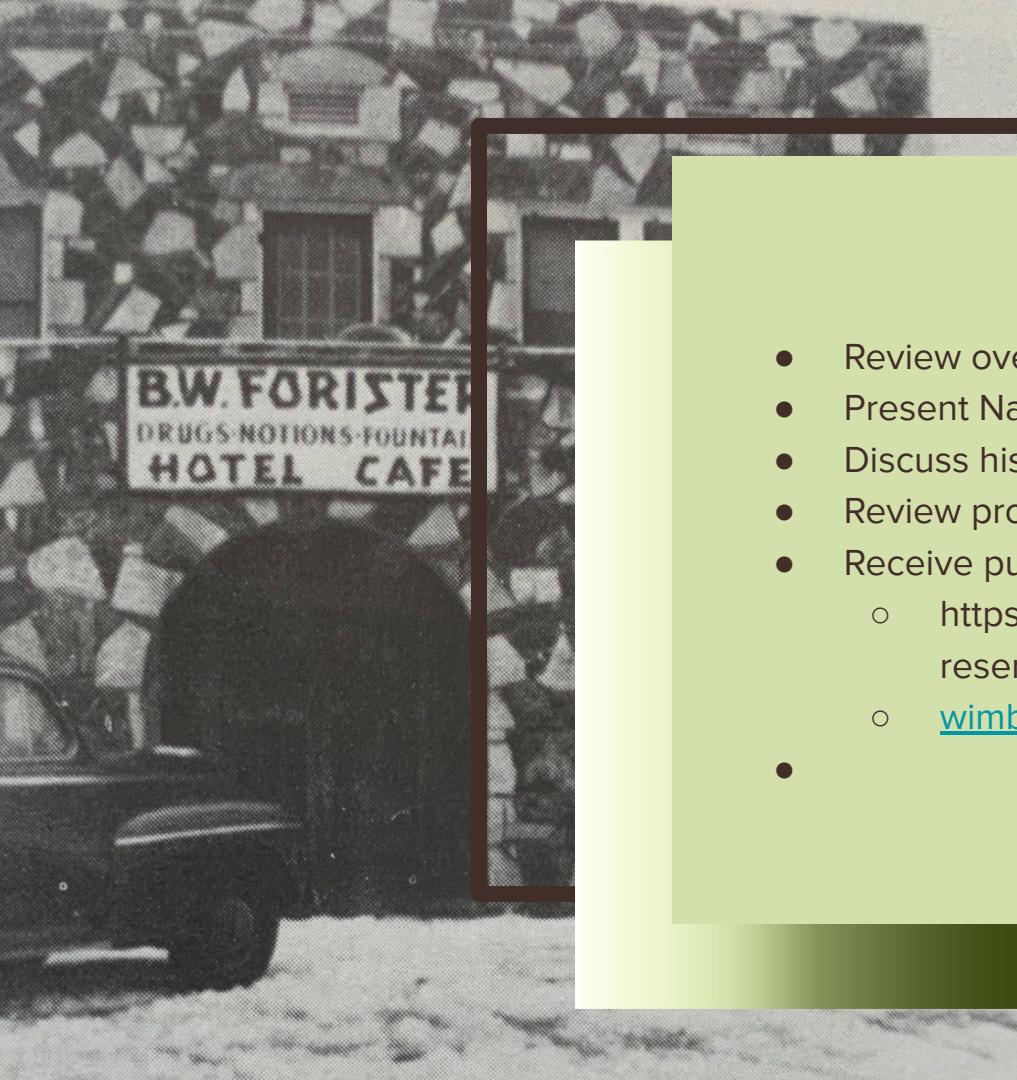


# **CITY OF WIMBERLEY HISTORIC DISTRICT TOWN HALL MEETING**

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

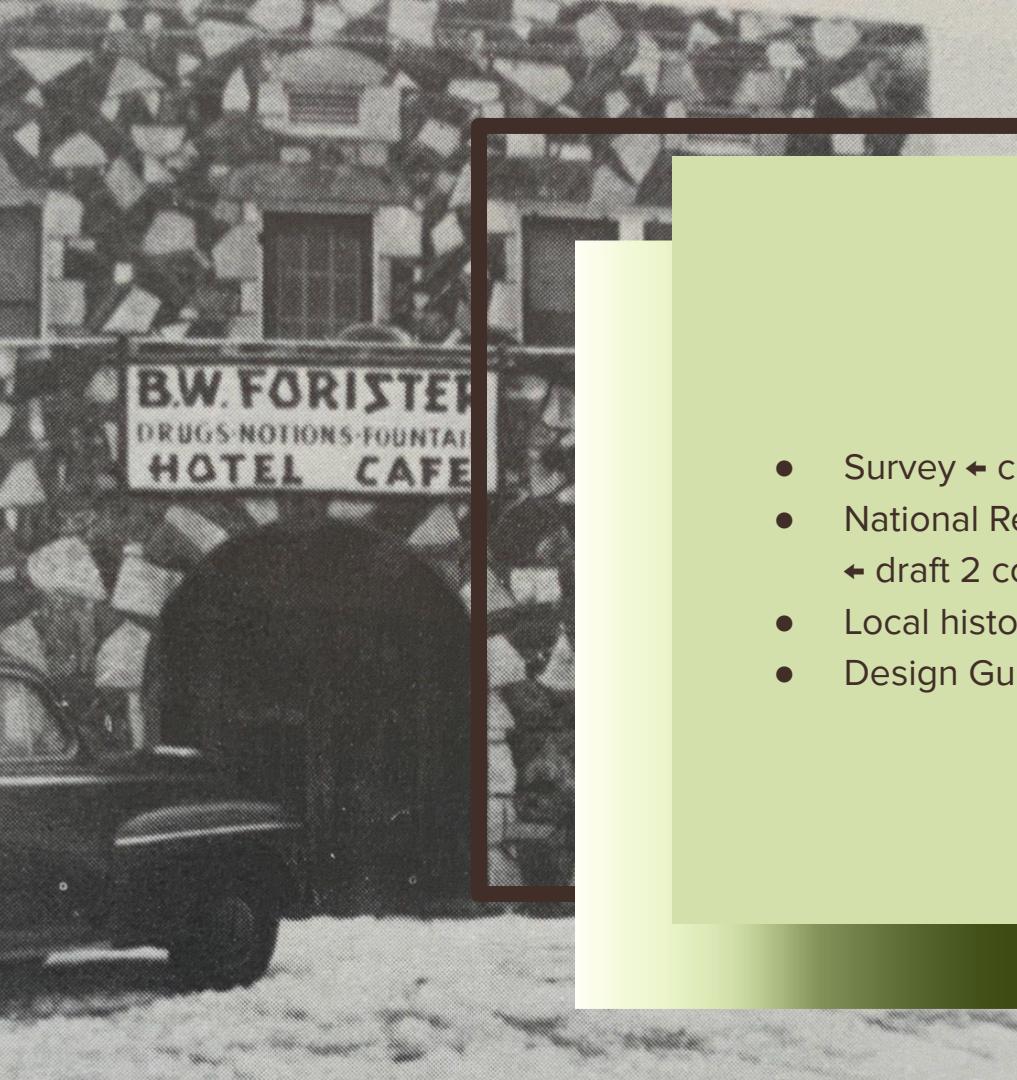




## TODAY'S MEETING

- Review overall preservation project & current status
- Present National and Local Historic Districts
- Discuss historic tax credits
- Review proposed design guidelines
- Receive public feedback in person & online
  - <https://www.cityofwimberley.com/319/Historical-Preservation>
  - [wimberley@postoakpreservation.com](mailto:wimberley@postoakpreservation.com)
- 





## PROJECT OVERVIEW

- Survey ← complete
- National Register of Historic Places (NRHP) nomination  
← draft 2 complete
- Local historic district designation ← in process
- Design Guidelines ← nearly complete



# What we heard from you:

Important to preserve Wimberley's "unique character, charm, and history"

Design Guidelines shouldn't create too much uniformity or stifle creativity and "artsy feel"

Ensure that review process isn't too restrictive or hinders business

Emergency repairs and minor work should have shorter review process than major work

More historic resources outside the district should be designated



# HISTORIC DESIGNATION & ORDINANCE TASKS

**APRIL- JUNE 2022**

Survey & Research

**JULY 2022 - COMPLETION**

Public Engagement

**JUNE 2022 - JUNE 2024**

NRHP nomination process

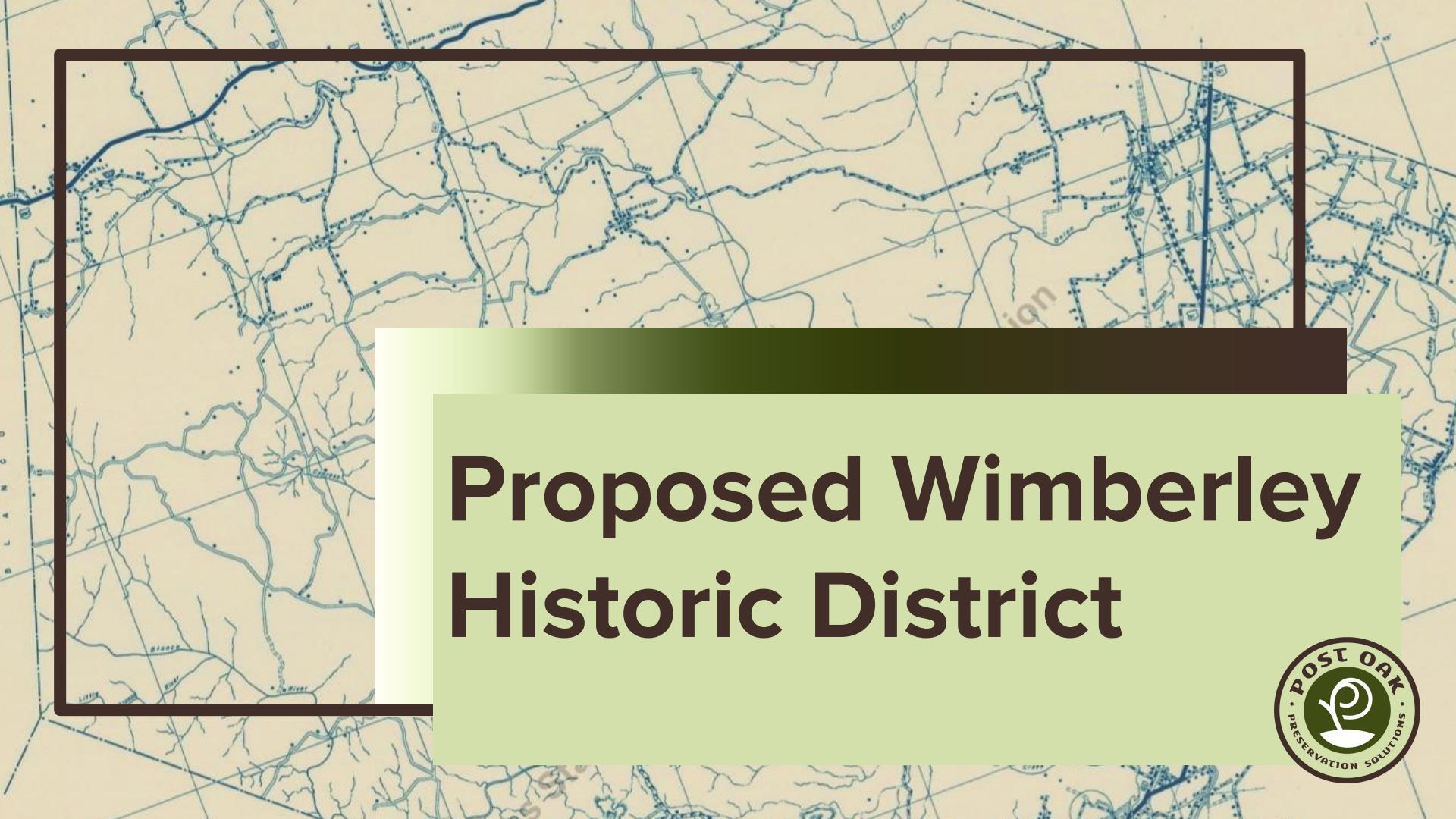
**JULY 2023 - MAY 2023**

Drafting of Historic Designation and Ordinances

**JULY 2022 - JUNE 2023**

Historic District Design Guidelines



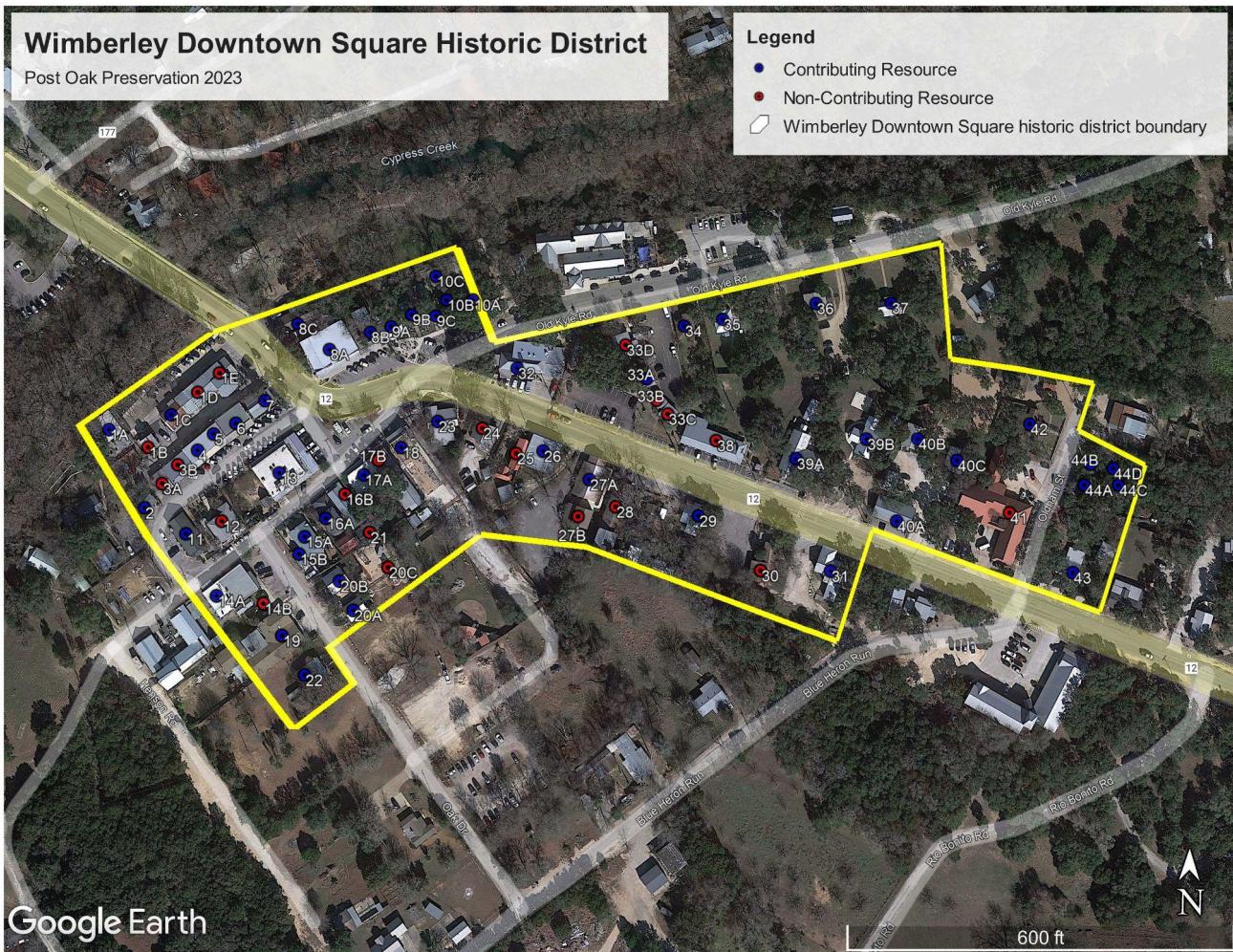


# Proposed Wimberley Historic District



# Wimberley Downtown Square Historic District

Post Oak Preservation 2023



## Contributing Buildings:

- Are of historic age
- Retain architectural integrity
- Are eligible for Texas & Federal Historic Tax Credits
- Are subject to review under the design guidelines

## Non-Contributing Buildings

- Are outside the period of significance
- OR have lost integrity
- Not eligible for tax credits
- Not subject to review





## What Is The National Register Of Historic Places?

- Record of historically-significant buildings, places, sites, vessels, landscapes, neighborhoods, districts
- Provides the definitive history of the historic place
- Avails property owners of historic tax credits
- No regulatory burden unless Federal funding or approvals



## Historic Tax Credits



## What Are Historic Tax Credits?

- Incentive for rehabilitating historic (50+ years old) buildings
- Available for buildings that are National Register of Historic Places listed or eligible
- New use must be compatible to historic building
  - Historic school → affordable apartments
  - Historic factory → offices / mixed use
- Work must adhere to the *Secretary of the Interior's Standards for Rehabilitation* to ensure the historic integrity of the building is preserved

# Comparison of Federal and State Historic Tax Credit Programs

	Federal Rehabilitation Tax Credit	Texas Historic Preservation Tax Credit
<b>Credit applies to:</b>	Federal Income Tax	Texas Franchise Tax or Insurance Premium Tax
<b>Credit offered:</b>	20% of qualified rehabilitation expenditures	25% of qualified rehabilitation expenditures
<b>Credit recipient:</b>	Current owner(s)	Current owner(s) May sell or transfer whole or partial credit to others
<b>Eligible applicants:</b>	Individuals, companies, partnerships	Individuals, companies, partnerships, non-profits, and public universities (until January 2022)
<b>Eligible building uses:</b>	Income-producing (including residential rental)	Income-producing, non-profit, and public universities
<b>Required historic designation:</b>	National Register of Historic Places (NRHP) (within 30 months of project completion)	National Register of Historic Places, Recorded Texas Historic Landmark, or State Antiquities Landmark (must be designated before project can be certified)
<b>Minimum project cost:</b>	\$5000 or adjusted basis (value of building), whichever is greater	\$5000
<b>Application forms:</b>	3-part federal application (1, 2, 3)	3-part state application that mirrors federal (A, B, C)
<b>Recapture period</b>	5 years	No recapture period
<b>Time limit for use of credits:</b>	Must be claimed in equal amounts over 5 years	Use immediately or carry forward over 5 years, at credit holder's discretion
<b>Architectural oversight:</b>	National Park Service certifies with THC's recommendation	Texas Historical Commission certifies projects; NPS reviews first if applying for federal and state
<b>Financial oversight:</b>	Credit managed by the IRS	Credit managed by the Texas Comptroller
<b>Application deadline:</b>	Must apply before project completion, unless building is individually listed in the NRHP	Must apply before project completion

# Tax Credit Process

## Part 1/A

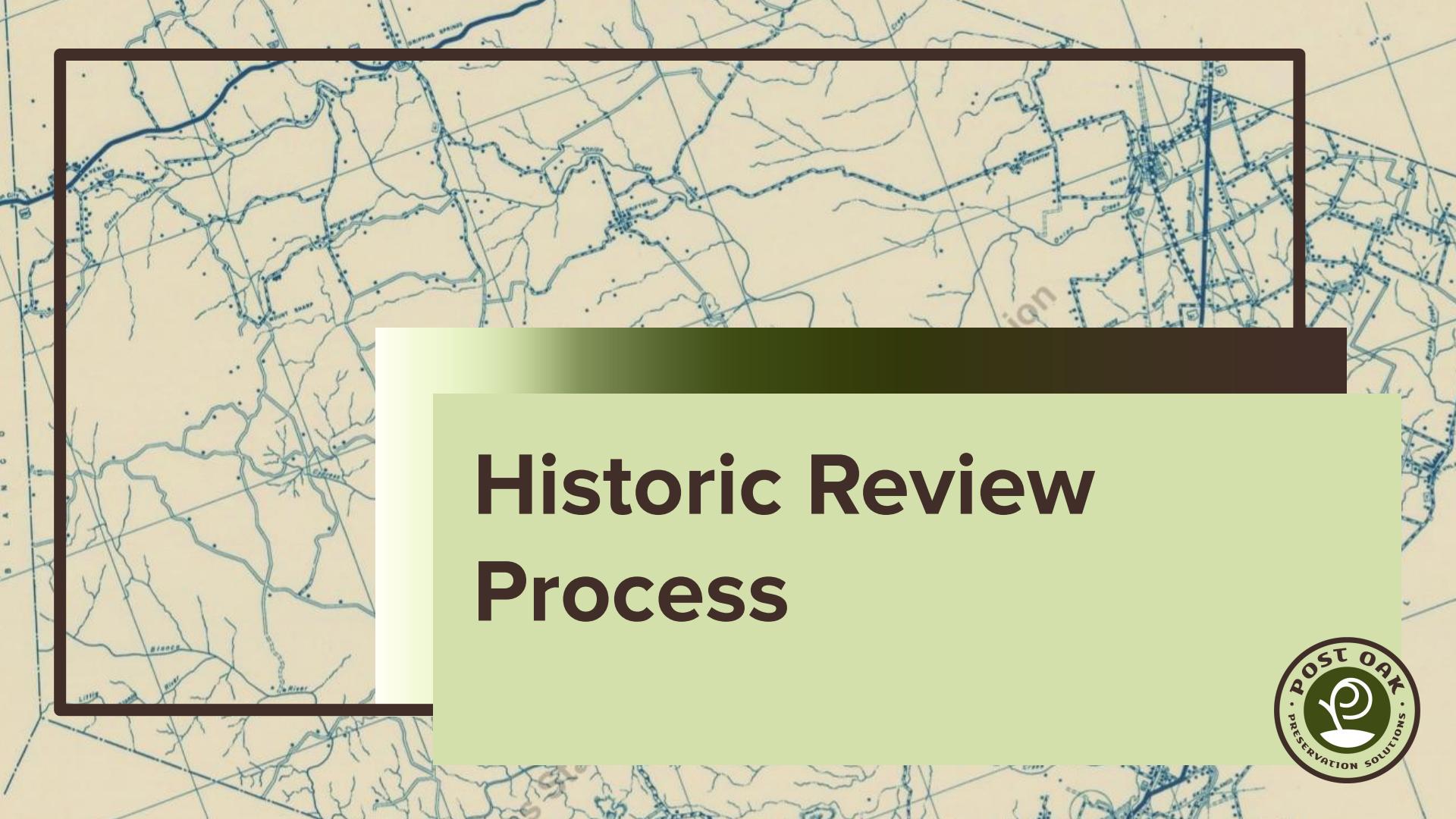
- Establishes that the building is historic & eligible for tax credits

## Part 2/B

- Describes scope of work, interior & exterior
- Includes: photographs, architectural drawings, narrative description of scope of work, estimated project costs

## Part 3/C

- Presents the completed project for approval.
- Includes: photographs, final project information
- Site visit from THC



# Historic Review Process



## No Application

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

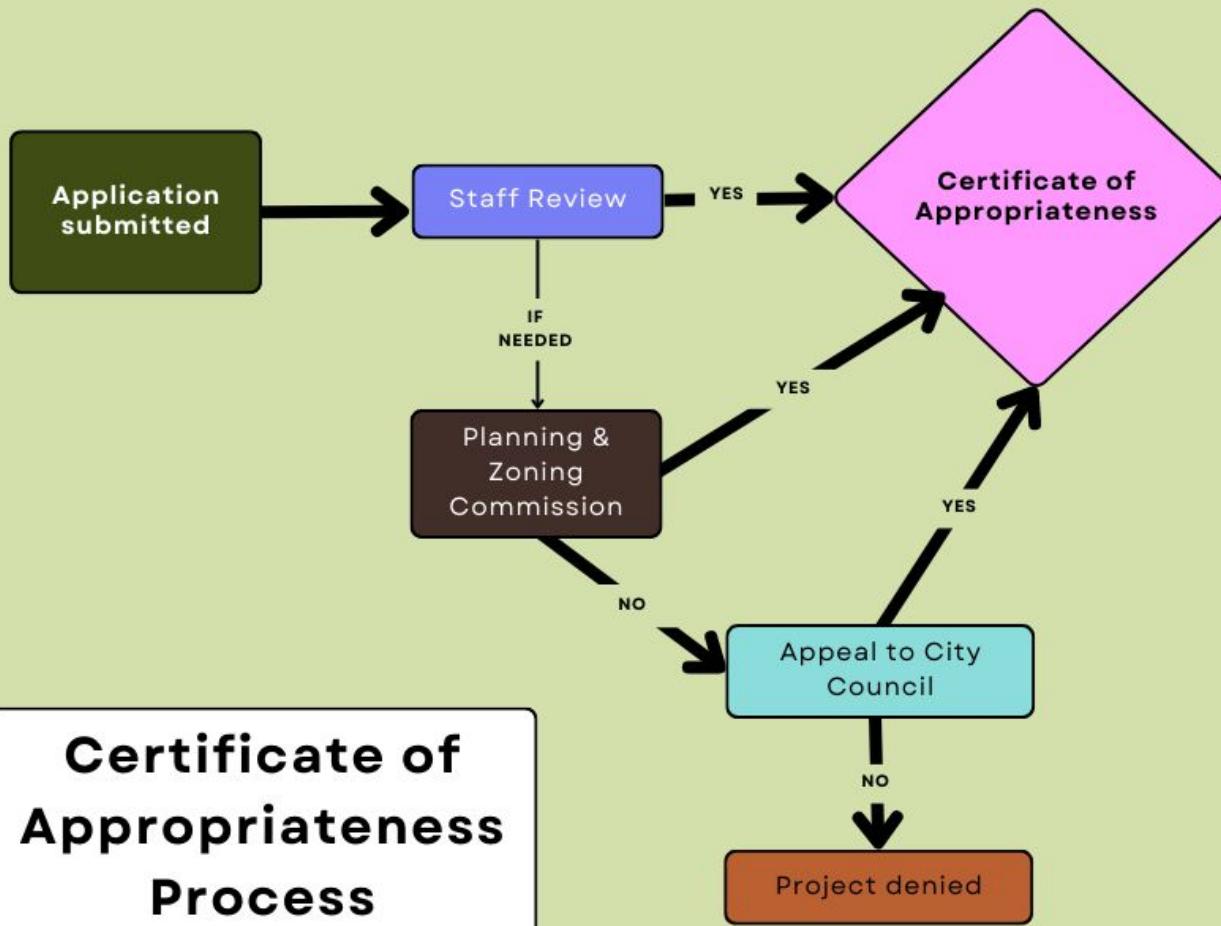
## Staff Approval

- Routine repairs & maintenance
- Minor alterations

## P & Z Approval

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





# Design Guidelines



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## The Basic Preservation Principles for Wimberley

While the guidelines provide direction for specific design issues, some basic principles of preservation form the foundation for them. The following preservation principles apply in Wimberley:

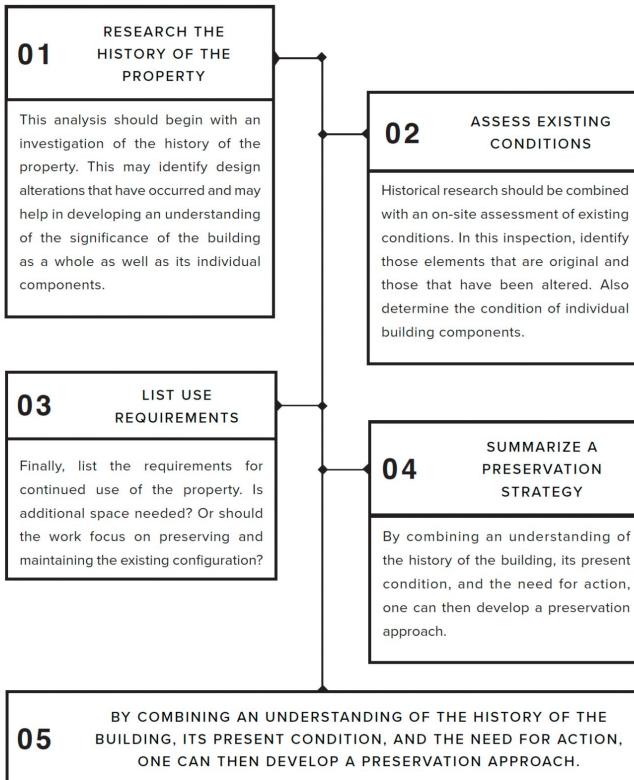
1. Respect the historic design character of the building.
  - 1.1. Do not try to change a building's style or make it look older than it really is. Confusing the character by mixing elements of different styles is not appropriate.
2. Seek uses that are compatible with the historic character of the building.
  - 2.1. Although use is not reviewed by the Planning and Zoning Commission, uses that do not require radical alteration of the original architecture are preferred. Every reasonable effort should be made to provide a compatible use for the building that will require minimal alteration to it or its site. An example of an appropriate adaptive use is converting a residence into a bed and breakfast establishment (when zoning regulations permit). Transitions between adjacent land uses should reflect appropriately compatible levels of intensity.
3. Protect and maintain significant features and stylistic elements.
  - 3.1. Distinctive stylistic features or examples of skilled craftsmanship should be treated with sensitivity. The best preservation procedure is to maintain historic features through proper maintenance from the outset so that intervention is not required. This includes rust removal, caulking, limited paint removal, and reapplication of paint.
4. Preserve key, character-defining features of the property.
  - 4.1. Key features are those that help convey the character of the resource as it appeared during its period of historic significance. These may include the basic structural system and building materials, as well as windows, doors, porches, and ornamentation. Typically, those features that are on the front of a building or that are highly visible from a public way will be most important.
5. Repair deteriorated historic features, and replace only those elements that cannot be repaired.
  - 5.1. Maintain the existing material, using recognized preservation methods whenever possible. If disassembly is necessary for repair or restoration, use methods that minimize damage to original materials and replace the existing configuration.
6. Retain natural features including access to the water, extensive tree canopy, and landscaping. Respect nature by choose sustainable materials.
  - 6.1. Protect trees and maintain access to the creek from Downtown. Utilize materials and construction methodologies that help conserve resources.

# CHAPTER 1: Using the Guidelines



## Developing a Preservation Strategy

Each preservation project is unique. A project may include a variety of treatment techniques, including the repair and replacement of features and maintenance of those already in good condition. In order to define the range of preservation treatments that may be needed in a project, consider these steps:



# CHAPTER 1: Using the Guidelines



# CHAPTER 2: Existing Character of Downtown Wimberley

## 2.1. Character of the Public Realm

### 2.1.2. PEDESTRIAN EXPERIENCE

#### 1. Around the Square

1. Along the north side of the Square and surrounding the Wimberley Cafe building, continuous awnings provide a sheltered pathway for pedestrians.
2. In other areas around the Square, pedestrians share right of way with vehicles where there are no sidewalks.
3. Landscaping, display windows, and many trees create a welcoming environment for pedestrians.
4. Pedestrian safety is a concern around the Square and in areas without sidewalks.

#### 2. Outside the Square

1. Many streets outside the Square lack sidewalks. Where sidewalks exist, they are along generally busy streets with few safe crosswalks.
2. The pedestrian experience outside the Square is less welcoming.



The Wimberley Cafe building features continuous awnings, providing a sheltered pathway for pedestrians.



The Wimberley Cafe building features continuous awnings, providing a sheltered pathway for pedestrians.



Many streets outside the Square lack sidewalks.

### 2.1.3. LANDSCAPING

1. Wimberley has an extensive collection of trees throughout downtown, which connects people to nature and provides welcome shade in the Texas heat.
2. Additional landscaping in the form of planters provide buffers between vehicular traffic and pedestrians as well as visual interest.



The heritage trees throughout downtown Wimberley provide shade and connection to nature.



Planters are used throughout the downtown as a buffer between traffic and pedestrians.

## 2.2. Site Design

**S**ite and Lot Design describes the placement of major structures and features within the site. The location of a building on the lot can greatly influence the overall character of a neighborhood. A building located too far back or too far forward does not seem to "fit" within the neighborhood. Location of parking areas can also have great impacts on the character of neighborhood.

Understanding the existing character can provide guidance in determining the compatibility of future development.

### 2.2.1. STREET FRONTRAGE

#### 1. Around the Square

1. Most buildings around the Square are built with zero setback and to the lot lines. Where buildings have setbacks, these setbacks are shallow and the lot lines are indicated with low fences.
2. Buildings are oriented toward the street.

#### 2. Outside the Square

1. Setbacks and orientations outside the Square vary. Most buildings are oriented toward the street, but some buildings, especially those on corners, are oriented at an angle facing the corners.



Buildings in the Square with shallow setbacks have low fences to indicate the lot lines.



Some buildings outside the Square are at an angle facing the corners.

### 2.2.2. LOT WIDTH & SETBACKS

1. Lot widths in the Square are generally narrow, ranging from 25 feet to 60 feet. Most buildings on the square are built to the lot lines or have shallow set backs, at most 20 feet.

2. Outside the Square, lot widths are more variable, ranging from 40 feet up to greater than 100 feet. Front and side setbacks also vary in this area but nearly all buildings have at least a 15 foot setback from the street, with the greatest setback being 125 feet.



Buildings in the Square have shallow setbacks.



Buildings outside the Square have variable setbacks.



## 2.3. Building Design

### 2.3.3. ARCHITECTURAL STYLES

#### 2.3.3.1. CRAFTSMAN (C. 1885-1930)

The Craftsman style is defined by simple design with low-pitched gable roofs with broad eaves, large front porches, and exposed wooden structural elements. Craftsman houses were bungalows that incorporated locally handcrafted wood, glass, and metal work. The style incorporates a visible sturdy structure with clean lines and natural materials. Craftsman houses include those that came from mail-order house catalogs, such as Sears. In Wimberley, Craftsman houses have been adapted to the local environment using local materials and masonry techniques.

##### 2.3.3.1.1. Characteristics

1. Low-pitched roof lines, gabled or hipped roof
2. Deep overhanging eaves with exposed rafters
3. Open front porches
4. Columns supporting the roof
5. Hand-crafted design details
6. 1 to 1½ stories
7. Double-hung windows with multiple lights in the upper window and a single pane in the lower, some stained or leaded glass
8. Wood, stone, or stucco siding
9. Exterior stone chimneys
10. Built-in cabinets, shelves, and seating
11. Exposed rafters and beams with elaborated ends and/or supported by knee boards



This building is characteristic of Craftsman style buildings in Wimberley.



Exterior stone chimneys are a typical feature of Craftsman buildings.



Double-hung windows are a typical feature of Craftsman buildings.



Exposed rafter tails and low-pitched roofs are a characteristic of the Craftsman style.

# CHAPTER 2: Existing Character of Downtown Wimberley



### 3.2. First Repair, Then Replace

#### DETERIORATED ARCHITECTURAL MATERIALS SHOULD BE REPAIRED RATHER THAN REPLACED

1. When deterioration occurs, repair the material and any other related problems. It is also important to recognize that all details weather over time and that a scarred finish does not represent an inferior material, but simply reflects the age of the building. Therefore, preserving original materials and features that show signs of wear is preferred to replacing them.
2. Repair only those features that are deteriorated.
3. Patch, piece-in, splice, consolidate, or otherwise upgrade existing materials, using recognized preservation methods as those identified in the Department of the Interior's Historic Preservation Briefs, located online at <http://www.nps.gov/hps/tps/>
4. Isolated areas of damage may be stabilized or fixed using consolidants. Epoxy and resins may be considered for wood repair. Also, special masonry repair components may be used.
5. Removing damaged features that can be repaired is not appropriate.
6. Protect features that are adjacent to the area being worked on.
7. When disassembly of an historic element is necessary for its restoration, use methods that minimize damage to the original materials.
8. When disassembly of an historic feature is required in a restoration procedure, document its location so it may be repositioned accurately. Always devise methods of replacing the disassembled materials in their original configuration.
9. Use approved technical procedures for cleaning, refinishing, and repairing architectural details. When choosing preservation treatments, use the gentlest means possible that will achieve the desired results.



Repair historic materials first, then replace in-kind, as needed.



Damaged materials should be repaired or replaced in-kind instead of covered with an inappropriate substitute material.



Historic wood windows can be repaired rather than replaced.

# CHAPTER 3: Guidelines to Retain & Preserve Existing



### 3.3. Respect Historic Styles And Avoid Artificial History

#### ACCEPTABLE SUBSTITUTE MATERIALS



A metal decorative column is an acceptable substitute for a wood decorative column.



A fiberglass cornice is an acceptable substitute for a formed metal cornice.



Cementitious board siding is an acceptable substitute for a wood siding, as long as the profiles are similar.

#### ACCEPTABLE SUBSTITUTE MATERIALS



Metal clad wood windows with historic profiles are an acceptable substitute for upper-story wood windows.



Aluminum storefronts clad in wood are an acceptable substitute for deteriorated wood storefronts.



Metal or cementitious shingles are an acceptable substitute for wood, tile or slate roofs.

#### UNACCEPTABLE SUBSTITUTE MATERIALS



Vinyl siding is an unacceptable substitute material for wood siding.



Thin-set brick or stone is an unacceptable substitute material for brick and stone.



EIFS is an unacceptable substitute material for cast stone and stone.

# CHAPTER 3: Guidelines to Retain & Preserve Existing

#### 4.5. Landscaping

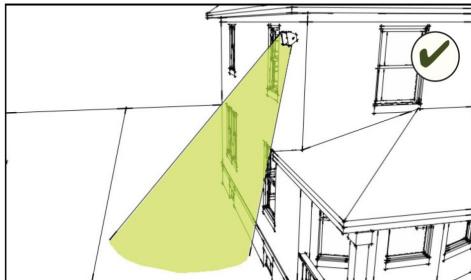
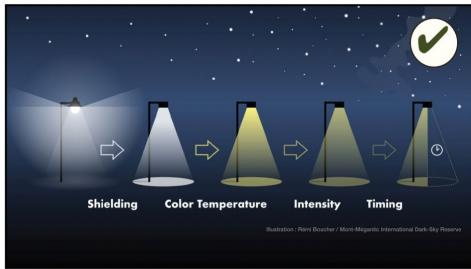
Trees and flowering plants help provide interest to pedestrians, as well as shaded protection from the summer sun. Using trees and flowering plants is strongly encouraged.

1. Use indigenous, native, and drought-tolerant plant materials when feasible.
2. Install new street trees to enhance the pedestrian experience. Locate street trees along edges of sidewalks, maintaining a clearly defined pedestrian travel zone.
3. Locate street trees in larger planting areas, such as buffer strips adjacent to parking lots.
4. Provide underground irrigation systems where long-term growth will not impact the irrigation system.
5. Use flowers to provide seasonal colors.
6. Replace trees that are diseased or have passed their life cycle.
7. The height of a street tree should be minimized, however, to avoid blocking views of storefronts and interesting details.
8. Additional landscaping, in the form of planters, is encouraged throughout the Historic District. These can provide buffers along sidewalks, around seating areas, and surrounding parking areas.
9. Plantings are preferable to turf as these are easier to maintain and require less irrigation.
10. Landscaping between curbs and the sidewalks should be no taller than 2 feet.
11. Use of native materials such as stone in landscaping installations is encouraged.



# CHAPTER 4: Public Realm Design

#### 4.10. Lighting



# CHAPTER 4: Public Realm Design

# CHAPTER 5: New Building & Addition Design

## 5.1. Compatibility



New construction in Wimberley should recognize and respect the historic patterns and elements of the neighborhood.

A building should be visually compatible with traditional commercial buildings.

1. **Historic Building Character:** The street-level floors of traditional commercial buildings are clearly distinguishable from the upper floors. First floors feature large display windows, typically horizontally-oriented. Upper floors have smaller windows or no windows. This feature should also be expressed in new construction.

## 5.3. Street Level Façades

Maintain the distinction between the street level and the upper floor.



1. The first floor of the primary façade should feature large display windows; however, traditional storefront design common in more high-style, turn-of-the-20th-century buildings are not appropriate in Wimberley.
2. Upper floors should be perceived as being more opaque than the lower floor.
3. Highly reflective or darkly tinted glass is inappropriate.
4. Avoid unadorned, blank walls facing entries and streets.

## 5.2. Design

### NEW CONSTRUCTION SHOULD FOLLOW A FRESH APPROACH

**F**ootprint: of the building should be similar to historic structures nearby.

**R**oof form, pitch, materials, complexity should be similar to those in the neighborhood.

**E**nvelope: size and "bulk" or massing and scale as well as projections (porches and the like) of the new construction should be similar to the neighborhood.

**S**kin or exterior materials should be similar visually and physically to what is typical in the neighborhood.

**H**oles: window and door styles, proportions, rhythm, appearance, and placement should be similar to surrounding historic buildings.

New interpretations of historic building styles are encouraged. While it is important that buildings be compatible with the surrounding historic commercial context, it is not necessary that they imitate older building styles.

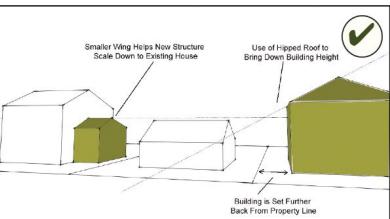
1. A new design that draws upon the fundamental similarities among older buildings in the area without copying them is preferred. This will allow the building to be seen as a product of its own time and yet be compatible with its historic neighbors.
2. Buildings that are similar in scale and overall character to those seen historically are strongly encouraged.
3. Infill should be a balance of new and old in design. This applies to architectural details as well as the overall design of a building.

## 5.4. Additions

Additions to contributing historic buildings should be located toward the rear.



1. Additions to the rear of the building may be the same height as the existing building.
2. Additions to the side of the building should be held to the rear half of the building.
3. Additions should not overwhelm the historic building when viewed from the right of way.



The scale of this one-and-one half story house is appropriate for Wimberley.



## Appropriate & Inappropriate Exterior Building Materials

### TYPICAL EXISTING CONDITIONS



### APPROPRIATE



### INAPPROPRIATE



# CHAPTER 5: New Building & Addition Design

## 6.2. Demolition Considerations

Historic Commission should consider the following when evaluating proposals to demolish or relocate historic resources:

1. Does the resource proposed for demolition or relocation have architectural and/or historical significance?
2. What would be the effect on surrounding buildings of demolition or relocation of the resource?
3. What would be the effect on the Overlay District as a whole of demolition or relocation of the resource?
4. What would be the effect on safeguarding the heritage of the City of the demolition or relocation?
5. What has been the impact of any previous inappropriate alterations?
6. Is the demolition solely a matter of convenience?
7. Has the owner offered the property for sale?
8. Has the owner asked a fair price?
9. Has the property been marketed for a reasonable time?
10. Has the property been advertised broadly in a reasonable manner?
11. Has the owner sought the advice of a professional experienced in historic preservation work?
12. What would be the effect of open space in that location if the lot is to be left open?
13. What would be the effect of any proposed replacement structure to the community?
14. What is the appropriateness of design of any proposed replacement structure to the Overlay District?

# CHAPTER 6: Demolitions



## Appropriate and Inappropriate Signage

### APPROPRIATE



Two-pole signs are appropriate for the Historic District.



Monument signs are appropriate for the Historic District.



Projecting and hanging signs are appropriate for the Historic District.

### APPROPRIATE



Multi-tenant Building signs are appropriate for the Historic District.



Door/Window signs are appropriate for the Historic District.



Historical plaques are appropriate for the Historic District.

### APPROPRIATE



A-frame/sandwich board signs are allowed in the Historic District.



Pedestrian-oriented signs such as those hanging under the awnings around the square are appropriate for the Historic District.



Minimally illuminated blade signs are appropriate for the Historic District.

# CHAPTER 7: Signage



### EXTERIOR WALL MATERIALS



Non-historic paint coatings and water repellent treatments are inappropriate for historic masonry.



Covering historic masonry can cause damage to the underlying historic material.



Repoint missing or deteriorated joints with an appropriate, compatible mortar.

Exterior walls may be constructed of or clad in durable materials such as natural or manufactured masonry, wood, stucco, asbestos, or even metal. Regular maintenance of historic building materials is essential to long-term preservation. When possible, these materials should be repaired in-kind, with a material that is similar in look and composition, rather than replaced when damaged or deteriorated.

### MASONRY

Masonry refers to a type of building construction that consists of separate, individual units laid in rows, stacked on top of one another, and held together by mortar (a mixture of water, sand or gravel, and cement or lime). It can be structural or decorative. Masonry can be natural, such as limestone or granite, or it can be manmade, such as brick or concrete blocks. When maintained properly, masonry is a durable material; however, inappropriate repair, mortar, or cleaning can rapidly deteriorate the material.

### MAINTAINING EXTERIOR MASONRY

- Do not paint historic masonry, and avoid applying water-repellent coatings or sealants.
- Historic masonry should not be coated or covered with any additional materials.
- Repoint missing or deteriorated masonry joints with a mortar that matches the historic in strength, composition, color, and texture, per guidance in National Park Service Preservation Brief #2 (see *Additional Resources* on page #). It should look the same as the existing mortar and be as soft or softer than original.
- Never use Portland cement to patch or repoint historic masonry as it is too hard and can damage the historic material.
- If any masonry units need to be replaced, the replacement material should match existing historic in size, color, texture, and composition.
- Cleaning masonry should only be undertaken to stop active deterioration or remove significant soiling. If cleaning is necessary, start with the gentlest means: water, typically low-pressure water (like a garden hose) with a soft bristle brush. Any additional cleaning products should be appropriate for historic masonry and should be tested prior to application. Test products in an inconspicuous location and wait to observe any adverse effects (such as change in color, texture, or gloss). Cleaning may not make masonry look "like new." Avoid abrasive or mechanical cleaning with power washers, wire wheels, or similar tools. See National Park Service Preservation Brief #1 for additional cleaning guidance (see *Additional Resources*).

# APPENDICES



## 2. Glossary of Terms

24. **DOUBLE-HUNG WINDOW.** A window with two sashes (the framework in which window panes are set), each moveable by a means of cords and weights.

25. **ECONOMIC HARSHSHIP.** An onerous and excessive financial burden, not created by the owner, which destroys reasonable and beneficial use of the property. For commercial properties the ability to make a reasonable income does not mean the highest and best use.

26. **ELEVATION.** A mechanically accurate, "headon" drawing of a face of a building or object, without any allowance for the effect of the laws of perspective. Any measurement on an elevation will be in a fixed proportion, or scale, to the corresponding measurement on the real building.

27. **ENTABLATURE.** Refers to the superstructure of moldings and bands that lie horizontally above columns, resting on their capitals. It is the upper section of a classical building, resting on the columns and constituting the architrave, frieze, and cornice.

28. **EXTERIOR ARCHITECTURAL FEATURE.** The architectural style and general arrangement of such portion of the exterior of a structure as is designed to be open to the view from a public way.

29. **FAÇADE.** Front or principal face of a building, any side of a building that faces a street or other open space.

30. **FASCIA.** A flat board with a vertical face that forms the trim along the edge of a flat roof, or along the horizontal, or "eaves," sides of a pitched roof. The rain gutter is often mounted on it.

31. **FENESTRATION.** The arrangement of windows and other exterior openings on a building.

32. **FORM.** The overall shape of a structure (i.e., most structures are rectangular in form).

33. **FRAME.** A window component. See window parts.

34. **FRIEZE.** A horizontal band that runs above doorways and windows or below the cornice. It may be decorated with designs or carvings. In classic architecture, architectural ornament consisting of a horizontal sculptured band between the architrave and the cornice.

35. **GLAZING.** Fitting/securing glass into windows and doors.

36. **HEAD.** The top horizontal member over a door or window opening.

37. **HISTORIC DISTRICT.** A geographically and locally defined area that possesses a significant concentration, linkage, or continuity of buildings, objects, sites, structures, or landscapes united by past events, periods, or styles of architecture, and that, by reason of such factors, constitute a distinct section of the City. Historic sites within a local district need not be contiguous, for an area to constitute a district. All sites, buildings, and structures within a local historic district, whether individually contributing or not are subject to the regulations of the district.

38. **HISTORIC LANDMARK.** Any site, building, structure, or landscape

of historic significance that receives designation by the City pursuant to this Division.

39. **HISTORIC PRESERVATION.** The protection, reconstruction, rehabilitation, repair and restoration of places and structures of historic, architectural, or archaeological significance.

40. **HISTORIC RESOURCE.** Any building, structure, object or site that is 50 years or older or any resource that has been identified as a high or medium priority because of its unique history or architectural characteristics.

41. **IN-KIND.** In the same manner and material.

42. **INTEGRITY.** The authenticity of a property's historic identity, evidenced by survival of physical characteristics that existed during the property's historic or prehistoric period.

43. **INVENTORY.** A list of historic properties that have been identified and evaluated as meeting specified criteria of significance.

44. **MAINTENANCE.** The work of keeping something in proper condition, upkeep. Activities required or undertaken to conserve as nearly, and as long, as possible the original condition of an asset or resource while compensating for normal wear and tear. The needed replacement of materials is done in-kind.

45. **MASS/MASSING.** The physical size and bulk of a structure. A building's massing is derived from the articulation of its façade through the use of dormers, towers, bays, porches, steps, and other projections.

# APPENDICES



### 3. Secretary of the Interior's Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

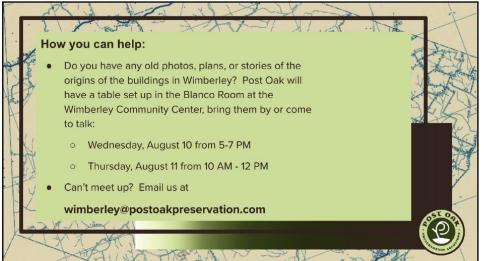
# APPENDICES



#### 4. Design Guidelines Preparation Process & Public Input

##### JULY 2022 MEETING

The first public meeting announcing the Wimberley preservation project, including not just design guidelines but also the historic resources survey and creation of a National Register of Historic Places historic district, occurred in July 2022. This meeting primarily reviewed findings from the historic resources survey, completed in July. Shortly following this meeting, Post Oak staff set up a table and held "office hours" at the Wimberley Institute of Culture in order to solicit public input as well as gather historical information from long-time residents. Throughout the process, the public has been able to send information and feedback via an email address set up exclusively for this project, which was announced at the July meeting.



Post Oak solicited public input as well as gathered historical information from long-time Wimberley residents as part of the design guidelines project.

# APPENDICES

##### AUGUST 2022 MEETING

City of Wimberley staff facilitated utilizing existing organizations as initial stakeholder groups. Three groups were interviewed in a combination of virtual and in-person meetings held in August 2022. Those groups were:

1. Wimberley Institute of Culture
2. Hotel Occupancy Tax Board
3. Economic Development Council



Post Oak presented the initial findings from historic resource surveys at the August 2022 meeting.

At these meetings, Post Oak presented initial findings from historic resource surveys and study of existing regulations and solicited feedback in the following areas:

- Wimberley's unique character
- Key issues or problem areas affecting downtown Wimberley

Across three stakeholder group meetings, 15 members of the public engaged with the Post Oak team.



Stakeholder groups provided feedback about the survey and design guideline process.



# HISTORIC DESIGNATION & ORDINANCE TASKS

**APRIL- JUNE 2022**

Survey & Research

**JULY 2022 - COMPLETION**

Public Engagement

**JUNE 2022 - JUNE 2024**

NRHP nomination process

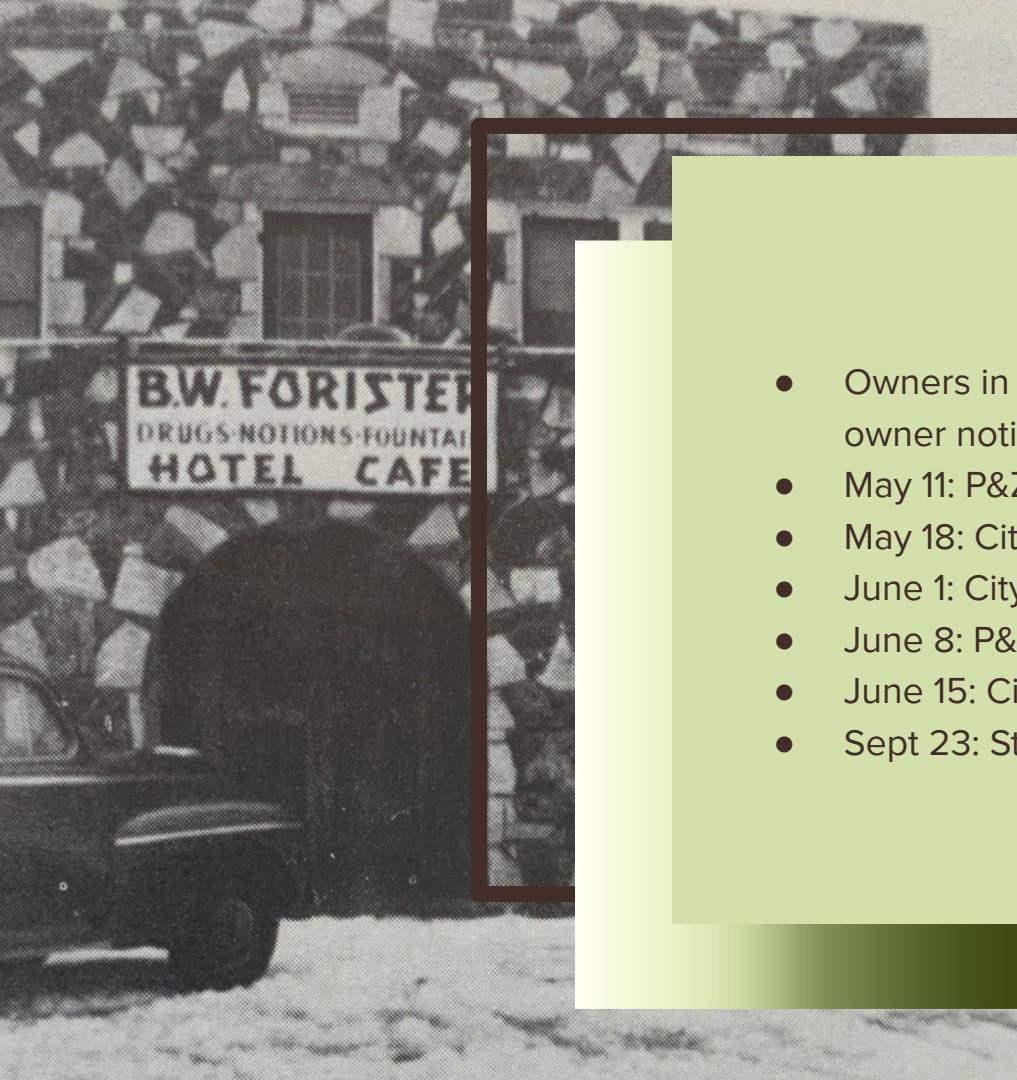
**JULY 2022 - MAY 2023**

Drafting of Historic Designation and Ordinances

**JULY 2022 - JUNE 2023**

Historic District Design Guidelines





## NEXT STEPS

- Owners in the Historic District will receive property owner notification soon
- May 11: P&Z hearing on ordinance
- May 18: City Council 1st reading on ordinance
- June 1: City Council 2nd reading on ordinance
- June 8: P&Z hearing on design guidelines
- June 15: City Council hearing on design guidelines
- Sept 23: State Board of Review meeting for district



# Get in touch!

## Online:

<https://www.cityofwimberley.com/319/Historical-Preservation>

Email: [wimberley@postoakpreservation.com](mailto:wimberley@postoakpreservation.com)

