

CITY OF WIMBERLEY HISTORIC DISTRICT TOWN HALL MEETING

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



***This symbol
indicates that
it's time for you
to provide
feedback***



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
 - <https://www.cityofwimberley.com/319/Historical-Preservation>
 - wimberley@postoakpreservation.com
- Capture the Wimberley Way





*What are you
excited about?*



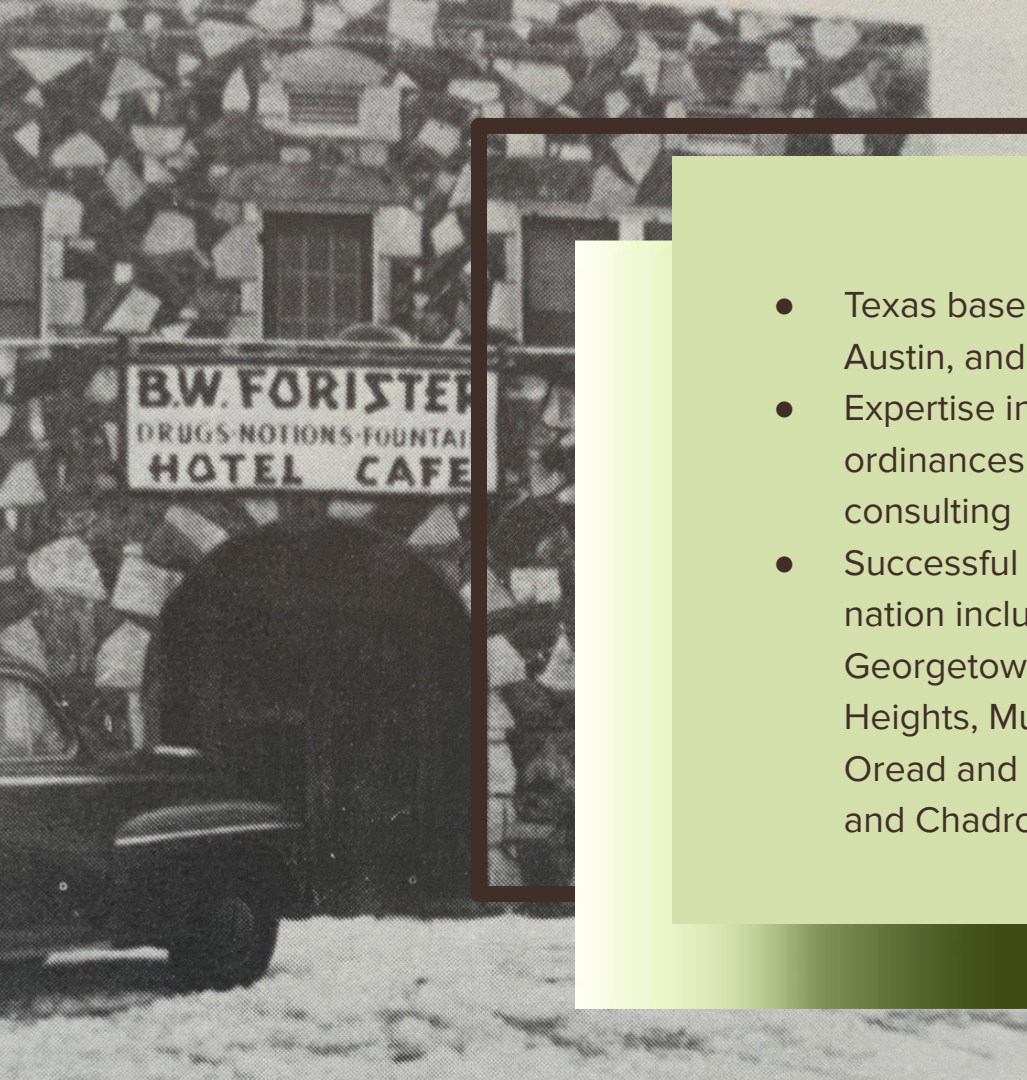


*What are you
excited about?*



*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

APRIL- JUNE 2022

Survey & Research

JULY 2022 - COMPLETION

Public Engagement

JUNE 2022 - JUNE 2024

NRHP nomination process

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Drafting of Historic Designation and Ordinances

JULY 2022 - FEBRUARY 2023

Historic District Design Guidelines





Area surveyed



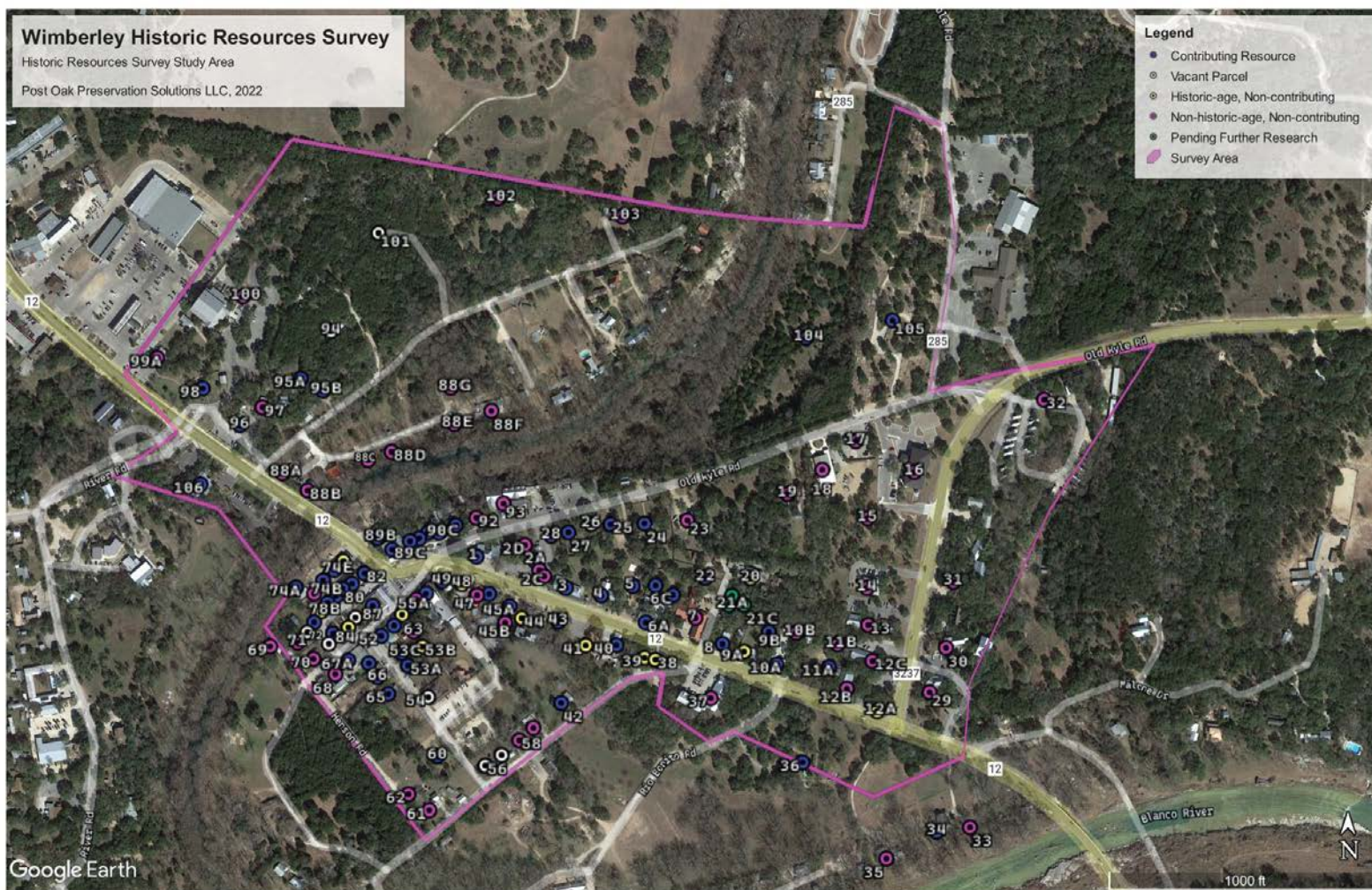
Wimberley Historic Resources Survey

Historic Resources Survey Study Area

Post Oak Preservation Solutions LLC, 2022

Legend

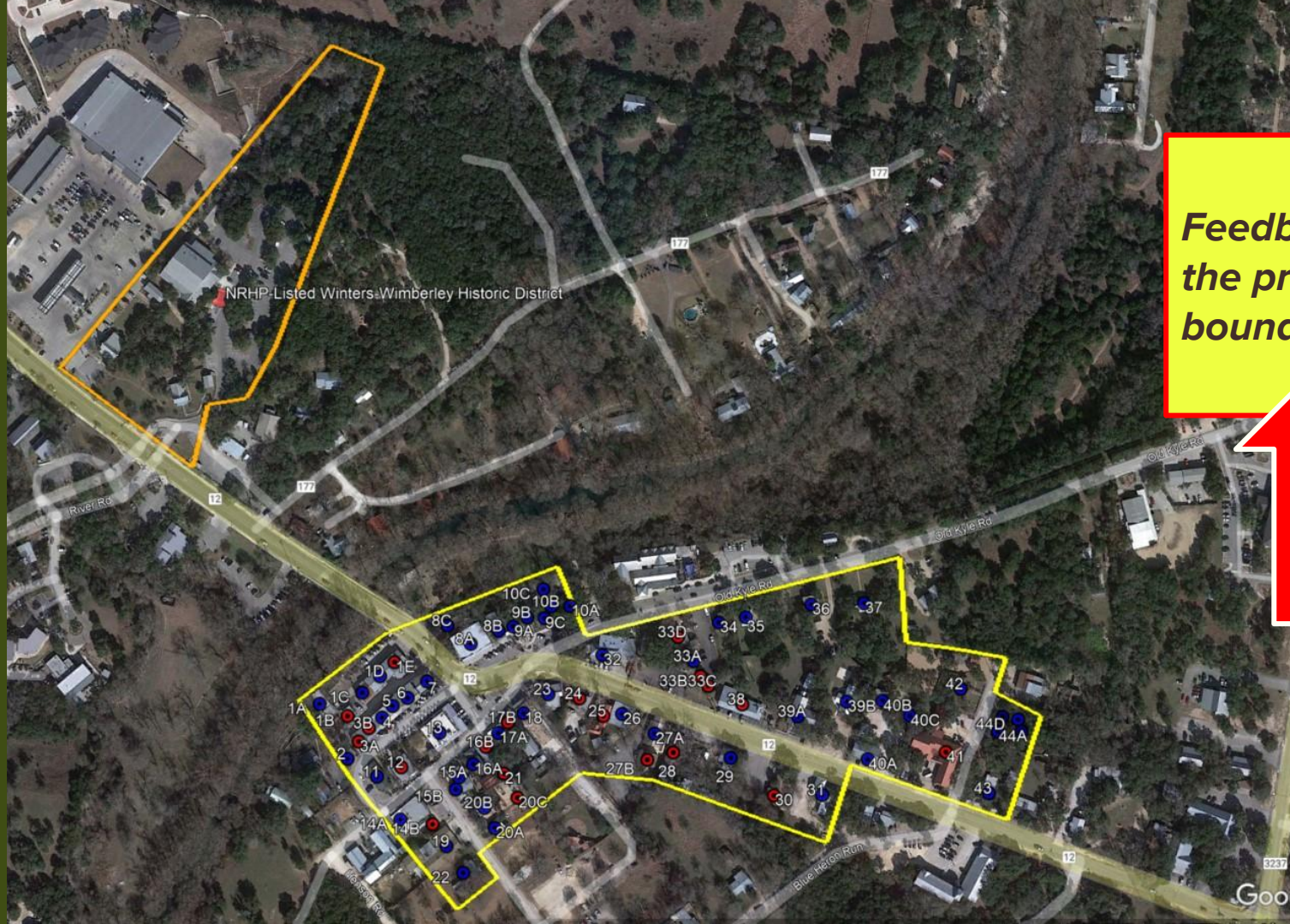
- Contributing Resource
- Vacant Parcel
- Historic-age, Non-contributing
- Non-historic-age, Non-contributing
- Pending Further Research
- Survey Area



A historical map of Wimberley, Texas, showing the Blanco River and surrounding areas. The map is framed by a dark brown border. A large, semi-transparent green rectangle is overlaid on the right side of the map, containing the title text.

Proposed Wimberley Historic District





***Feedback on
the proposed
boundary?***



A historical map of a region, likely in the Southeastern United States, showing a network of rivers, streams, and roads. The map is rendered in a sepia or light brown tone with blue lines for water features. A dark brown rectangular border frames a portion of the map on the left and top. A large, semi-transparent green rectangle is overlaid on the right side of the map, containing the main text.

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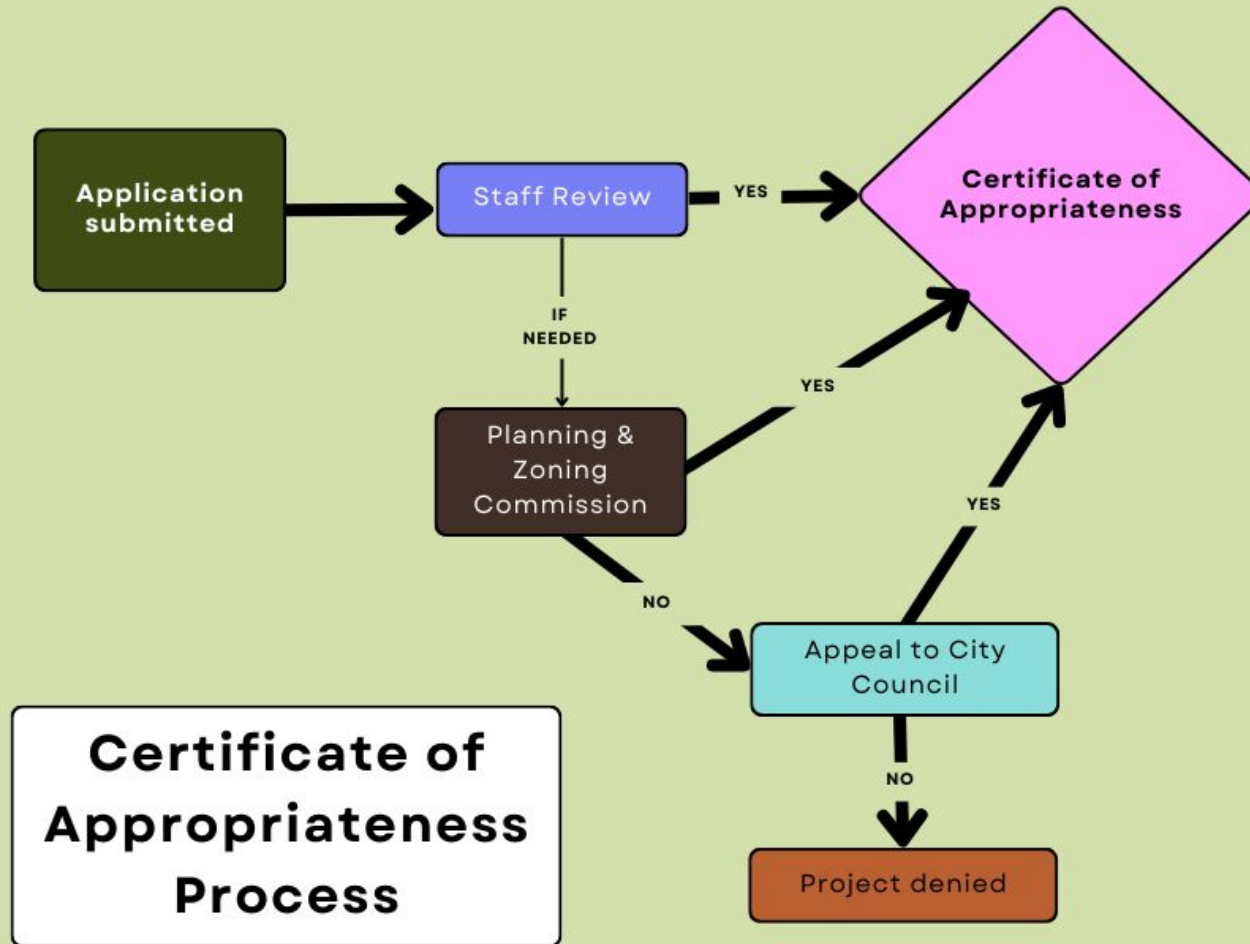
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- Typically establishes a design review board or preservation commission to protect buildings from destruction or insensitive rehabilitation
- Outlines criteria for designating local historic properties
- Outlines procedures and standards for reviewing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



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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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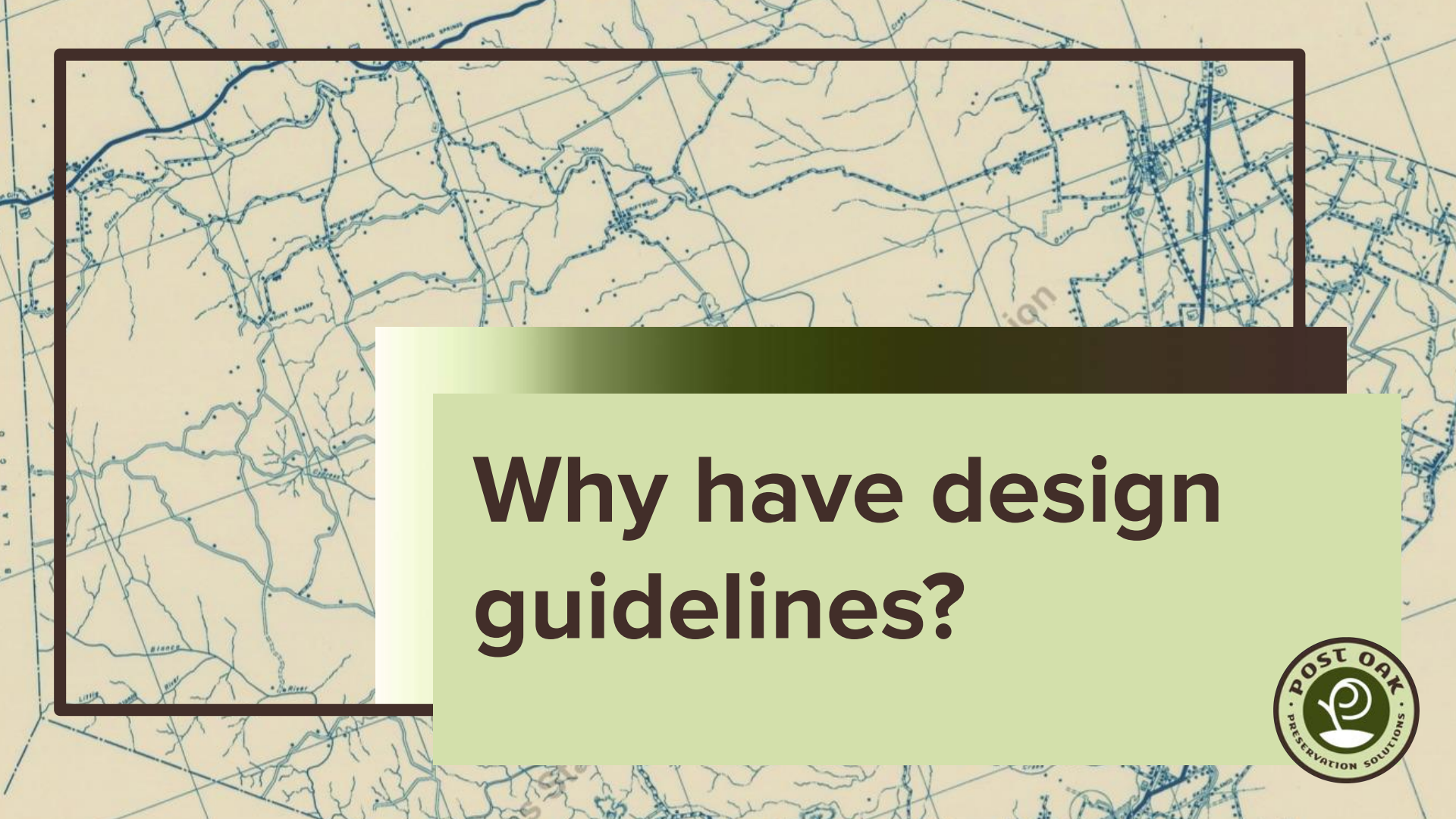
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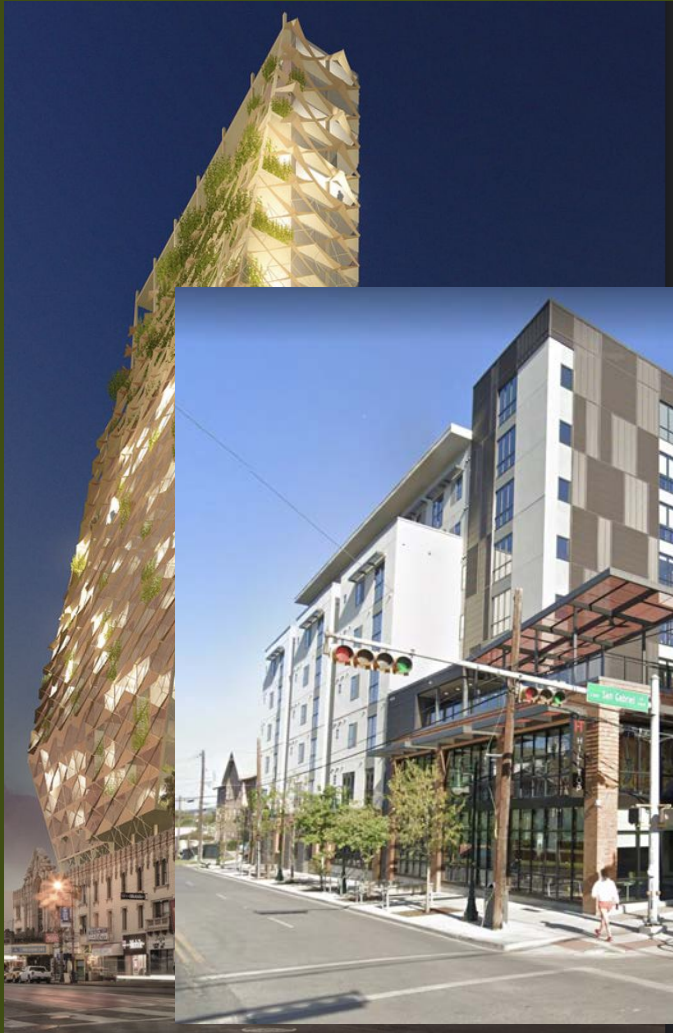


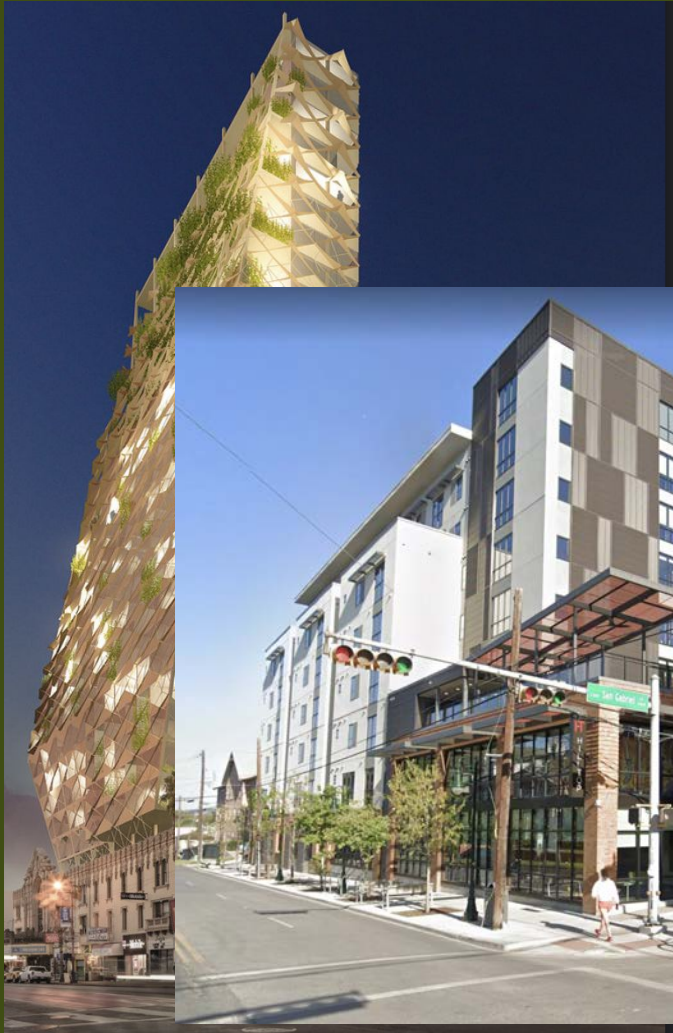
A detailed topographic map of a river network, likely in the western United States, showing a complex web of rivers and streams. The map is framed by a dark brown border. A large, semi-transparent green rectangle is overlaid on the right side of the map, containing the title text.

Why have design guidelines?





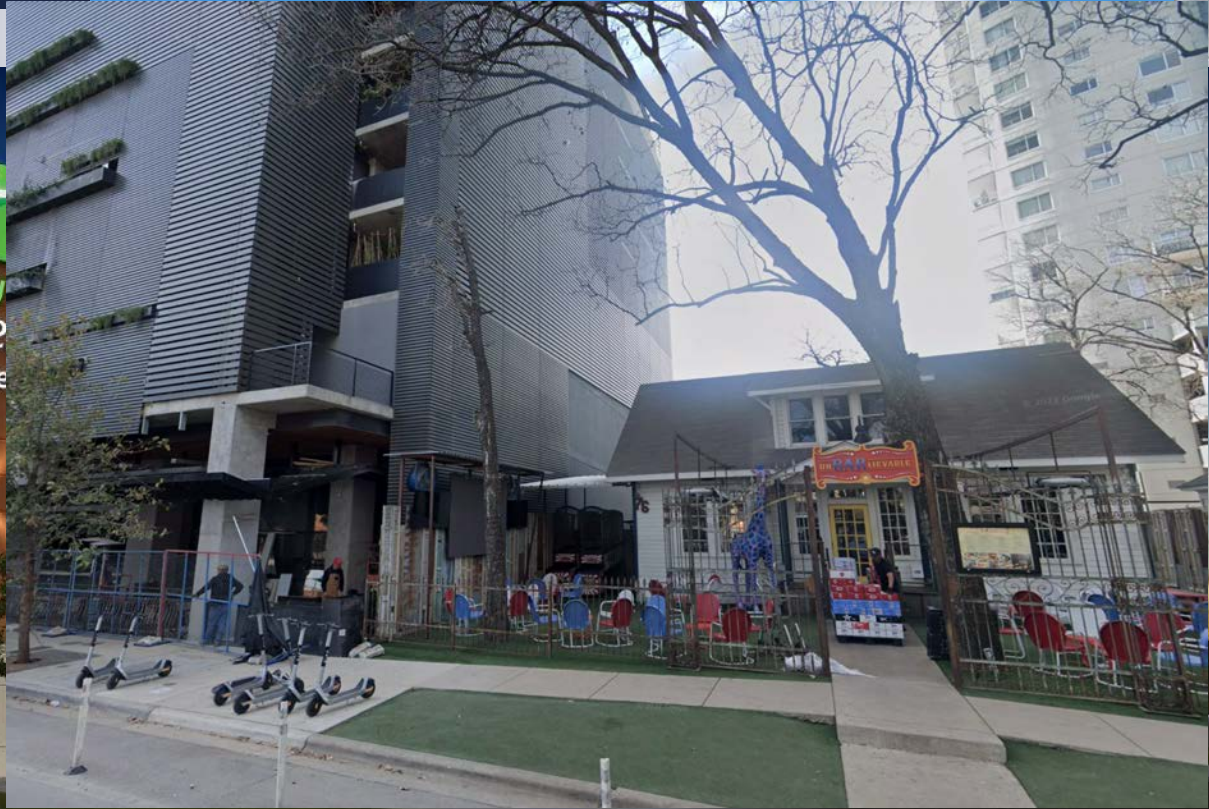




















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- Create a cohesive neighborhood attractive to building owners, developers, and visitors
- Encourage creativity and a diverse range of architecture within a framework of community expectations



The background of the slide is a detailed map of a river network, likely in a rural or semi-rural area. The map shows a complex web of blue lines representing rivers and streams, with some larger rivers labeled like 'Blanco' and 'Rio'. The map is overlaid with a dark brown rectangular frame. A large, light green rectangular box is positioned in the lower right quadrant of the slide, containing the main text.

What do design guidelines do?



Design Guidelines are:

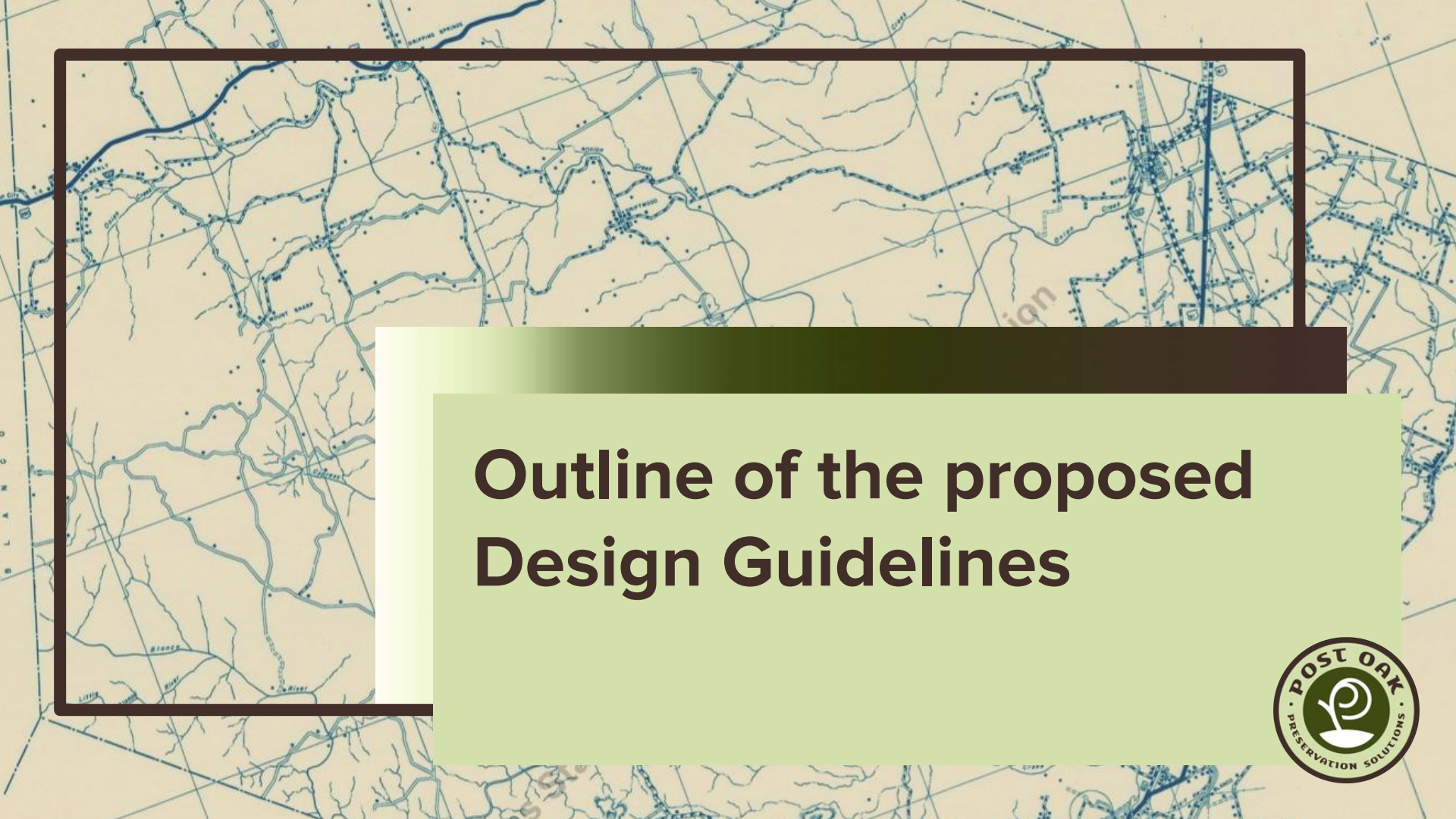
- A tool for decision making
- An educational tool
- A tool to promote the history of Wimberley through history, architecture and culture



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



Guidelines to Retain & Preserve Existing

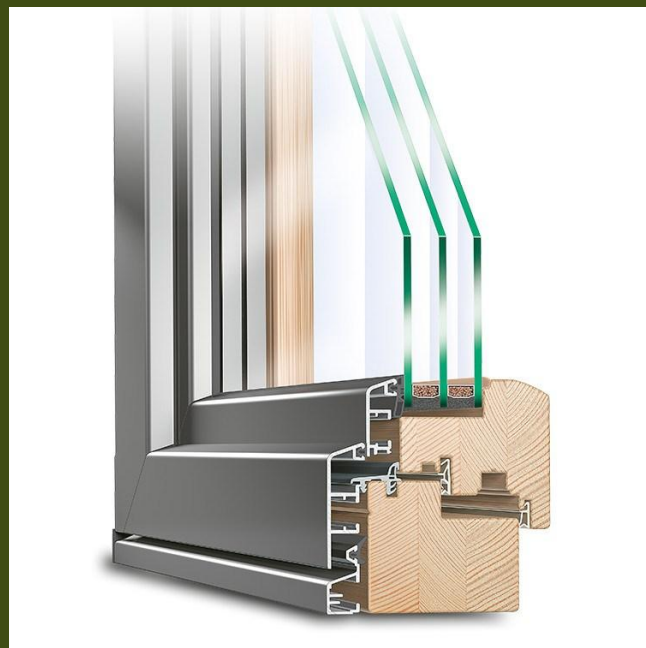
- Original architectural features should be preserved in place
- Deteriorated architectural materials should be repaired rather than replaced



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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***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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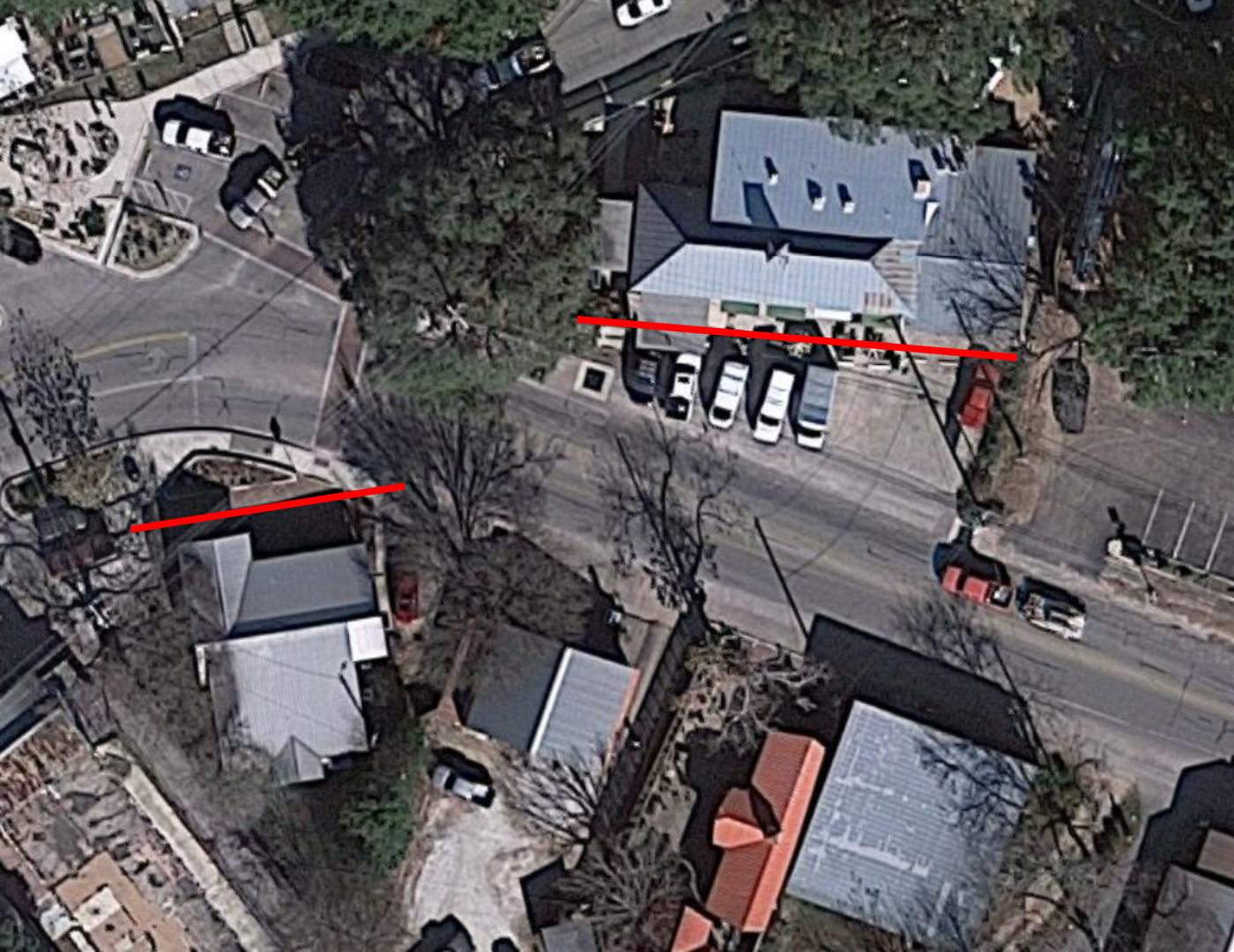
***Feedback on
public realm
design?***



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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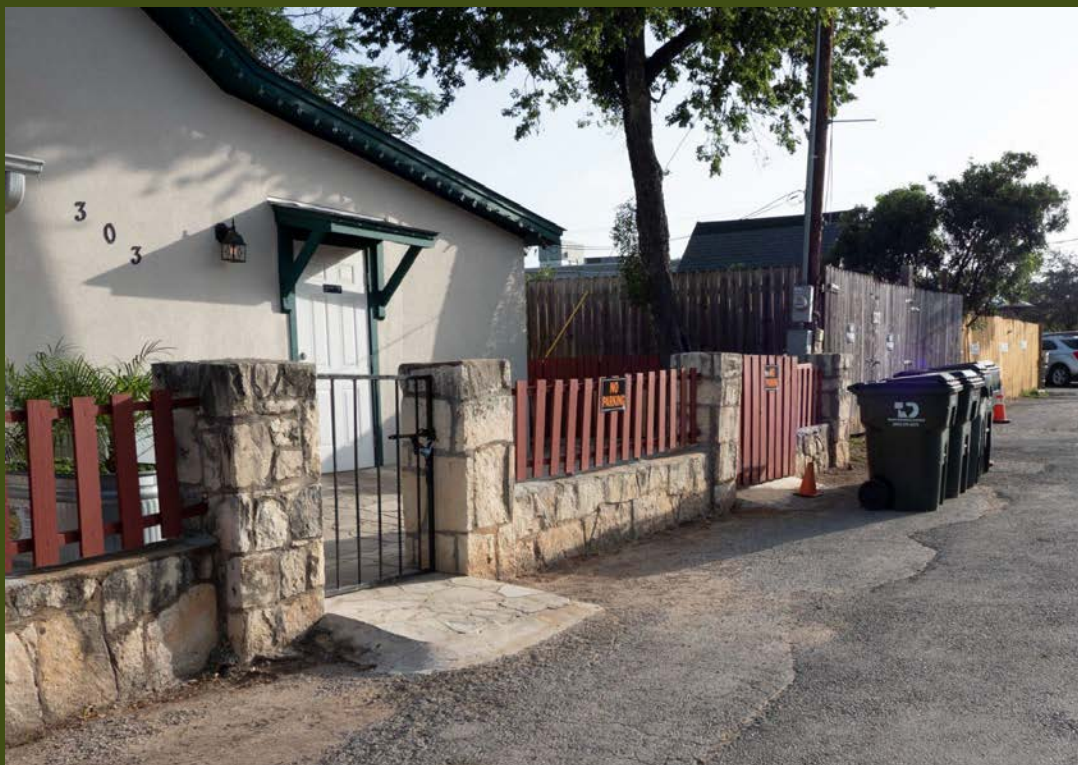




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***Feedback on
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New Building Design - Mass, Form, & Scale

- 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
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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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- Windows should be similar in scale, proportion, & pattern to existing buildings
 - Windows should have clear class and may be wood or clad wood. Vinyl is not appropriate.





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***Feedback on
windows &
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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What's next?

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