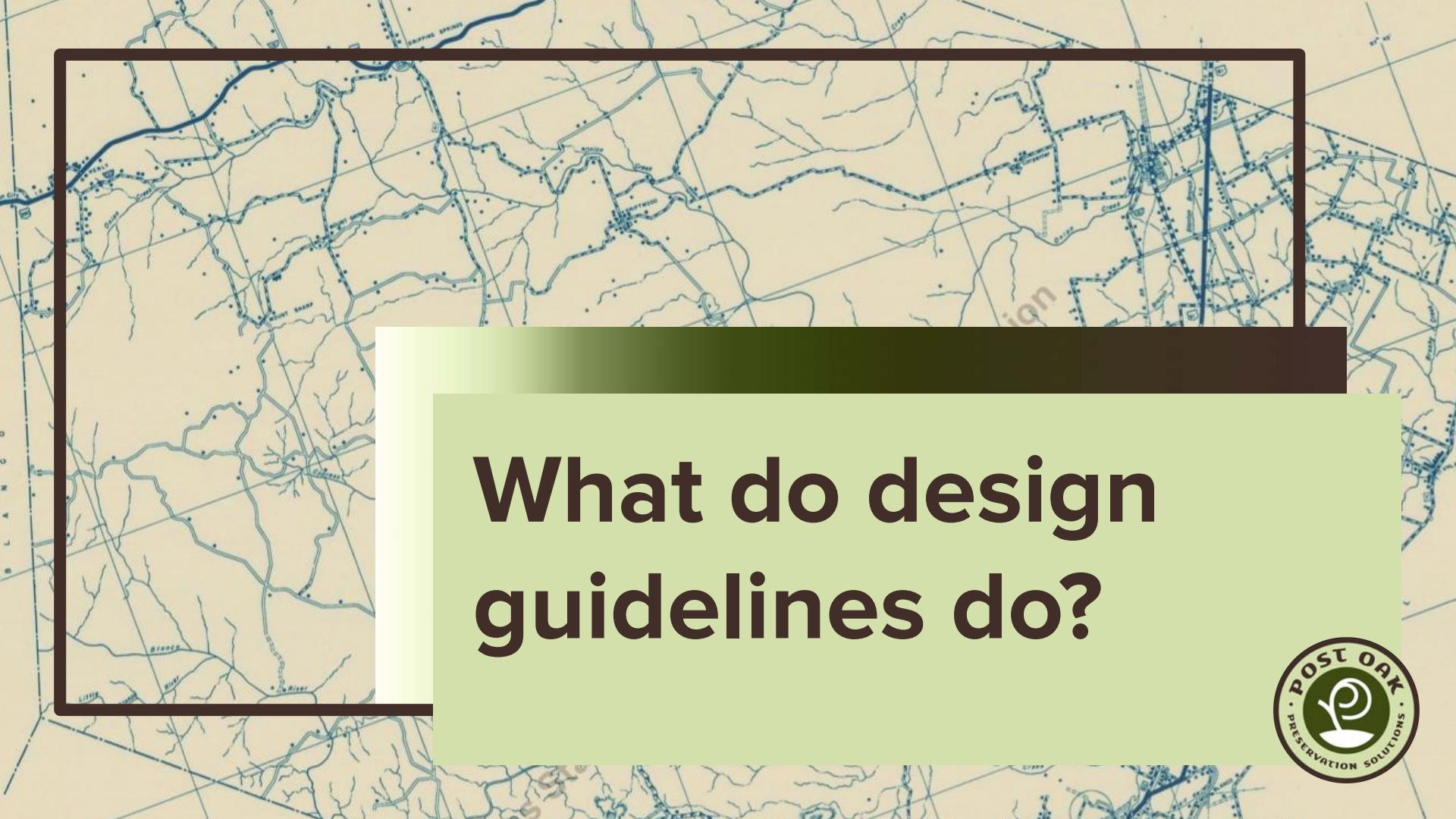


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- Bring up the level of quality which protects investment and helps attract other quality developers
- Create a cohesive neighborhood attractive to building owners, developers, and visitors
- Encourage creativity and a diverse range of architecture within a framework of community expectations





What do design guidelines do?



Design Guidelines are:

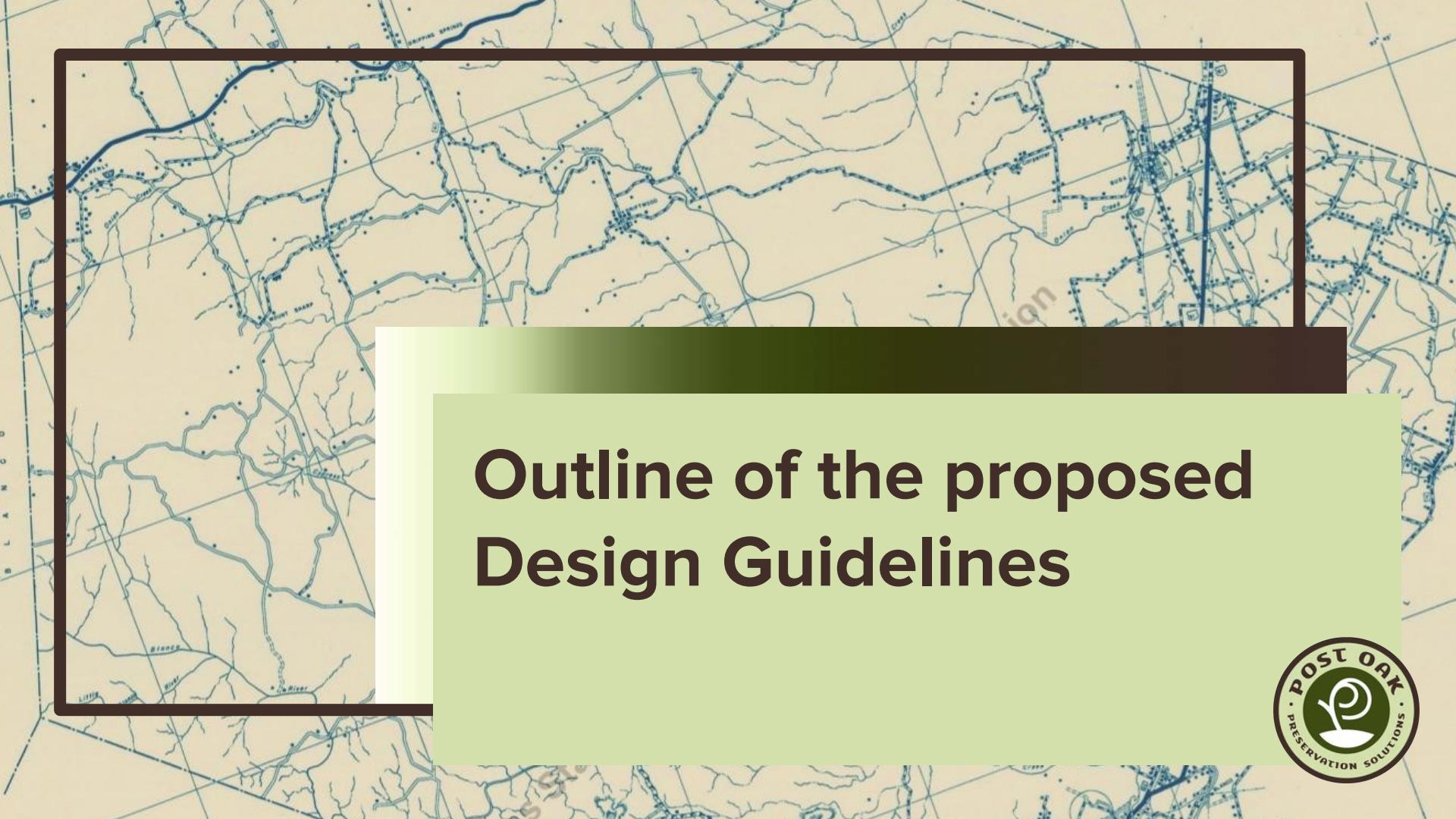
- A tool for decision making
- An educational tool
- A tool to promote the history of Wimberley through history, architecture and culture



Design Guidelines *do not*:

- Change your base zoning or control use
- Stop change
- Try to recreate the past or freeze a neighborhood in time
- Stifle creativity
- Anticipate every situation





Outline of the proposed Design Guidelines



Overall Outline

- Existing Character of Downtown Wimberley
- Guidelines to Retain & Preserve Existing
- Public Realm Design
- New Building Design
- Demolitions
- Signage
- Appendices
 - Maintenance & Repair Guide
 - Glossary of Terms
 - Secretary of the Interior's Standards for Rehabilitation



Guidelines to Retain & Preserve Existing

- Original architectural features should be preserved in place



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- Deteriorated architectural materials should be repaired rather than replaced



Guidelines to Retain & Preserve Existing

- Replacement of original architectural details & materials that are missing or deteriorated beyond repair
 - Acceptable substitute materials
 - Cementitious board (“Hardi board”)
 - Metal clad windows instead of wood windows
 - Wood-clad aluminum display windows



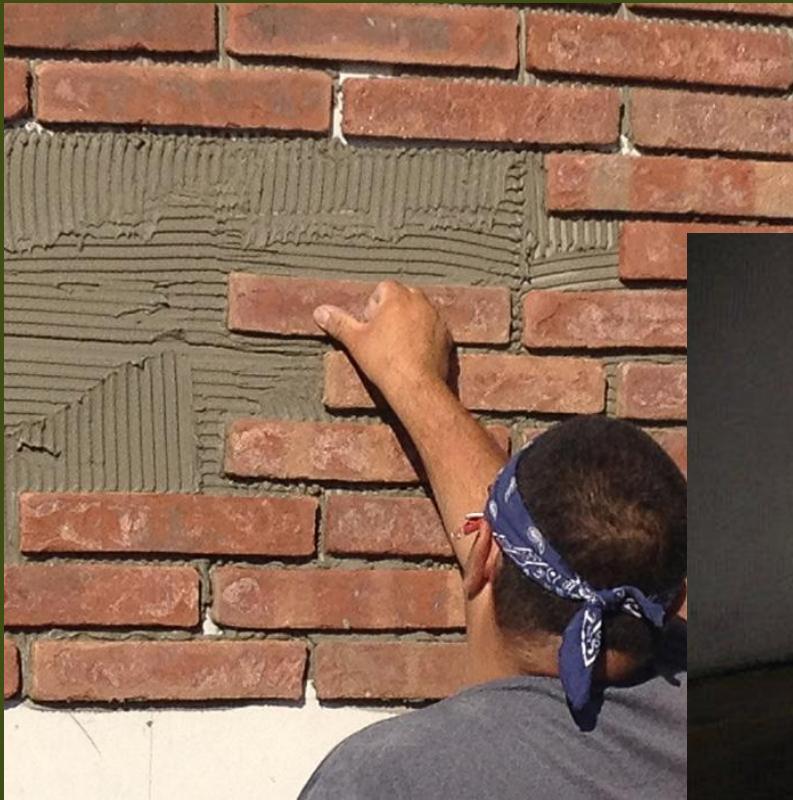


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 - EIFS to replace cast stone or stucco







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***Feedback on
substitute
materials?***



Public Realm Design

- Parking should be located toward the rear where possible.
Parking lots should be landscaped and curb cuts minimized.
- Utilize planters & landscaping to shield parking, utilities, & create welcoming pedestrian environment. Use native and drought-tolerant plants







Public Realm Design

- Retain historic fences & retaining walls. New fences in front of buildings should be no taller than 3 feet and transparent. Rear & side fences may be up to 6 feet tall.





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- Public art is encouraged but should not damage historic materials, e.g. don't paint murals on historic masonry





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Site Design

- Orient the primary entrance toward the street with a clearly defined entrance. Corner buildings may have primary entrance at 45 degrees to the corner





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- Trash, recycling, loading, & other services should be located toward the rear & screened from public view wherever possible





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***Feedback on
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New Building Design - Mass, Form, & Scale

- A building should appear similar in mass, form, & scale to surrounding historic-age buildings.
 - Buildings should be one to two stories tall and similar in width to other buildings in the district
 - **Parapets** should be simple and flat or with a stepped pattern. Rounded or shaped parapets are not appropriate in the district
 - **Heavy cornices** are not compatible with the character of the district.







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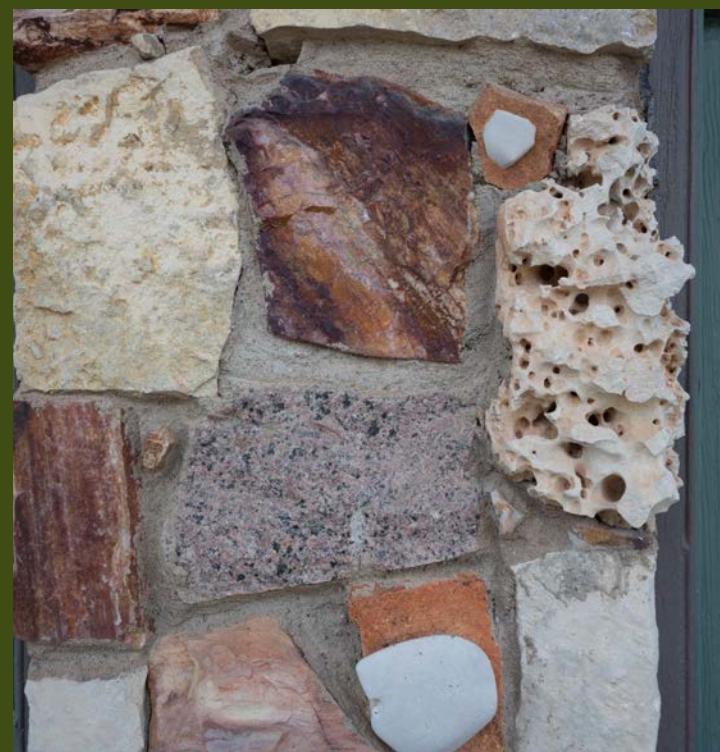
*Feedback on
new building
design?*



New Building Design - Materials - Stone

- Primary building materials should be stone and wood. Stone should be of a scale that could be lifted by hand.
 - Stone types are limited to those historically available in Wimberley
 - Special masonry features such as petrified wood, fossils, and coral are encouraged
 - Stone should be laid in a traditional size, pattern and texture found on other historic buildings in Downtown. Giraffe-style or random-ashlar patterns are preferable to coursed masonry. Rough face, rusticated stone is preferred though areas of dressed, carved, or smooth-faced masonry may be utilized as accents around windows or doors.
 - Polished stone should be avoided as a primary material.





New Building Design - Materials - Brick, Stucco, & Wood

- Brick should be traditional brick size and proportions in traditional colors (red, buff, brown)
- Plaster stucco may comprise a secondary material. It should not be the primary exterior wall material
 - EIFS is not an appropriate material





New Building Design - Materials - Brick, Stucco, & Wood

- Wood is an appropriate material and should be rustic.
 - Wood may be painted or unpainted
 - Paneling should be in a traditional pattern, such as board and batten
 - Rustic, rough-hewn or raw-edge wood are encouraged
 - Contemporary wood installations are discouraged







New Building Design - Alternate Materials

Appropriate Alternate Materials

- Cast stone, provided it is only used as an accent or that it has a rusticated finish
- Terracotta
- Cementitious board with historic profiles such as lapped siding, shingles, or board and batten.
- Corrugated metal (for roofing or awning)



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Inappropriate Alternate Materials

- Metal panels & chromed metal
- Concrete block
- Steel and Glass Facades
- Mirrored glass
- Tilt-wall with exposed aggregate or painted surface.
- Vinyl siding or plywood panels
- Cementitious siding in large flat sheets

These materials can be used in the rear if they are not visible from the street.



New Building Design - Materials

- Stone
- Brick
- Wood
- Stucco
- Appropriate & Inappropriate alternate materials

*Feedback on
new building
materials?*



New Building Design - Display Windows, & Entrances

- First floors should have a window-to-void ratio that is similar to existing buildings
 - Large storefront display windows, like those seen in other towns, are not appropriate for Wimberley
 - Avoid blank walls facing the sidewalk – create a welcoming pedestrian environment
- Entrances & doors should be similar to existing buildings in the district.
 - Doors should have a commercial (not residential) character.
 - Entrances should be flat or minimally recessed. Deeply recessed entrances are not compatible.





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***Feedback on
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entrances?***



Demolitions

- Buildings may be demolished only as a last resort and provided that the following conditions are met
 - The building constitutes a safety hazard, as determined by the City
 - The resource is a deterrent to a major improvement program that will be of substantial benefit to the community
 - Retention of the resource will cause undue financial hardship to the owner and all other alternatives have been explored
 - Retention of the resource is not in the interest of the majority of the community.
- A record should be made of the building prior to demolition

Feedback on demolition?



Signage

- Design a sign to be in balance with the overall character of the property.
- Appropriate signs include freestanding, flush mounted, window, projecting, hanging, awning, and directory signs
- A sign should be in character with the material, color, and detail of a building.





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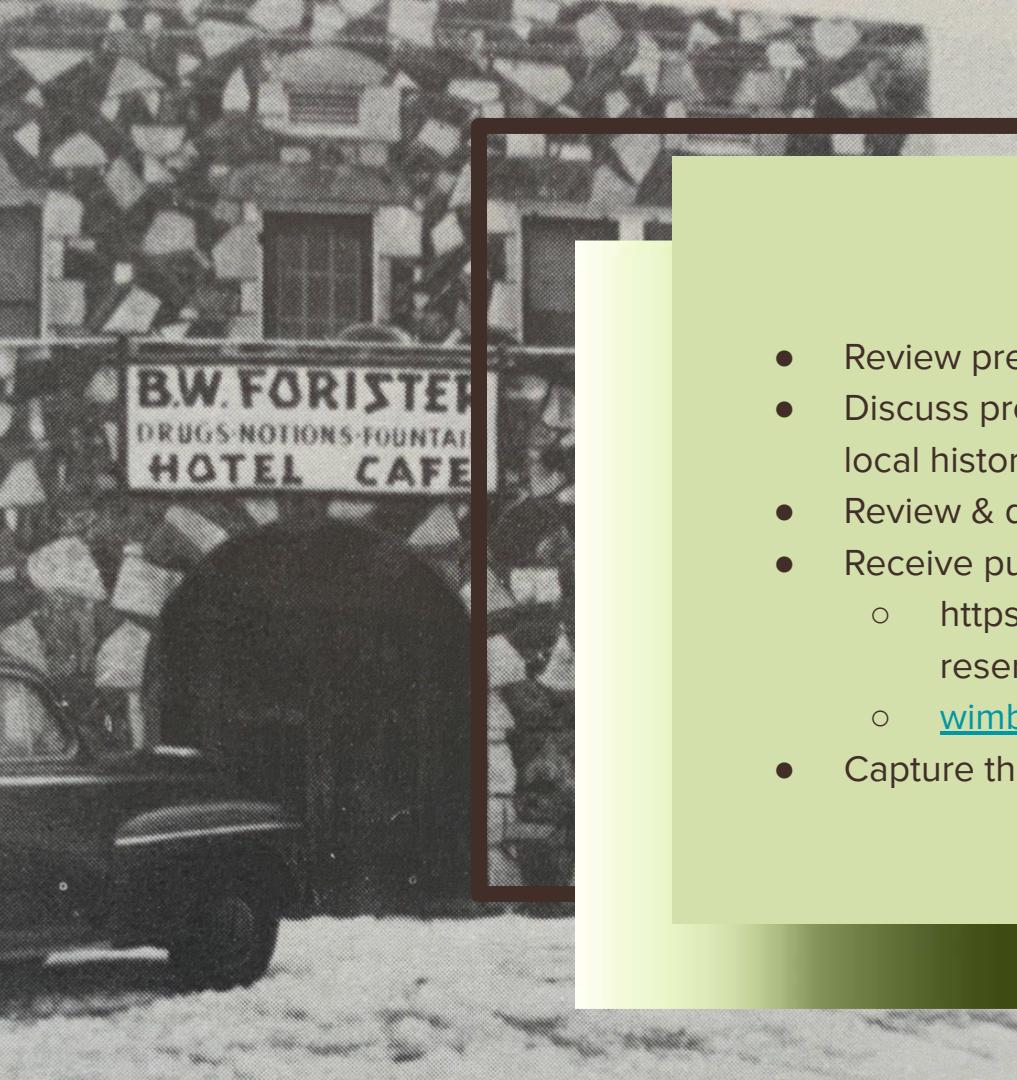
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