

**CITY OF FREDERICKSBURG  
HISTORIC REVIEW BOARD  
TUESDAY, JANUARY 15, 2013  
CITY HALL  
CONFERENCE ROOM  
126 W. MAIN ST.  
5:30 P.M.**

1. Call to Order
2. Approve Minutes of December 2012 Regular Meeting

*Pp 1 - 4*

**ACTION ITEMS**

3. Consider making a recommendation to the City Council regarding designation as historic landmarks and the preservation priority rating of the following properties:

- 1) 511 E. Main Street
- 2) 701 W. Main
- 3) 112 W. College Street

*Pp 5 - 6  
Pg 7  
Pg 8*

4. Consider making a recommendation to City Council to remove landmark designation and rating on property located at 510 E. San Antonio

*Pg 9*

**DISCUSSIONS**

5. Annual Report

*Pg 10*

**SIGN OFF APPLICATIONS**

6. #12-87 Replace siding - 109 E. College (Aamodt)
7. #12-88 Replace exterior siding to expose original wood - 112 E. Travis (Hedgpeth)
8. #12-89 Replace rotted wood patio - 209 N. Bowie (Stephens)
9. #12-90 Replace two rotted porch columns - 421 W. Main (Montgomery)
10. #12-91 Construct 2-story addition to south side - 106 S. Washington (Grona)
11. #12-92 Change roof on carriage house to standing seam - 312 W. Schubert (Baker)
12. #12-93 Enlarge family room addition & add covered patio - 306 W. College (Stehling)

**ADJOURN**

STATE OF TEXAS  
COUNTY OF GILLESPIE  
CITY OF FREDERICKSBURG

HISTORIC REVIEW BOARD  
December 11, 2012  
5:30 PM

On this 11<sup>th</sup> day of December, 2012 the Historic Review Board convened in regular session at the regular meeting place thereof, with the following members present to constitute a quorum:

SHARON JOSEPH  
RICHARD LAUGHLIN  
ERIC PARKER  
LARRY JACKSON  
CHARLES SCHMIDT  
DAVID BULLION  
MIKE PENICK  
BURLEIGH ARNECKE  
STAN KLEIN

ABSENT: J. HARDIN PERRY

ALSO PRESENT: BRIAN JORDAN - Director of Development Services  
PAT MCGOWAN – City Attorney  
KYLE STAUDT - Building Inspector  
TAMMIE LOTH - Development Coordinator

The meeting was called to order at 5:30 PM by Sharon Joseph.

**MINUTES**

David Bullion moved to approve the minutes from the October 2012 regular meeting. Larry Jackson seconded the motion. All voted in favor and the motion carried.

**APPLICATIONS**

**Application #12-82** by Pat Cantwell to paint house exterior at 311 W. College. Ms. Cantwell presented the application and presented photos to the members of the Board with the proposed colors shown on the house. There were a few questions from members of the Board and it was discovered the property was not listed as a Historic Landmark Property. City Staff and the Board apologized to Ms. Cantwell and noted she could paint her house however she wished.

**Application #12-83** – by Mustard Design on behalf of Admiral Nimitz Foundation at 328 E. Main to:

- 1) Install three new entry doors and new canopy along east side
- 2) Install new entry gate from Main Street
- 3) Remove existing wood arbor and metal sign

Eric Mustard and Whitney Koch of Mustard Design presented the application. Two employees from the Admiral Nimitz Foundation were also present. Mr. Mustard stated the original concept for this project was presented approximately two years ago and they are now coming back with the details as requested by the Board. Mr. Mustard noted the concept is the same and the bookstore will be used for retail space and a visitor's center. Mr. Mustard stated the main change the Board needed details on was the opening on the east side of the building directly across from the hotel exit. Mr. Mustard noted there will also be a new entry on the rear of the building for a break room and public restrooms, which will be constructed at a later date. Mr. Mustard noted the doors for the new openings will be glass doors with cladding and the cladding and steel on the awning will be gray. Mr. Mustard noted the exterior colors on the building will stay the same. Sharon Joseph asked when the building was constructed and it was noted the date on the marker is 1931. Mike Penick commented the building was constructed earlier than 1931. David Bullion asked if the three new doors match the front door on Main Street and Mr. Mustard stated the doors on the front are wood and the new doors will be steel cladding, so the style will be the same but the doors will not match. Mr. Mustard stated the paint will be stripped off the wood doors and stained and the new doors will be gray. Burleigh Arnecke asked if this had all been approved before and it was noted the openings were approved but additional information was requested as construction got closer. Mr. Mustard noted the openings to the new restrooms were approved as two openings and that has been changed to one opening.

Richard Laughlin moved to approve Application # 12-83. Larry Jackson seconded the motion. All voted in favor with the exception of Mike Penick and Stan Klein who opposed the motion. The motion carried.

**Application #12-85** by Mustard Design on behalf of Sandra Dorris to:

- 1) Paint exterior of existing house
- 2) Construct bathroom addition to rear side of existing house
- 3) Construct five new single story buildings on site to serve as bed and breakfast units

Andy Bray presented the application and distributed new drawings to the Board. Mr. Bray stated the potential buyer of this property is trying to determine if his concept will be acceptable prior to his actual purchase. Mr. Bray noted there is an existing residential structure and an existing carriage house on the property. Mr. Bray explained the existing house will be turned into two bed and breakfast units and the carriage house will be a single unit. Mr. Bray stated they would like to add eight additional single bed and breakfast units for a total of 11 units on the property. Mr. Bray noted the doors will remain on the existing house and they would like to add a bathroom to the rear. Mr. Bray stated the addition will mirror the existing out piece on the right hand side of the building. Mr. Bray noted the color scheme on the existing building will be green with white trim. Mr. Bray explained the only change they are proposing on the carriage house is to paint the siding and the house will rent as an efficiency unit. Mr. Bray commented the new units will be single efficiency units constructed with a combination of limestone and pre-finished hardy, natural woods and possibly stucco with a galvalume roof. Mr. Bray stated he is asking for approval of the changes for the existing buildings and approval of the direction they are taking for the new buildings and commented he will come back to the Board with the specifics of the new units as the project

develops. Mr. Bray noted the changes to the existing building are minimal because they are using the existing opening and the addition is appropriate. Richard Laughlin stated the building is a low rated structure and Eric Parker commented the building has undergone alterations. David Bullion stated he has no problem with the choice of paint colors or the addition.

David Bullion moved to approve painting the exterior of the existing house and the addition of a bathroom to the rear side of the existing house. Charles Schmidt seconded the motion. All voted in favor and the motion carried.

Richard Laughlin asked if the density of the property with the proposed new buildings will be the same as the Herb Farm. Mr. Bray stated it will be similar. Mike Penick noted all the buildings get busy and asked Mr. Bray if he had considered combining some of the units with a T or L shape. Mr. Bray stated they had and they have tried different designs but the 100 year floodplain falls on the property and this is the best design that allows for the necessary parking and makes use of the buildable portion of the lot. Stan Klein suggested the applicant use some steep pitches on the roofs of the new buildings as opposed to the flat roofs that are shown in the drawings. Mr. Klein commented the materials are fine for the new buildings. Mr. Penick commented he agrees with Mr. Klein's comment about the pitch of the roofs on the new buildings. The Board verified the concept being proposed is acceptable and directed the applicant to bring more specific construction details back to them for approval as the project develops.

Richard Laughlin recused himself from the Board for the consideration of Application #12-86.

**Application #12-86** by Laughlin Homes on behalf of Dr. John & Suzanne Shore to construct a garage apartment on rear of property at 203 N. Bowie. Lauren Winn from Laughlin Homes presented the application. Ms. Winn noted the owners would like to construct a rear apartment on their property.

David Bullion asked what the height difference is between the existing structure and the proposed new structure. Ms. Winn noted the new garage will be approximately 24 feet high and the existing structure is 21 feet. Stan Klein asked why vertical siding is being used and Ms. Winn stated in the era in which the original house was built, many garages had vertical siding while the main structure was constructed with horizontal siding. Mr. Klein asked if there were colors for the Board to consider and Ms. Winn noted there is not, but they are wanting to match the new garage structure to the original home.

Larry Jackson moved to approve Application #12-86 and Burleigh Arnecke seconded the motion. All voted in favor and the motion carried.

Richard Laughlin returned to the Board.

## **DISCUSSIONS**

**Discuss rating property located at 501 E. Main Street** - John Klein was present to contribute to the discussion and noted the correct address of the property is 511 E. Main St. Sharon Joseph noted

the property is not located in the Historic District and it is not listed as a landmark property. Ms. Joseph asked if it was still in it's original location and Mr. Penick commented he believes it is. John Klein noted there is an empty lot on the back side of this property that is landmarked and Mr. Klein noted there was a house on that lot that was taken down prior to the Hampton Inn being constructed. Mr. Klein also commented there was a house that was dismantled around the corner on Elk Street and it had a medium rating, but did not have a landmark status. Mr. Klein asked what rating was placed on landmark properties and commented there are houses in Fredericksburg that are Registered Texas Historical Landmarks but have no historic rating by the city. Brian Jordan, Director of Development Services, noted there are landmark properties that have medium and high ratings, but more high than medium. Mr. Jordan explained the rating process the Board and consultants went through at the time of the survey and commented this property was probably just missed. The Board directed Staff to include action items on the next agenda to recommend rating the property at 511 E. Main Street and to take the landmark status off of the vacant lot located at 510 E. San Antonio.

Ms. Joseph suggested the Board review the list of RTHL properties and place a rating on any historic property that does not have one.

Mr. Jordan asked that everyone be aware of historic properties and if a property is discovered that needs to be researched bring that to the attention of Staff.

### **ADJOURN**

With nothing further to come before the Board, Mike Penick moved to adjourn. David Bullion seconded the motion. All voted in favor and the meeting was adjourned at 6:25 p.m.

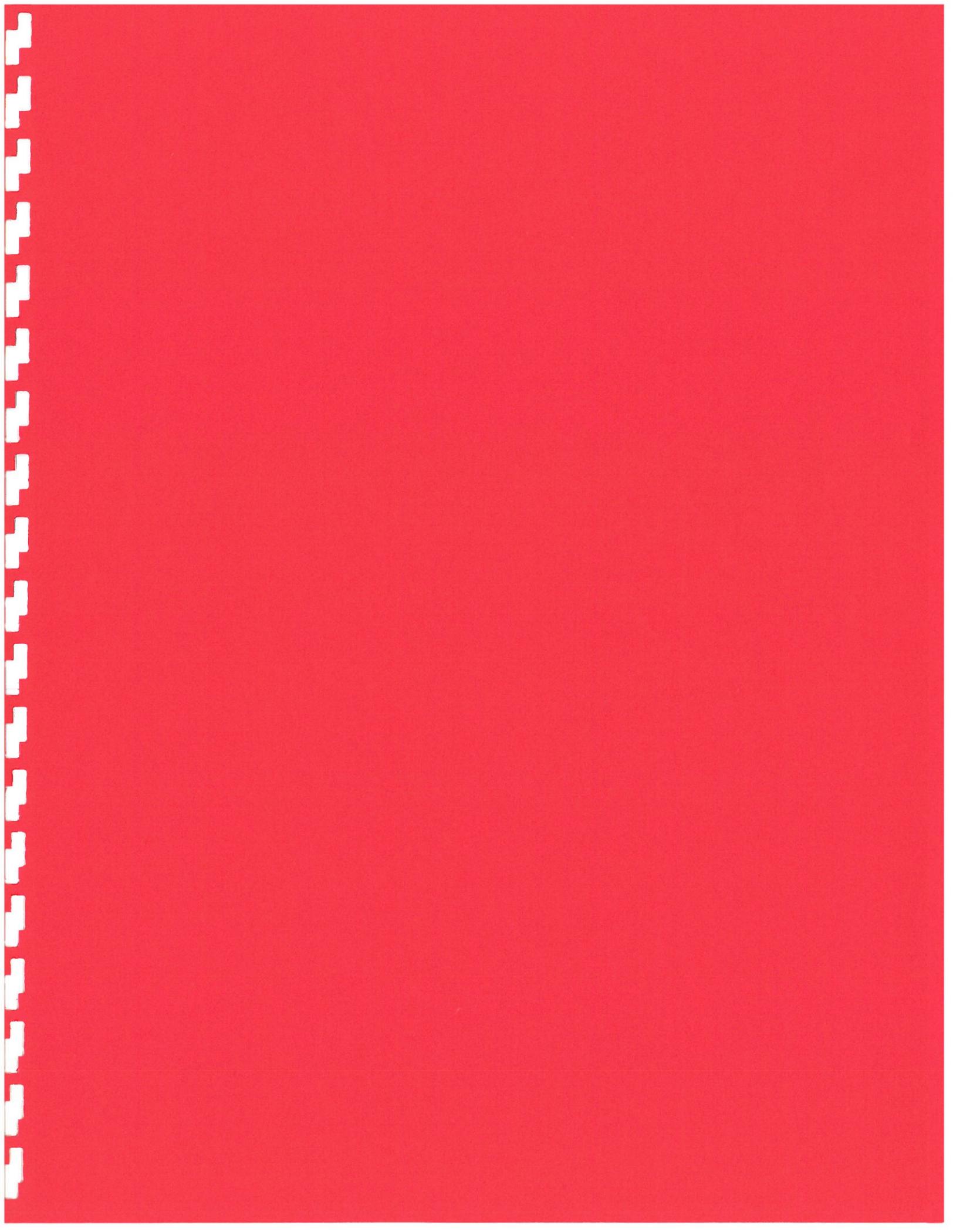
PASSED AND APPROVED this the 15<sup>th</sup> day of January, 2013.

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SHELLEY BRITTON, CITY SECRETARY

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SHARON JOSEPH, CHAIRMAN



*Preservation priority rating.* Three-tier rating system used in the 2002 Fredericksburg Historic Resource Survey to evaluate all properties within, and adjoining to, the city's historic district. Ratings are based upon current determinations of architectural value and integrity and, if known, historical and cultural value, and may be altered from time to time as additional information is discovered or circumstances change. No rating shall be considered vested and the same may be established or changed at any time in accordance with subsection 23-57(c) below. Additionally, structures may have more than one rating (e.g., the main structure may be high but an addition may be medium or low):

(1)

*High rating.* The most significant properties identified in the 2002 Fredericksburg Historic Resource Survey. These properties are considered to be outstanding, unique, or good examples of architecture, engineering, or design. Some are unique to the Fredericksburg area and are indicative of German-Texan vernacular forms and/or building techniques. Others are noteworthy examples of 19th and early 20th century architectural types, styles, and forms, erected using local building materials and construction technologies. Properties designated with a high rating are to be the most protected from alteration and demolition.

(2)

*Medium rating.* Properties that may or may not be identified as architecturally significant on an individual basis, but are nonetheless valuable resources that add to the historic district's overall character, and may be so ranked due to their or its proximity or contribution to the cultural, historic, architectural, or archeological character of the historic district or surrounding properties. These properties may have been moderately altered or are typical examples of a common architectural style or form, but generally retain their historic integrity to a good or moderate degree. Properties designated with a medium rating shall be protected from demolition and where possible will be required or encouraged to maintain or improve architectural features.

(3)

*Low rating.* Properties that minimally enhance the district's ability to convey a sense of time and place. These properties may be typical examples of more recent, common local building forms, architectural styles, or plan types; be examples of distinctive building forms, architectural styles, or plan types that have been significantly altered; lack the necessary age to meet the usual 50 year threshold for possible National Register of Historic Places listing and do not appear to meet the National Register of Historic Places standard for exceptional significance for properties less than 50 years of age, but which nevertheless may have relative value within the historic district, meriting preservation. Properties or improvements with a low rating may be considered for relocation or demolition upon a determination by the historic review board that the same can be accomplished with little or no consequence to the historical, cultural, architectural, or archeological character of the district or property.

# Inventory of Properties

504 E. Main



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 615  
 Address 504 E. Main  
 Date 1970  
 Stylistic Influence \_\_\_\_\_  
 GCAD Hyperlink [R2121](#)  
 Owner PARDI, VIRGIE E ETAL  
 Historic District No Outside Historic District  
 Assessment Example of a more recent common local building form, architectural style or plan type with no known historical associations.

Notes

1983 Historic Resources Survey	
Previous Site No.	_____
Previous Ranking	_____
Previous Photo References	_____
Roll	_____
Frame	_____

511 E. Main



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 963  
 Address 511 E. Main  
 Date 1845  
 Stylistic Influence vernacular  
 GCAD Hyperlink [R16583](#)  
 Owner KOTHE, KENNETH K  
 Historic District No Local Landmark  
 Assessment An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations.

Notes RTHL. Rear addition; porch changes

1983 Historic Resources Survey	
Previous Site No.	447
Previous Ranking	2
Previous Photo References	_____
Roll	16 16 16
Frame	9 10 11

600 E. Main



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 961  
 Address 600 E. Main  
 Date 1887  
 Stylistic Influence vernacular  
 GCAD Hyperlink \_\_\_\_\_  
 Owner \_\_\_\_\_  
 Historic District No Local Landmark  
 Assessment Example of a distinctive building plan or architectural style.

Notes Christian Metropolitan Episcopal Church. Texas State Subject Marker

1983 Historic Resources Survey	
Previous Site No.	452
Previous Ranking	2
Previous Photo References	_____
Roll	32
Frame	28

1201 E. Main



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 1006  
 Address 1201 E. Main  
 Date 1945  
 Stylistic Influence Art Deco  
 GCAD Hyperlink [R2387](#)  
 Owner SIDLO, THOMAS R  
 Historic District No Outside Historic District  
 Assessment Example of a common building form, architectural style, or plan type that has suffered minor or no alterations. Resource is a good example of its type.

Notes "Vapo Propane" building; original front doors likely replaced; Quonset hut

1983 Historic Resources Survey	
Previous Site No.	_____
Previous Ranking	_____
Previous Photo References	_____
Roll	_____
Frame	_____

100 (Playground) W. Main



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 166  
 Address 100 (Playground) W. Main  
 Date 1990  
 Stylistic Influence \_\_\_\_\_  
 GCAD Hyperlink \_\_\_\_\_  
 Owner \_\_\_\_\_  
 Historic District Yes Historic District  
 Assessment The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.

Notes

1983 Historic Resources Survey	
Previous Site No.	_____
Previous Ranking	_____
Previous Photo References	_____
Roll	_____
Frame	_____

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# Inventory of Properties

629 W. Main



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 214  
 Address 629 W. Main  
 Date 1980  
 Stylistic Influence \_\_\_\_\_  
 GCAD Hyperlink [R23723](#)  
 Owner LEISSNER, LAYTON L  
 Historic District Yes Historic District  
 Assessment The resource's construction date fails to meet the age threshold for designation as a high or medium preservation priority.

Notes

1983 Historic Resources Survey

Previous Site No. \_\_\_\_\_  
 Previous Ranking \_\_\_\_\_  
 Previous Photo References \_\_\_\_\_  
 Roll \_\_\_\_\_  
 Frame \_\_\_\_\_

701 W. Main



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 213  
 Address 701 W. Main  
 Date 1847  
 Stylistic Influence vernacular  
 GCAD Hyperlink [R17773](#)  
 Owner HASCHKE, KAREN ANN  
 Historic District No Outside Historic District  
 Assessment An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations. Property contributes significantly to local history or broader historical patterns. Considered among the most significant resources in the project area.

Notes Johann and Elizabeth Klingehoefer House. Resource is the oldest home in Fredericksburg.

1983 Historic Resources Survey

Previous Site No. 523  
 Previous Ranking 1  
 Previous Photo References \_\_\_\_\_  
 Roll 22 22 22  
 Frame 19 20 21

702 W. Main



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 325  
 Address 702 W. Main  
 Date 1960  
 Stylistic Influence Ranch  
 GCAD Hyperlink [R18782](#)  
 Owner RODE, WAYNE E & SHERRY K  
 Historic District No Outside Historic District  
 Assessment Typical example of a common building form, architectural style, or plan type that has suffered minor or no alterations.

Notes

1983 Historic Resources Survey

Previous Site No. \_\_\_\_\_  
 Previous Ranking \_\_\_\_\_  
 Previous Photo References \_\_\_\_\_  
 Roll \_\_\_\_\_  
 Frame \_\_\_\_\_

706 W. Main



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 1288  
 Address 706 W. Main  
 Date 1938  
 Stylistic Influence Craftsman  
 GCAD Hyperlink [R29191](#)  
 Owner HEUER, WILFRIED D & DORIS  
 Historic District No Outside Historic District  
 Assessment Example of a common building form, architectural style, or plan type that has suffered minor or no alterations. Despite alterations or deterioration, resource retains much of its original form and character. Resource displays distinctive stylistic elements. Resource is a good example of its type. single garage at rear; shed at rear; porch deck altered; exterior materials

Notes

1983 Historic Resources Survey

Previous Site No. 524  
 Previous Ranking 3  
 Previous Photo References \_\_\_\_\_  
 Roll 9  
 Frame 31

708 W. Main



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 1287  
 Address 708 W. Main  
 Date 1930  
 Stylistic Influence Craftsman  
 GCAD Hyperlink [R20880](#)  
 Owner SAGEBIEL, ROBERT T & MOLLY J  
 Historic District No Outside Historic District  
 Assessment Example of a common building form, architectural style, or plan type that has suffered minor or no alterations. Resource displays distinctive stylistic elements. Resource is a good example of its type.

Notes addition at rear; shed at rear

1983 Historic Resources Survey

Previous Site No. 525  
 Previous Ranking 3  
 Previous Photo References \_\_\_\_\_  
 Roll 9  
 Frame 32

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# Inventory of Properties

106 W. College



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 1196  
 Address 106 W. College  
 Date 1900  
 Stylistic Influence Classical Revival  
 GCAD Hyperlink [R77258](#)  
 Owner NEUSER, ROBERT A JR & DONA C  
 Historic District No Outside Historic District  
 Assessment Example of a distinctive building plan or type that has undergone alterations or deterioration.

Notes rear addition; cistern; windmill

1983 Historic Resources Survey

Previous Site No. 172

Previous Ranking 3

Previous Photo References

Roll 2

Frame 26

108 W. College



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 1198  
 Address 108 W. College  
 Date 1925  
 Stylistic Influence Craftsman  
 GCAD Hyperlink [R17171](#)  
 Owner BENA, DEAN YVONNE NELSON  
 Historic District No Outside Historic District  
 Assessment Typical example of a common building form, architectural style, or plan that suffers from moderate or severe alterations.

Notes garage

1983 Historic Resources Survey

Previous Site No. \_\_\_\_\_

Previous Ranking \_\_\_\_\_

Previous Photo References

Roll \_\_\_\_\_

Frame \_\_\_\_\_

112 W. College



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 950  
 Address 112 W. College  
 Date 1905  
 Stylistic Influence vernacular; Queen Anne  
 GCAD Hyperlink [R17191](#)  
 Owner REAVES, DOUGLAS A & JEANNIE D  
 Historic District No Local Landmark  
 Assessment Example of a distinctive building plan or architectural style.

Notes Historic rear addition; non-historic garage.

1983 Historic Resources Survey

Previous Site No. 173

Previous Ranking 2

Previous Photo References

Roll 2 2

Frame 24 25

208 W. College



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 1212  
 Address 208 W. College  
 Date 1920  
 Stylistic Influence Craftsman  
 GCAD Hyperlink [R15511](#)  
 Owner DURST, WILMA MRS  
 Historic District No Outside Historic District  
 Assessment Example of a common building form, architectural style, or plan type that has suffered minor or no alterations. Resource is a good example of its type.

Notes garage addition on side; historic side addition; detached shed

1983 Historic Resources Survey

Previous Site No. 174

Previous Ranking 3

Previous Photo References

Roll 2

Frame 23

212 W. College



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 1214  
 Address 212 W. College  
 Date 1930  
 Stylistic Influence no style  
 GCAD Hyperlink [R18832](#)  
 Owner REEH, LARRY C & DIANE  
 Historic District No Outside Historic District  
 Assessment Typical example of a common building form, architectural style, or plan that suffers from moderate or severe alterations.

Notes garage; asbestos shingles added to exterior walls

1983 Historic Resources Survey

Previous Site No. \_\_\_\_\_

Previous Ranking \_\_\_\_\_

Previous Photo References

Roll \_\_\_\_\_

Frame \_\_\_\_\_

# Inventory of Properties

318 E. San Antonio



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 428  
 Address 318 E. San Antonio  
 Date 1930  
 Stylistic Influence \_\_\_\_\_  
 GCAD Hyperlink [R20045](#)  
 Owner KLEIN, EDMUND J  
 Historic District Yes Historic District  
 Assessment Typical example of a distinctive building plan that has suffered minor or no alterations.

1983 Historic Resources Survey	
Previous Site No.	_____
Previous Ranking	_____
Previous Photo References	
Roll	_____
Frame	_____

Notes Exterior walls partially reclad with asbestos shingles. Original porch posts replaced with metal columns.

501 E. San Antonio



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 617  
 Address 501 E. San Antonio  
 Date 1865  
 Stylistic Influence \_\_\_\_\_  
 GCAD Hyperlink [R2628](#)  
 Owner LANGERHANS, MARK WAYNE ETAL  
 %CARLETTA SMITH  
 %CARLETTA SMITH  
 %CARLETTA SMITH  
 Historic District No Outside Historic District  
 Assessment Example of a distinctive building type or architectural style that has undergone alterations or deterioration.

1983 Historic Resources Survey	
Previous Site No.	662
Previous Ranking	4
Previous Photo References	
Roll	16
Frame	36

Notes Formerly the "Old Mill." Building originally had a flat roof.

510 E. San Antonio



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 900  
 Address 510 E. San Antonio  
 Date 1905  
 Stylistic Influence vernacular  
 GCAD Hyperlink [R23884](#)  
 Owner KOTHE, KENNETH K  
 Historic District No Local Landmark  
 Assessment An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations.

1983 Historic Resources Survey	
Previous Site No.	663
Previous Ranking	2
Previous Photo References	
Roll	10 10
Frame	18 19

Notes

517 E. San Antonio



2002-05 Re-evaluation

High  Medium  Low

Site ID No. 901  
 Address 517 E. San Antonio  
 Date 1900  
 Stylistic Influence vernacular  
 GCAD Hyperlink [R18952](#)  
 Owner BLOUNT, JERALD D ETUX  
 Historic District No Local Landmark  
 Assessment An outstanding, unique, or good representative example of architecture with only minor alterations or no alterations.

1983 Historic Resources Survey	
Previous Site No.	664
Previous Ranking	2
Previous Photo References	
Roll	10 10
Frame	7 8

Notes

Sec. 23-56. – Historic Review Board

(h) Functions of the board. The board shall review all applications proposing alterations, changes, construction, demolition, or relocation within the historic district and historic landmarks. In addition:

(1) The board shall grant or deny certificates of appropriateness contingent upon specified conditions listed in sections 23-61 and 23-62. The board shall additionally serve in an advisory capacity in granting certificates of review regarding other conditions not spelled out in sections 23-61 and 23-62 as set forth in section 23-63 below.

(2) The board shall make recommendations to the city council regarding the designation or redesignation of resources as historic landmarks or districts, or amendment or removal of such designation(s), and shall determine the preservation priority rating of each property subject to this article.

(3) The board shall make an annual report to the city council on the state of historic preservation in the city and shall include in the report a summary of its activities for the past year and a proposed program for the next year.

(4) The board shall have the further responsibility of recommending to the city council, planning and zoning commission, and city departments the adoption of policies, the source of funds, and designation of historic districts and historic landmarks that may further the city's preservation effort.