



City of Hutto

Agenda

**Historic Preservation Commission
Wednesday, July 27, 2022 at 7:00 PM
Council Chambers**

In accordance with the Texas Open Meetings Act this meeting agenda is posted for public information, continuously, for at least 72 hours prior to the scheduled time of the meeting on the bulletin board located on the exterior wall of the City Hall building at 500 West Live Oak, Hutto, Texas. This meeting agenda is also accessible via the Internet at huttotx.gov

1. CALL SESSION TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

4. AGENDA ITEMS

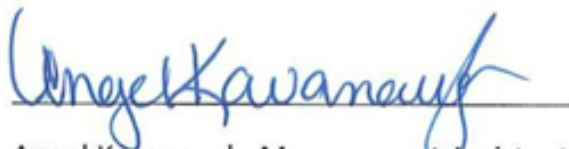
- 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Historic Preservation Commission meeting held on October 27, 2021.
- 4.2. Consideration and possible action on the meeting minutes for the regular scheduled Historic Preservation Commission meeting held on April 27, 2022.
- 4.3. Consideration and possible action on the Certificate of Appropriateness for a carport enclosure and exterior update on an existing single-family structure on Lot 2, Delancey's Addition, known as 108 East Pecan Steet.
- 4.4. Consideration and possible action on the Certificate of Appropriateness for a new residential structure on Lot 11, McGee's Second Addition, known as 304 Church Street.
- 4.5. Updates, discussion and possible action pursuant to the Hutto Historical Writing Committee.

5. ADJOURNMENT

6. CERTIFICATION

I certify that this notice of the July 27, 2022 Hutto Historic Preservation Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on July 22, 2022 at 5:00 P.M.




Angel Kavanaugh, Management Assistant

The City of Hutto is committed to comply with the Americans Disability Act. The Hutto City Council Chamber is wheelchair accessible. Request for reasonable special accommodations must be made

48 hours prior to the meeting. Please email the City Secretary's office at City.Secretary@huttox.gov or call (512) 759-4033 for assistance.



City of Hutto

Minutes

Historic Preservation Commission

Wednesday, October 27, 2021 at 7:00 PM

City Council Chambers

1. CALL SESSION TO ORDER

The meeting was called to order at 7:00 pm.

2. ROLL CALL

Members of the Historic Preservation Commission present were: DeAnne Woorley, Curtis Orton, Travis Allen, Robert Lykins, Jon Stephenson, Kathy Hoover and Alexis Ortiz.

Members of the city staff present were: Ashley Lumpkin, Director of Development Services, Autumn Speer, Planning Manager and Angel Kavanaugh, Management Assistant.

3. PUBLIC COMMENT

No Public Comment

4. AGENDA ITEMS

- 4.1. Consideration and possible action on the meeting minutes for the regular scheduled Historic Preservation Commission meeting held on September 22, 2021

Commissioner Robert Lykins made a motion to accept the meeting minutes for the regular scheduled Historic Preservation Commission meeting held on September 22, 2021 as written, seconded by Commissioner Kathy Hoover. Motion passed 7Ayes to 0 Nays.

- 4.2. Update, discussion and possible action pursuant to the Hutto Historical Writing Committee.

Commissioner Jon Stephenson updated the Commissioners and Staff on the Historic Preservation Commission writing committee that they now have 7 members. This meeting was on getting basic ideas for moving forward- writing style, fonts and table of contents, There will be 5 sections and they look for the book to be about 500-800 pages. They will possibly look at an editor. Council member Robin Sutton spoke of possible sub committees, and the need to interview Hutto residents as well.

Commissioners requested an update on the RR depot (use as a senior center) be put on the next agenda as well.

5. ADJOURNMENT

The meeting was adjourned at 7:27pm.

6. OTHER BUSINESS

- 6.1. Hutto ISD Salvage Plan Update

Commission was presented with the items that will be preserved from Hutto ISD
Salvage plan

7. CERTIFICATION

I certify that this notice of the October 27, 2021 Hutto Historic Preservation Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on October 22, 2021 at 5:00 P.M.

Chair, Historic Preservation Commission



City of Hutto

Minutes

Historic Preservation Commission Wednesday, April 27, 2022 at 7:00 PM City Council Chambers

1. CALL SESSION TO ORDER

The meeting was called to order at 7:00 PM

2. ROLL CALL

Members of the Historic Preservation Commission in attendance were Deanne Worley, Robert Lykins, Curtis Orton, Jon Stephenson, Kathy Hoover, Alexis Ortiz, and Norman Delay.

Members of the City of Hutto Staff in attendance were Ashley Bailey, Director of Development Service and Autumn Speer, Planning Manager.

3. PUBLIC COMMENT

No public Comment

4. AGENDA ITEMS

- 4.1. Consideration and possible action on the meeting minutes from the regular scheduled Historic Preservation Commission meeting held on September 22, 2021.

Commission approved the meeting minutes from the regular scheduled Historic Preservation Commission meeting held on September 22, 2021.

- 4.2. Election of a new Historic Preservation Commission chairperson.

A motion was made to Nominate Deanne Worley as Historic Preservation Commission Chair

- 4.3. Consideration and possible action on the Certificate of Appropriateness for a new retail structure on Lot 4, Block 12 Hutto Historic Subdivision, known as a portion of 102 West Pecan Street.

Staff presented applicants' request for a Certificate of Appropriateness for a new retail structure on Lot 4, Block 12 Hutto Historic Subdivision, known as a portion of 102 West Pecan Street.

Discussion ensued between staff, commissioners and applicants.

A motion was made to approve the Certificate of Appropriateness for a new retail structure on Lot 4, Block 12 Hutto Historic Subdivision, known as a portion of 102 West Pecan Street with conditions that 3 corbels should be added to the 3rd floor, a 6.12 pitch is requested, windows and cedar shakes need to be added to 3rd floor as well to make it more of historic Craftsman look, and brick or stone added to the front columns. Motion made by Chair Deanne Worley, Seconded by Commissioner Curtis Orton.

Motion passed.

4.4. Status of the old RR depot and discussion.

The staff updated commissioners on the old RR depot. At this time there is no new information.

4.5. Set up process to apply for UP grant to move the old RR depot.

Looking into funding to move of the old RR depot, looking for a possible location, and what the cost will be. Asking if anyone knows a grant writer to assist in this process.

5. ADJOURNMENT

Adjourned at 7:53 PM

6. CERTIFICATION

I certify that this notice of the Wednesday, April 27, 2022 Hutto Historic Preservation Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on Friday, April 22, 2022 at 5:00 P.M.

Chair, Historic Preservation Commission

AGENDA ITEM REPORT

4.3.



This agenda item meets the following City's Pillars:(check all that apply)

☐ Excellence and Efficiency through Collaboration

☐ Sustainable Growth

☐ Financial Responsibility

☐ Highest Quality of Life

To: Historic Preservation Commission
Subject: Consideration and possible action on the Certificate of Appropriateness for a carport enclosure and exterior update on an existing single-family structure on Lot 2, Delancey's Addition, known as 108 East Pecan Steet.
Meeting: Wednesday, July 27, 2022
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

108 East Pecan is a 6,000 sq ft lot with an existing 1,008 sq ft home built in 1988. The property is zoned OT-3 and falls under the purview of the Historic Preservation Commission. The home has a single carport that the applicant wishes to enclose. The applicants are proposing to enclose the carport structure with board and batten siding and paint the entire structure white with black trim and wood accents. The next steps include a Building Permit.

Surrounding uses:

North – OT-3 Single family home
East – OT-3 Single family home
South – OT-3 Single family home
West – OT-3 Single family home

SUMMARY OF REQUEST:

A certificate of appropriateness is required for the following change to the exterior of a structure with designated or pending historic designation:

- Visible change to the exterior of a designated contributing structure.

Building Design and Architectural Standards

Old Town Hutto has an historic existing character that shall be preserved by rehabilitation of existing significant buildings. In addition, new and infill construction in the district shall reflect the character of the district during its historic period of significance.

AGENDA ITEM REPORT

4.3.



The key design principles establish essential goals for development in the Old Town to ensure the preservation, sustainability, and visual quality of this unique environment. Buildings shall be located and designed so that they provide visual interest and create enjoyable, human-scaled spaces.

Applicable Key Design Principles:

- New buildings/building facades shall utilize building elements and details to achieve compatibility with existing buildings in Old Town.
- Compatibility is not meant to be achieved through uniformity or replication of existing architecture, but through the use of variations in building elements to achieve individual building identity.
- Building facades must include appropriate architectural details and ornament to create variety and interest.

Applicable Requirements Specific to OT-3 Zones

- Specific To Zones OT-3 - Driveways at Frontages shall be no wider than 10-feet in the First Layer – CURRENTLY MEETS (May not with parking)_

Applicable Requirements - Building Materials

The following shall be permitted finishes for street fronting facades of all residential buildings. No more than three different materials shall be used on any single facade:

- Cementitious-fiber clapboard (not sheet) with at least a 50-year warranty; MEETS
- An enclosed garage or carport shall be designed and constructed of the same material as the primary building. They are proposing hardi-plank siding – DOES NOT MEET

STAFF REVIEW:

A Certificate of Appropriateness is evaluated, in part, to the following criteria:

1. The structure or site will be used for its historic purpose or be placed in a new use that is permitted under this code. The use will require minimal change to the defining characteristics of the structure, property, site and environment. *NA*
2. The historic character of a structure or site will be kept and preserved. Removal of historic materials or alteration of features and spaces characterizing a structure or property will be avoided. *NA*
3. The structure and/or site remains as a physical record of its time, place and use. Changes will not create a false sense of historical development, such as adding conjectural features or architectural elements from other structures or property. *NA*
4. Most structures and property change over time; changes that acquired historic significance in their own right will be kept and preserved. *NA*

AGENDA ITEM REPORT

4.3.



5. Distinctive features, finishes and construction techniques or examples of craftsmanship characterizing a structure or property will be preserved in the limits permitted by applicable regulations. *NA*
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature must match the old in design, color, texture and other visual qualities; and, where possible, materials, if they meet other applicable codes and ordinances. Replacement of missing features will be proven by documentary, physical or pictorial evidence. *NA*
7. Chemical or physical treatments that could damage historic materials are prohibited. Surface cleaning of structures, if appropriate, must be undertaken using the gentlest method possible. *NA*
8. New additions, exterior alterations, or related new construction will not destroy historic materials characterizing the structure or property. New work will be differentiated from the old and will be compatible with the massing, size, scale and architectural features to protect the historic integrity of the structure or property and its environment. *NA*
9. New additions and adjacent or related new construction will be undertaken in a way that the essential form and integrity of the historic structure or property and its environment will be unimpaired if it is removed in the future. *Meets*
10. New construction taking place after demolition or removal of a structure or property in an historic district will conform to the design guidelines for the district. *NA*

Staff Recommends approval of the proposed Certificate of Appropriateness for the carport enclosure with the condition two off-street parking spaces are provided for on site.

The Historic Preservation Commission may impose conditions on a general development plan.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. 108 East Pecan Application
2. Aerial
3. Zoning Map



MASTER APPLICATION

Must accompany all application types unless otherwise indicated

City of Hutto Development Services 210
500 W. Live Oak St Hutto TX 78634
512-759-3479 Planning
512-846-2640 Permits & Inspections
512-759-4038 Engineering
512-759-5962 Fax
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: East Pecan Revival APPLICATION TYPE: Certificate of Appropriateness

APPLICANT INFORMATION (property owner or authorized agent) this will be the City's official contact.

Name: Austin Fry

Company Name: NA

Address: 108 Whitfield St., Hutto

Phone: (512) 909-2356 Email: austinklulufry@gmail.com

PROPERTY INFORMATION

Address: 108 East Pecan St., Hutto

Legal Description: Deed Lot(s) _____ Block _____ Subdivision _____

Reference: Volume _____ Page(s) _____ or Document No. 211863

City Limits ☒ ETJ ☐ Current Zoning District: OT-3

PROPERTY OWNER INFORMATION

Name: AUSTIN FRY

Company Name: NA

Address: 108 Whitfield St., Hutto

Phone: (512) 909-2356 Email: austinklulufry@gmail.com

PROPERTY OWNER CONSENT/AGENT AUTHORIZATION

By my signature I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I agree to the submittal of this application. Additionally, my signature below indicates my awareness of the fee(s) required at the time of application submittal and that this fee(s) is non-refundable even in the event of application withdrawal or if reviewed and denied.

By signing this form, the owner of the property authorizes the City of Hutto to begin proceedings in accordance with the process for the type of application indicated on page one of this application. The owner further acknowledges that submittal of an application does not in any way obligate the City to approve the application and that although City staff may make certain recommendations regarding this application, the City Council may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.

Property Owner Signature: [Signature]

Property Owner Printed Name: AUSTIN FRY

Date: 5/12/2022

THE STATE OF TEXAS

COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this _____ day of _____, 20____

Notary Public Signature _____

Notary Public Printed Name _____

(Seal)

If there are multiple property owners attach separate page(s) with notarized signature(s)

Planning	Date	Building	Date	Notes



CERTIFICATE OF APPROPRIATENESS APPLICATION

Must be accompanied by a Master Application

City of Hutto Development Services
500 W. Live Oak Street
Hutto TX 78634
Phone: 512-782-2640
Planning: 512-759-3479
Permits & Inspections: 512-846-2640
Engineering: 512-759-4038
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: East Pecan Revival
PROPERTY ADDRESS: 108 East Pecan St., Hutto
Current zoning district: OT-3 Current use: rental, future home Occupancy: ☒ Residential ☐ Commercial
☐ ** Pre-application meeting with Development Services staff. (Required for all COA applications.) **

Request Type (Check One)

- ☐ New construction ☒ Remodel or Addition ☐ Storage or Accessory Building ☐ Fence construction or Repair
☐ Demolition ☐ Storage or Accessory Building ☐ Other: _____

FEES ☒ All required fees may be provided by cash, credit card (plus additional fee) or check made payable to: City of Hutto
See City of Hutto Development Fee flyer for appropriate fees

REQUIRED FOR SUBMITTAL:

ALL SUBMITTAL DOCUMENTS PROVIDED ON A CD (disk) OR OTHER COMPATIBLE ELECTRONIC STORAGE DEVICE

All items listed must be included with application, unless otherwise noted per your Pre Application meeting.

- ☒ Complete Master application and Certificate of Appropriateness application.
- ☒ Proof of ownership (copy of deed).
- ☒ Photos of lot and existing structure(s) (all sides), submitted digitally/electronically (via: email, flash drive, disc).

If applicable to the project, the following items are to be submitted digitally/electronically (via: email, flash drive, disc) at a minimum scale of (1/8 inch = 1 foot), unless otherwise indicated.

☒ 1. Site Plan

- A. Minimum scale (1 inch = 20 feet) and must include the following:
- B. North arrow and scale
- C. Lot lines with dimensions, setback and easement lines
- D. Existing/proposed structure location(s), accessory structures, and reference dimensions from all lot lines
- E. Existing trees (with sizes) and locations of all primary/secondary entrances to structures
- F. Driveway, parking, walkway, fence and retaining wall locations (existing/proposed)

☒ 2. Floor Plan

- G. Existing/proposed structure location on site
- H. Layout of all rooms, exterior decks, porches, windows and door openings
- I. Total square footage of overall structure (total heated/cooled area)

☒ 3. Roof Plan

- J. Flue, roof, exhaust vents, chimneys, skylights
- K. All projections, penetrations, overhang lines and lengths
- L. Gutters, downspouts, major ridge, valley and eave lines

☒ 4. Architectural Elevations

- M. North, south, east and west side elevations showing: deck/patio, porch, and showing heights for building, plate, foundation and roof pitch
- N. Calculated areas for all facades and glazed surfaces (windows)

☒ O. Additions: show entire structure

☒ 5. Significant Architectural Details

- P. Descriptions and drawings that demonstrate the architectural character of the structure, exposed structural connections, materials, interfaces, etc. (includes finials, corbels, brackets, rafter ends, window casing, etc)

☒ 6. Material Samples

- Q. Exterior wall/siding, color, texture and finish (photos from current property or any website of materials)
- R. Trim, masonry type, color, texture and layup (photos from current property or any website of materials)
- S. Roof, garage, exterior door type and driveway color (if other than asphalt/grey concrete)
- T. Window type and color (photos from website of materials)
- U. Site, building exterior lighting fixtures and home numbering (photos from website of materials)

FOR DEPARTMENT USE ONLY:

Submittal date	Date accepted for review	Payment type	Fees paid	HPC Mtg. date	HPC determination
					☐ Approved ☐ Approved with conditions (attached) ☐ Denied

CERTIFICATE OF APPROPRIATENESS APPLICATION

~ *submittal of applicable documents* ~

PROJECT NAME & ADDRESS:
~ East Pecan Revival ~
108 E Pecan St., Hutto, TX 78634

PROPERTY OWNER & APPLICANT:

- Austin Fry
-108 Whitfield St., Hutto, TX 78634
- (512) 909-2356
- chefaustinfry@gmail.com

Proof of Ownership: *also attached*

WARRANTY DEED WITH VENDOR'S LIEN

FRY
Loan Number: 144191
MIN:1235708/9039441919

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THE STATE OF TEXAS X
COUNTY OF WILLIAMSON X KNOW ALL MEN BY THESE PRESENTS:

THAT C.R. DELANCEY AND CATHRYN DELANCEY, hereinafter called "Grantor" (whether one or more), for and in consideration of the sum of TEN Dollars (\$10.00) and other good and valuable consideration to Grantor paid by AUSTIN K. FRY, NOT JOINED BY HIS SPOUSE AS THIS PROPERTY IS NOT THEIR HOMESTEAD, hereinafter called "Grantee" (whether one or more), the receipt of which is hereby acknowledged and confessed, and the further consideration of the execution and delivery by said Grantee of one certain promissory note(s) hereinafter called "Note", in the principal sum of \$186,000.00, of even date herewith, payable to the order of MOVEMENT MORTGAGE, LLC, hereinafter called "Mortgagee", bearing interest at the rate therein provided; said Note containing the usual reasonable attorney's fee clause and various acceleration of maturity clauses in case of default, and being secured by Vendor's Lien and superior title retained herein in favor of said Mortgagee, and being also secured by a Deed of Trust of even date herewith from Grantee to SCOTT R. VALBY, Trustee; and

WHEREAS, Mortgagee has, at the special instance and request of Grantee, paid to Grantor a portion of the purchase price of the property hereinafter described, as included in the above-described Note, said Vendor's Lien against said property securing the payment of said Note is hereby assigned, transferred and delivered to Mortgagee, Grantor hereby conveying to said Mortgagee the said superior title to said property, subrogating said Mortgagee to all the rights and remedies of Grantor in the premises by virtue of said liens; and

Grantor has GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, and CONVEY unto said Grantee, the following described property, to-wit:
SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

TO HAVE AND TO HOLD the above-described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto said Grantee, his heirs and assigns, forever. And Grantor does hereby bind himself, his heirs, executors, and administrators, to warrant and forever defend all and singular the said premises unto said Grantee, his heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Taxes for the current year have been prorated and their payment is assumed by Grantee.

This conveyance is made subject to any and all valid and subsisting restrictions, easements, rights of way, reservations, maintenance charges together with any lien securing said maintenance charges, zoning laws, ordinances of municipal and/or other governmental authorities, conditions and covenants, if any, applicable to and enforceable against the above-described property as shown by the records of the County Clerk of said County.

BY ACCEPTANCE OF THIS GENERAL WARRANTY DEED, GRANTEE ACKNOWLEDGES THAT EXCEPT FOR THE WARRANTY OF TITLE CONTAINED HEREIN, GRANTOR HAS NOT MADE AND DOES NOT HEREBY MAKE ANY REPRESENTATION, WARRANTY OR COVENANT, EXPRESS OR IMPLIED, WITH RESPECT TO THE MERCHANTABILITY, CONDITION, QUALITY, DURABILITY, DESIGN, OPERATION, FITNESS OR SUITABILITY FOR USE OR PURPOSE OF THIS PROPERTY OR ANY PART OR PORTION THEREOF IN ANY RESPECT WHATSOEVER. THE PROPERTY IS SOLD, TRANSFERRED AND CONVEYED "WHERE IS" AND "AS IS". EXCEPT FOR THE EXPRESS WARRANTIES AS TO TITLE, ALL COVENANTS, AGREEMENTS, WARRANTIES OR REPRESENTATIONS ARE HEREBY EXPRESSLY NEGATED.

The use of any pronoun herein to refer to Grantor or Grantee shall be deemed a proper reference even though Grantor and/or Grantee may be an individual (either male or female), a corporation, a partnership or a group of two or more individuals, corporations and/or partnerships, and when this Deed is executed by or to a corporation, or trustee, the words "heirs, executors, and administrators" or "heirs and assigns" shall, with respect to such corporation or trustee, be construed to mean "successors and assigns".

It is expressly agreed that the Vendor's Lien is retained in favor of the payee of said Note against the above-described property, premises, and improvements, until said Note and all interest thereon shall have been fully paid according to the terms thereof, when this deed shall become absolute.

EXECUTED this 2nd day of FEBRUARY, 2022 to be effective FEBRUARY 4, 2022.

C.R. Delancey
C.R. DELANCEY AKA CECIL R. DELANCEY

June C. Delancey
CATHRYN DELANCEY AKA JUNE C. DELANCEY

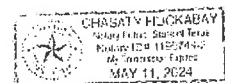
STATE OF TEXAS

COUNTY OF Williamson

This instrument was acknowledged before me this February 2, 2022 by C.R. DELANCEY AKA CECIL R. DELANCEY; AND CATHRYN DELANCEY AKA JUNE C. DELANCEY.

[Signature]
Notary Public

GRANTEE'S ADDRESS:
108 WHITFIELD ST
HUTTO, TEXAS 78634



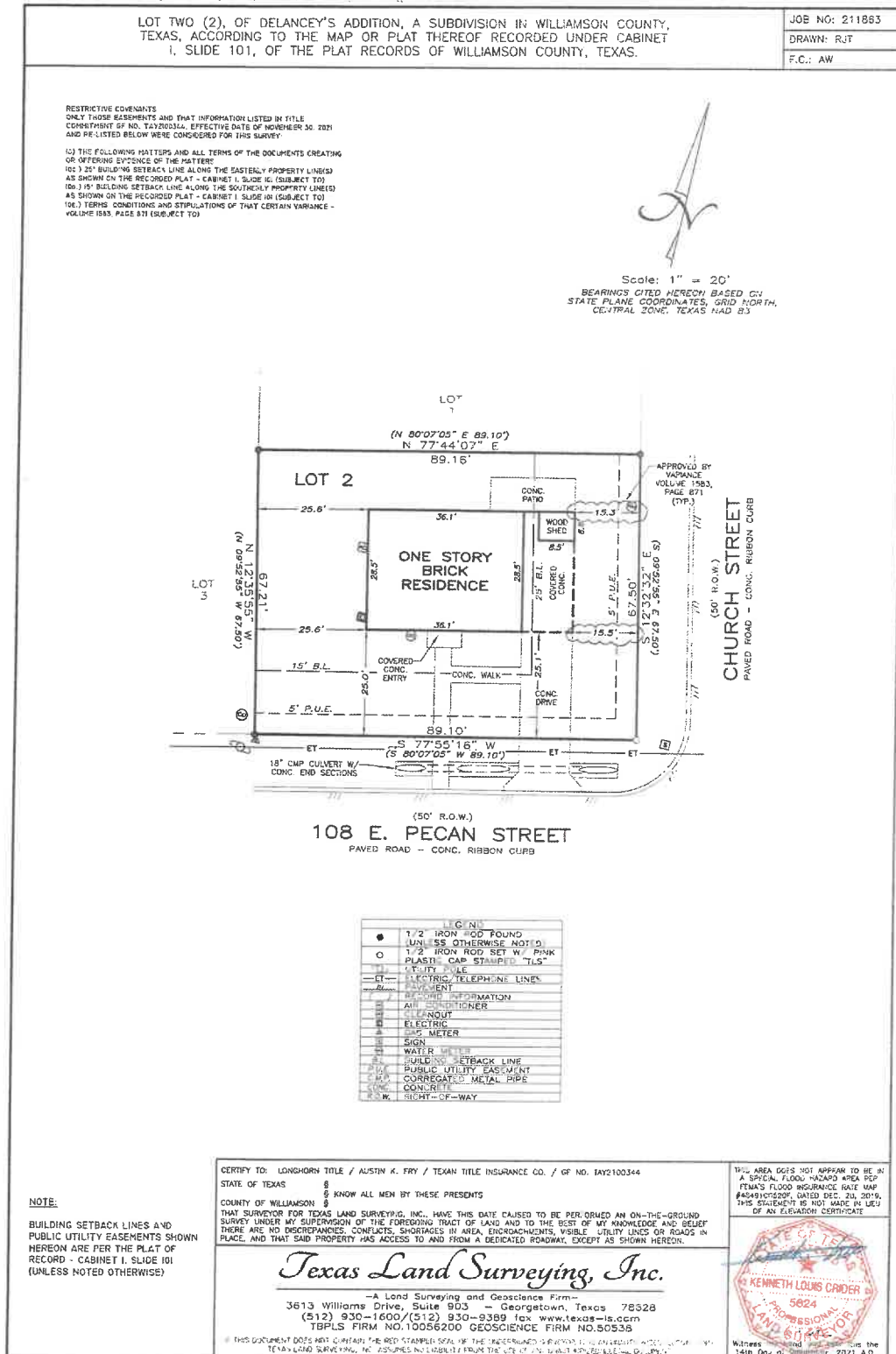
Photos of lot and existing structure:

~ East Pecan Revival ~
108 E Pecan St.,
Hutto, TX 78634

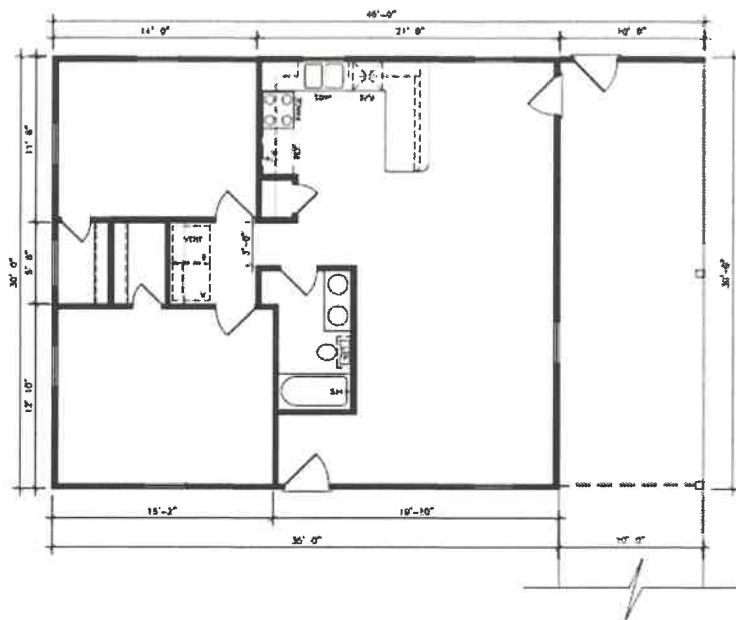


Site Plan: *also attached*

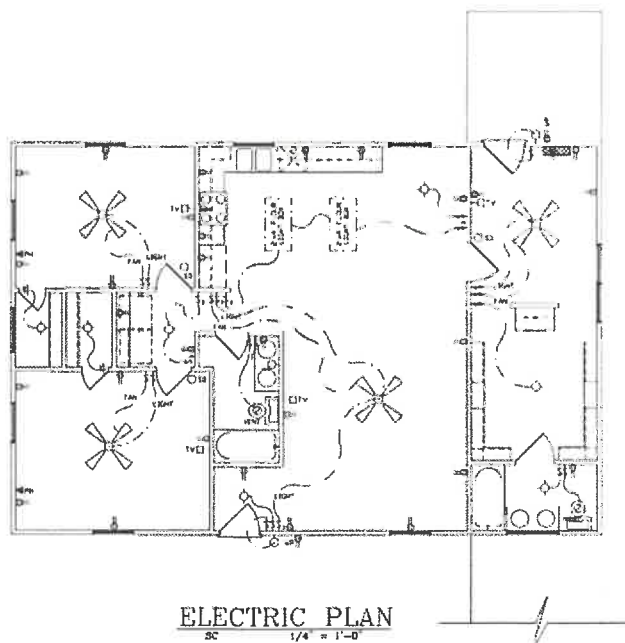
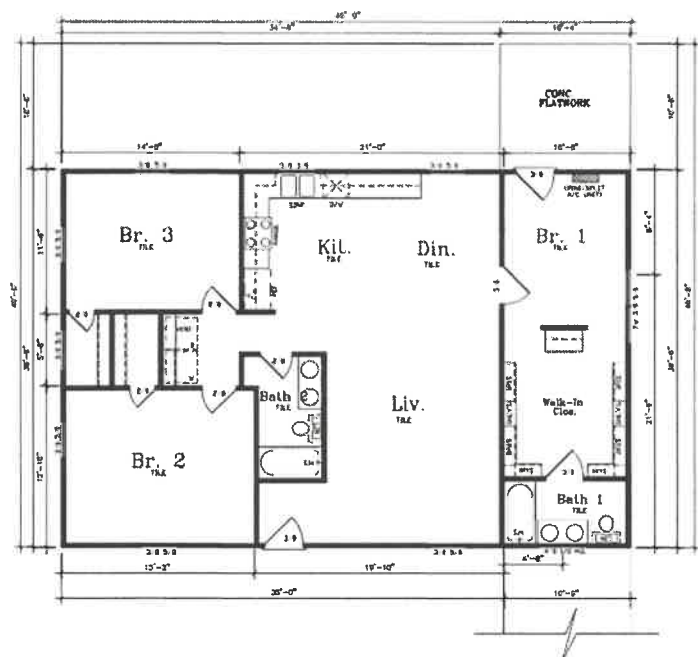
~ East Pecan Revival ~
108 E Pecan St.,
Hutto, TX 78634



Floor Plan: also attached

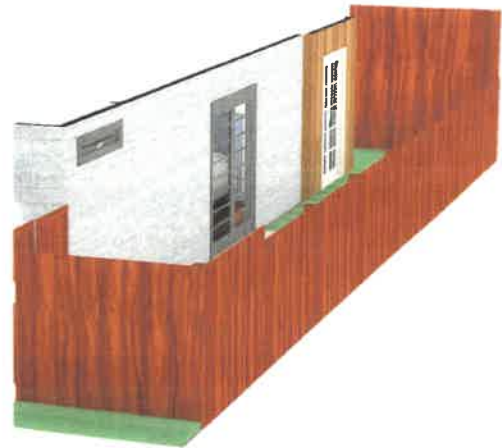
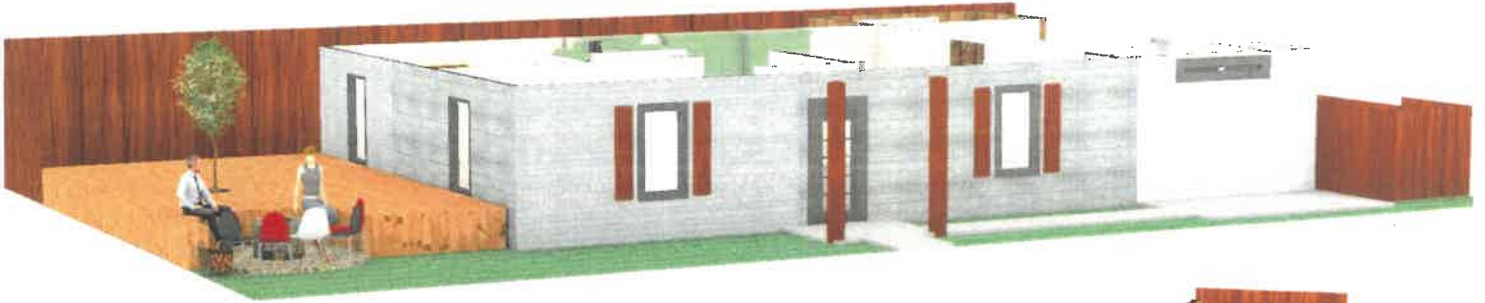


~ East Pecan Revival ~
108 E Pecan St.,
Hutto, TX 78634



Architectural Elevations/Details:

Not applicable as the remodel-addition is on current pad but here is some rendering for your viewing. This home is in a similar fashion as 104 E Pecan as well as 302 E Live Oak St.

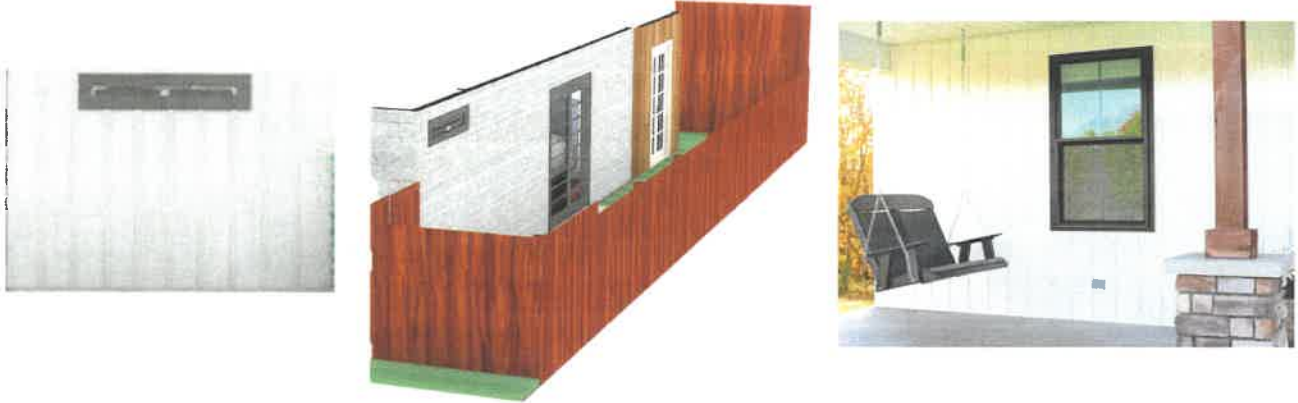


Material Samples:

**Exterior of wall -siding, color texture and finish.*

Remodel/Addition: Board and Batten

Traditionally used on barns, board and batten siding has been used for centuries in North America and is associated with rustic, farmhouse style structures.



Existing Brick:

Painted white as provided by the “Historically Appropriate Paint Colors (PDF)”

AF-20

mascarpone
historically appropriate

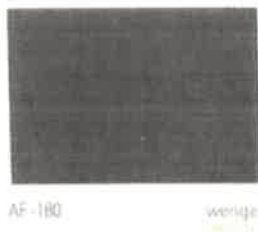
AF-30

deep in thought
historically appropriate

**Trim, color, texture and layup.*

Black Trim with Wood tone accents

104 E Pecan St



302 E Live Oak St



**Window type and color.*

JELD-WEN

Jamb Vinyl New Construction Egress Black Double Hung Window Full

Low-E insulated glass reduces condensation and improves thermal energy efficiency

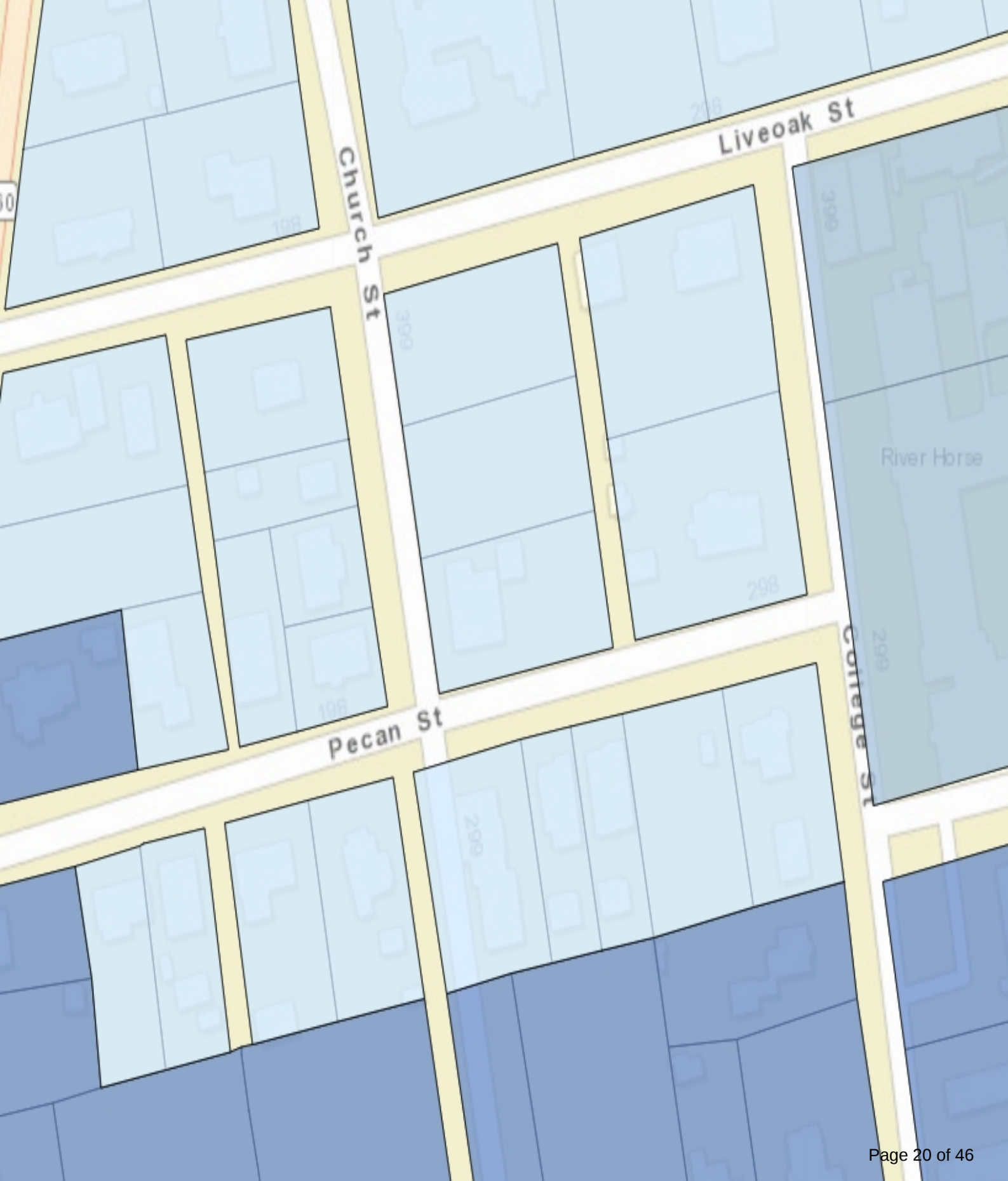


Thank you for your time,
Austin Fry

Goal:

*To invest and beatify Old Town,
The hart of Hutto.*





AGENDA ITEM REPORT

4.4.



This agenda item meets the following City's Pillars:(check all that apply)

☐ Excellence and Efficiency through Collaboration

☐ Sustainable Growth

☐ Financial Responsibility

☐ Highest Quality of Life

To: Historic Preservation Commission
Subject: Consideration and possible action on the Certificate of Appropriateness for a new residential structure on Lot 11, McGee's Second Addition, known as 304 Church Street.
Meeting: Wednesday, July 27, 2022
Department: Development Services
Staff Contact:

BACKGROUND INFORMATION:

304 Church Street is a vacant lot, approximately .3 acres in size. The property is zoned OT-3 and falls under the purview of the Historic Preservation Commission. The applicants are proposing a single story 2,547 sq. ft. single family home. The structure will be built on slab, with a primarily 8:12 roof pitch and 100% Hardie Panel siding in board and batten application. The proposal includes a shingle roof. The next steps include a Building Permit.

Surrounding uses:

- North – OT-3 Single family home
- East – OT-3 Single family home
- South – OT-3 Single family home
- West – OT-3 Single family home

COA Applicability 10.203.5.2 Applicability

A certificate of appropriateness is required for the following change to the exterior of a structure with a designated or pending historic designation:

- Construction of a new, detached structure in a historic district.

SUMMARY OF REQUEST:

Old Town Hutto has an historic existing character that shall be preserved by rehabilitation of existing significant buildings. In addition, new and infill construction in the district shall reflect the character of the district during its historic period of significance.

AGENDA ITEM REPORT

4.4.



The key design principles establish essential goals for development in the Old Town to ensure the preservation, sustainability, and visual quality of this unique environment. Buildings shall be located and designed so that they provide visual interest and create enjoyable, human-scaled spaces.

Applicable Key Design Principles:

- New buildings/building facades shall utilize building elements and details to achieve compatibility with existing buildings in Old Town.
- Compatibility is not meant to be achieved through uniformity or replication of existing architecture, but through the use of variations in building elements to achieve individual building identity.
- Building facades must include appropriate architectural details and ornament to create variety and interest.

Applicable Requirements Specific to OT-3 Zones:

- Maximum Lot coverage 60% - MEETS 22%
- In the case of an Infill Lot, Setbacks shall match one of the existing adjacent Setbacks - Meets. 56' front yard shown
- Specific To Zones OT-3 - Driveways at Frontages shall be no wider than 10-feet in the First Layer - Meets

Architectural Elements Specific to all OT-3 Zones:

- All primary entrances shall address the primary street. MEETS
- Garages generally shall be located on alleys at the rear of residential buildings; pull-through garages are allowed if the garage door is set back behind the rear façade of the main structure. If front-loaded garages or carports are utilized on single-family residential lots, garages and carports shall be no greater than 12 feet wide, and set back at least 10 feet measured from the face of the main structure closest to the garage/carport or rotated 90 degrees with windows on the wall facing the street. All garage doors shall be divided into single bays separated by at least an 18-inch column. Residential building with garage in line with the front façade – not permitted NOT DEFINED
- Pedestrian-Friendly Building Massing and Scale. On residential buildings, at least one of the following shall be utilized: porches, stoops, bay windows, balconies, masonry clad chimneys, attached pergolas or colonnades. Those architectural elements may encroach beyond the setback line. MEETS
- The base of a building shall be delineated by a change in color, water mark or different material for at least the first 18 inches of the façade. The grade of the slab or first floor

AGENDA ITEM REPORT

4.4.



elevation shall be elevated at least 18 inches above the grade of the sidewalk. DOES NOT MEET

- All residential buildings shall have architectural elements that are consistent in scale and proportion with the architectural style chosen for the building. MEETS
- Residential buildings shall have relatively flat fronts and simple roofs with most building wing articulations set at the rear of the structure. Window projections, stoops, porches, balconies, and similar extensions are exempt from this standard. MEETS
- Gable roofs, if provided, shall have a minimum pitch of 9/12. When hipped roofs are used, the minimum pitch shall be 6/12. Other roof types shall be appropriate to the architectural style of the building. Roof design shall be generally simple without too many gables and dormers. MEETS (8:12 & 12:12)
- Architectural embellishments that add visual interest to the roofs, such as dormers and masonry chimneys may be provided. MEETS
- All new residential buildings shall have windows or doors covering no less than 30% of all street facing façades. MEETS
- If window shutters are used they shall be approximately half the window width and the same height of the associated opening (including casing for masonry walls; not including casing for siding walls). All shutters shall be louvered, paneled, or constructed of boards as appropriate to the style of the building. MEETS

Building Materials:

- The following shall be permitted finishes for street fronting facades of all residential buildings. No more than three different materials shall be used on any single facade: Cementitious-fiber clapboard (not sheet) with at least a 50-year warranty; MEETS
- Side and rear facades shall be of finished quality and of the same color and materials that blend with the front of the building. MEETS
- Roofing materials (visible from any public right-of-way): copper, factory finished painted metal, slate, synthetic slate, terra cotta, cement tile, glass fiber shingles. MEETS
- An enclosed garage or carport shall be designed and constructed of the same material as the primary building. NONE PROPOSED

Streetscape and Landscape Standards:

- Public sidewalks are required for all development within Old Town based on the City adopted cross sections for the streets in Old Town. The minimum sidewalk width shall be five (5) feet if no other standard has been adopted or utilized for the particular street frontage. REQUIRED
- The planting zone is intended for the placement of street trees, if required, and street furniture including seating, street lights, waste receptacles, fire hydrants, traffic signs, bus shelters, bicycle racks, public utility equipment such as electric transformers and water meters, and

AGENDA ITEM REPORT

4.4.



similar elements approved by the Director of Development Services in a manner that does not obstruct pedestrian access or motorist visibility. REQUIRED

- Street trees shall be required along all streets (except alleys) at an average of 40 feet on center (measured per block face) or per adopted street cross sections within the Planting/Furnishings Zone. REQUIRED

STAFF REVIEW:

A Certificate of Appropriateness is evaluated, in part, to the following criteria:

1. The structure or site will be used for its historic purpose or be placed in a new use that is permitted under this code. The use will require minimal change to the defining characteristics of the structure, property, site and environment. *NA*
2. The historic character of a structure or site will be kept and preserved. Removal of historic materials or alteration of features and spaces characterizing a structure or property will be avoided. *NA*
3. The structure and/or site remains as a physical record of its time, place and use. Changes will not create a false sense of historical development, such as adding conjectural features or architectural elements from other structures or property. *NA*
4. Most structures and property change over time; changes that acquired historic significance in their own right will be kept and preserved. *NA*
5. Distinctive features, finishes and construction techniques or examples of craftsmanship characterizing a structure or property will be preserved in the limits permitted by applicable regulations. *NA*
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature must match the old in design, color, texture and other visual qualities; and, where possible, materials, if they meet other applicable codes and ordinances. Replacement of missing features will be proven by documentary, physical or pictorial evidence. *NA*
7. Chemical or physical treatments that could damage historic materials are prohibited. Surface cleaning of structures, if appropriate, must be undertaken using the gentlest method possible. *NA*
8. New additions, exterior alterations, or related new construction will not destroy historic materials characterizing the structure or property. New work will be differentiated from the old and will be compatible with the massing, size, scale and architectural features to protect the historic integrity of the structure or property and its environment. *NA*
9. New additions and adjacent or related new construction will be undertaken in a way that the essential form and integrity of the historic structure or property and its environment will be unimpaired if it is removed in the future. *NA*

AGENDA ITEM REPORT

4.4.



10. New construction taking place after demolition or removal of a structure or property in an historic district will conform to the design guidelines for the district. *Proposal meets requirements.*

Staff Recommends approval of the proposed Certificate of Appropriateness for the new structure at 304 Church Street with the condition two off-street parking spaces are provided for on site. The Historic Preservation Commission may impose conditions on a general development plan.

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

1. Certificate-of-Appropriateness Application
2. A6 - File Copy of Plans - PERMIT
3. Aerial
4. Zoning Map



CERTIFICATE OF APPROPRIATENESS APPLICATION

Must be accompanied by a Master Application

City of Hutto Development Services
500 W. Live Oak Street
Hutto TX 78634
Phone: 512-782-2640
Planning: 512-759-3479
Permits & Inspections: 512-846-2640
Engineering: 512-759-4038
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: Bowen - 1222037

PROPERTY ADDRESS: 304 Church St. Hutto, TX 78634

Current zoning district: OT-3 Current use: _____ Occupancy: ☒ Residential ☐ Commercial

☐ **** Pre-application meeting with Development Services staff. (Required for all COA applications.) ****

Request Type (Check One)

- ☒ New construction ☐ Remodel or Addition ☐ Storage or Accessory Building ☐ Fence construction or Repair
☐ Demolition ☐ Storage or Accessory Building ☐ Other: _____

FEES ☐ All required fees may be provided by cash, credit card (plus additional fee) or check made payable to: City of Hutto

See City of Hutto Development Fee flyer for appropriate fees

REQUIRED FOR SUBMITTAL:

ALL SUBMITTAL DOCUMENTS PROVIDED ON A CD (disk) OR OTHER COMPATIBLE ELECTRONIC STORAGE DEVICE

All items listed must be included with application, unless otherwise noted per your Pre Application meeting.

- ☒ Complete Master application and Certificate of Appropriateness application.
- ☒ Proof of ownership (copy of deed).
- ☐ Photos of lot and existing structure(s) (all sides), submitted digitally/electronically (via: email, flash drive, disc).

If applicable to the project, the following items are to be submitted digitally/electronically (via: email, flash drive, disc) at a minimum scale of (1/8 inch = 1 foot), unless otherwise indicated.

☒ **1. Site Plan**

- A. Minimum scale (1 inch = 20 feet) and must include the following:
- B. North arrow and scale
- C. Lot lines with dimensions, setback and easement lines
- D. Existing/proposed structure location(s), accessory structures, and reference dimensions from all lot lines
- E. Existing trees (with sizes) and locations of all primary/secondary entrances to structures
- F. Driveway, parking, walkway, fence and retaining wall locations (existing/proposed)

☒ **2. Floor Plan**

- G. Existing/proposed structure location on site
- H. Layout of all rooms, exterior decks, porches, windows and door openings
- I. Total square footage of overall structure (total heated/cooled area)

☒ **3. Roof Plan**

- J. Flue, roof, exhaust vents, chimneys, skylights
- K. All projections, penetrations, overhang lines and lengths
- L. Gutters, downspouts, major ridge, valley and eave lines

☒ **4. Architectural Elevations**

- M. North, south, east and west side elevations showing: deck/patio, porch, and showing heights for building, plate, foundation and roof pitch
- N. Calculated areas for all facades and glazed surfaces (windows)
- O. Additions: show entire structure

☒ **5. Significant Architectural Details**

- P. Descriptions and drawings that demonstrate the architectural character of the structure, exposed structural connections, materials, interfaces, etc. (includes finials, corbels, brackets, rafter ends, window casing, etc)

☒ **6. Material Samples**

- Q. Exterior wall/siding, color, texture and finish (photos from current property or any website of materials)
- R. Trim, masonry type, color, texture and layup (photos from current property or any website of materials)
- S. Roof, garage, exterior door type and driveway color (if other than asphalt/grey concrete)
- T. Window type and color (photos from website of materials)
- U. Site, building exterior lighting fixtures and home numbering (photos from website of materials)

FOR DEPARTMENT USE ONLY:

Submittal date	Date accepted for review	Payment type	Fees paid	HPC Mtg. date	HPC determination
					☐ Approved ☐ Approved with conditions (attached) ☐ Denied



MASTER APPLICATION

Must accompany all application types unless otherwise indicated

City of Hutto Development Services 210
500 W. Live Oak St Hutto TX 78634
512-759-3479 Planning
512-846-2640 Permits & Inspections
512-759-4038 Engineering
512-759-5962 Fax
planning@huttotx.gov
building@huttotx.gov
www.huttotx.gov

PROJECT NAME: Bowen - 1222037 APPLICATION TYPE Residential New Construction

APPLICANT INFORMATION (property owner or authorized agent) this will be the City's official contact.

Name: Taylor McCasland - Tilson Homes

Company Name: Tilson Homes

Address: 2900 N Interstate Hwy 35, Georgetown, TX 78626

Phone: 512-3232-3979 Email: mccaslandt@tilsonhome.com

PROPERTY INFORMATION

Address: 304 Church St. Hutto, TX 78634

Legal Description: Deed Lot(s) 11 Block _____ Subdivision McGee's Second Addition

Reference: Volume _____ Page(s) _____ or Document No. 2021082356

City Limits ☒ ETJ ☐ Current Zoning District: OT-3

PROPERTY OWNER INFORMATION

Name: Hunter and Beth Bowen

Company Name: _____

Address: 104 E Liveoak St., Hutto, TX 78634

Phone: 832-331-8828 Email: whunterbowen@gmail.com

PROPERTY OWNER CONSENT/AGENT AUTHORIZATION

By my signature I hereby affirm that I am the property owner of record, or if the applicant is an organization or business entity, that authorization has been granted to represent the owner, organization or business in this application. I certify that the preceding information is complete and accurate, and it is understood that I agree to the submittal of this application. Additionally, my signature below indicates my awareness of the fee(s) required at the time of application submittal and that this fee(s) is non-refundable even in the event of application withdrawal or if reviewed and denied.

By signing this form, the owner of the property authorizes the City of Hutto to begin proceedings in accordance with the process for the type of application indicated on page one of this application. The owner further acknowledges that submittal of an application does not in any way obligate the City to approve the application and that although City staff may make certain recommendations regarding this application, the City Council may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.

Property Owner Signature _____ Property Owner Printed Name _____ Date _____

THE STATE OF TEXAS

COUNTY OF _____

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this _____ day of _____, 20____

Notary Public Signature _____ Notary Public Printed Name _____

(Seal)

If there are multiple property owners attach separate page(s) with notarized signature(s)

Planning	Date	Building	Date	Notes



MASTER APPLICATION

Must accompany all application types unless otherwise indicated

City of Hutto Development Services 21
500 W. Live Oak St Hutto TX 78634
512-759-3479 Planning
512-846-2640 Permits & Inspections
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Reference: Volume _____ Page(s) _____ or Document No. 2021082356

City Limits ☒ ETJ ☐ Current Zoning District: OT-3

PROPERTY OWNER INFORMATION

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Company Name: _____

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Phone: 832-331-8828 Email: whunterbowen@gmail.com

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By signing this form, the owner of the property authorizes the City of Hutto to begin proceedings in accordance with the process for the type of application indicated on page one of this application. The owner further acknowledges that submittal of an application does not in any way obligate the City to approve the application and that although City staff may make certain recommendations regarding this application, the City Council may not follow that recommendation and may make a final decision that does not conform to the staff's recommendation.

[Signature]
Property Owner Signature

Elizabeth Bowen
Property Owner Printed Name

6/30/22
Date

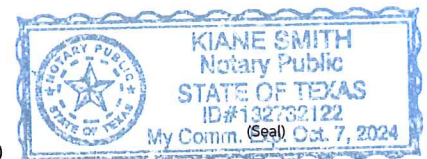
THE STATE OF TEXAS

COUNTY OF Williamson

Before me, the undersigned authority, on this day personally appeared Elizabeth Bowen known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

Given under my hand and seal of office this 30th day of June, 2022
[Signature]
Notary Public Signature

Kiane Smith
Notary Public Printed Name



If there are multiple property owners attach separate page(s) with notarized signature(s)

Planning	Date	Building	Date	Notes



FRONT ELEVATION

AREAS	
Heated Area	
1st Floor Livable	2547 SF
	2547 SF
Unheated Area	
Front Porch	229 SF
Rear Porch	218 SF
	447 SF
Total	2994 SF

SHEET INDEX	
SHEET NO.	SHEET NAME
0-Cover	
A0-CV	Cover
A-SITE	Site Plan
1-Architectural	
A1.0	Slab Plan
A1.1	1st Floor Plan
A1.1a	1st Floor - Detail
A1.1b	1st Floor - Room Finish
A1.3	Interior Elevations
A1.5	Roof Plan
A1.6	Project Details
A1.7	Project Details
A1.8	Project Details
A2.0	Elevations
A2.1	Elevations
2-Electrical	
E-1.0	1st Floor Electrical Plan
3-Structural	
F-1.1	1st Floor Ceiling Framing
F-3.0	Roof Framing Plan

EXTERIOR VENEER PERCENTAGES		
Exterior Veneer Type	Area	% of Total Exterior Area
Board and Batt Siding	2737 SF	100%
Grand total	2737 SF	

NOTATIONS

GENERAL NOTES

FLOOR PLAN

WOOD	WOOD FLOORING
CPT.	CARPET FLOORING
VNL	VINYL FLOORING
C.TILE	CERAMIC TILE FLOORING
SH.	SHELVES
S & R	SHELF & ROD
2S & 2R	2 SHELVES & 2 ROD
LT.	LIGHT
CLG.	CEILING
SLP.	SLOPE
SR OPG.	SHEETROCK OPENING
REF.	REFRIGERATOR
1 PC. R&O	1 PIECE RANGE & OVEN
DW	DISHWASHER
DISP.	GARBAGE DISPOSAL
SH	SINGLE HUNG WINDOW
HS	HORIZONTAL SLIDER WINDOW
FX	FIXED GLASS
TEMP.	TEMPERED GLASS
OBSC.	OBSCURE GLASS
DL	DIVIDED LIGHT
S.W.P.	STRUCTURED WIRE PANEL
W.D.P.	WATER DISTRIBUTION PANEL

CABINETS

3DB	3 DRAWER BASE	-BPD	BI-PARTING DOORS
BAC	BASE ANGLE CABINET	-FAS	FULL ADJUSTABLE SHELF
BEC	BASE END CABINET	-FH	FULL HEIGHT DOOR (NO DRAWERS)
BTC	BASE TRANSITIONAL CABINET	-FF	FACE FRAME ONLY
BC	BROOM CABINET	-HC	HANDICAP (6" TOE-KICK)
BF	BASE FILLER	-NS	NO SHELF
BMWC	BASE MICROWAVE CABINET	-STK	SLIDE-OUT TRAY KITS
BVB	BASE VEGETABLE BIN	-TC	TRASH CAN PULL-OUT
CP	CHEF'S PANTRY	-TOT	TILT-OUT TRAY
CDB	CORNER DRAWER BASE	-WBK	WICKER BASKET
CTB	COOKTOP BASE w/ DRAWERS	-SPO	SPICE PULL-OUT
CWCAG	CORNER APPLIANCE GARAGE	-UT	UTENSIL PULL-OUT
DSB	DIAGONAL SINK BASE	CVSB	COMBINATION VANITY SINK BASE
LHC	LINEN HAMPER CABINET	CVSD	COMBINATION VANITY SINK DRAWER
LSB	LAZY SUSAN BASE	FD	FILE DRAWER
PC	PANTRY CABINET	LHC	LINEN HAMPER CABINET
PB	PENINSULA BASE	VB	VANITY BASE (NO SINK)
RBB	REVERSIBLE BLIND BASE	VDB	VANITY DRAWER BASE
REP	REFRIGERATOR END PANEL	VDSK	VANITY DESK DRAWER
SB	SINK BASE	VS	VANITY SINK BASE
TB	TRAY BASE (no drawer or shelves)	VSD	VANITY SINK DRAWER BASE
UC	UTILITY CABINET		
UOC	UNIVERSAL OVEN CABINET		

ELEVATIONS

F.F.	FINISH FLOOR
PLT.	PLATE HEIGHT
T.POST	TURNED POST
COL.	COLUMN
DIA.	DIAMETER
6x6	6" SQUARE POST
EXP.	EXPANSION
ABV.	ABOVE
CLG.	CEILING
HDR.	HEADER
SLP. CLG.	SLOPE CEILING
RIDGE VENT	RIDGE MOUNTED ROOF VENT

TILE LAYOUT OPTIONS

DIAGONAL	
OFFSET	
STACKED	

• EXTERIOR WALL DIMENSIONS ARE TO STUD AND REFLECT 1/2" INSET FROM EDGE OF SLAB OR MASONRY LEDGE. SEE SLAB PLAN FOR OVERALL DIMENSIONS.

JOB SPECIFIC NOTES:

- QUARTZ THROUGHOUT
- 5 1/4" BASE BOARDS. DOORS TO BE ± 6" FROM CORNERS TO ALLOW FOR 3 1/2" SHAKER STYLE DOOR CASING.
- GAS CONNECTION AT COOKTOP, & TANKLESS WATER HEATER.
- NO MIRRORS IN ALL BATHS.
- SOFT CLOSE DOOR HINGES THROUGHOUT.

FINAL PLANS

5053

CANYON C

EC-3/14/2022 -JM
PERMIT- 6/8/2022 -JM

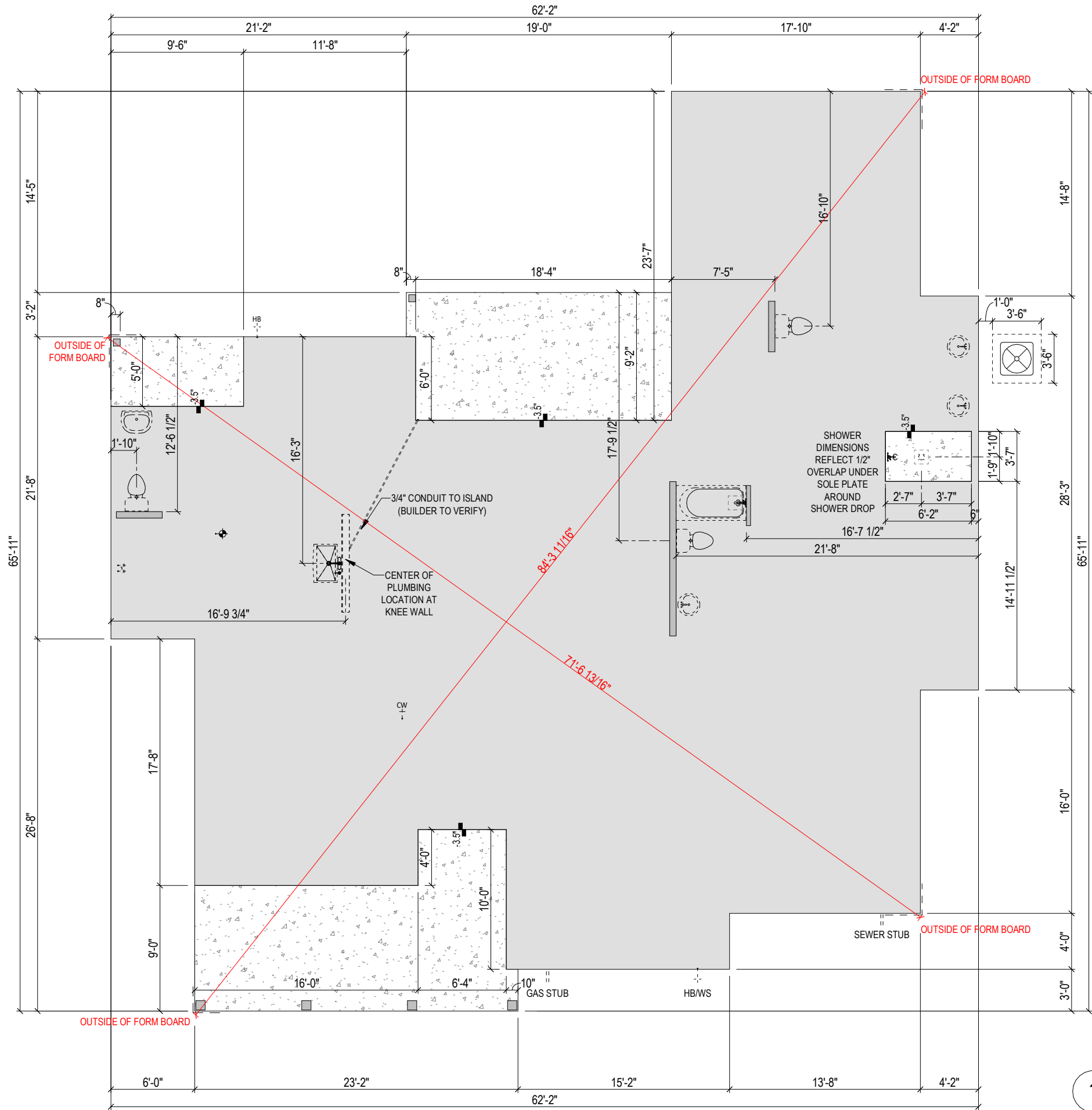
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TILSON
CUSTOM HOME BUILDERS

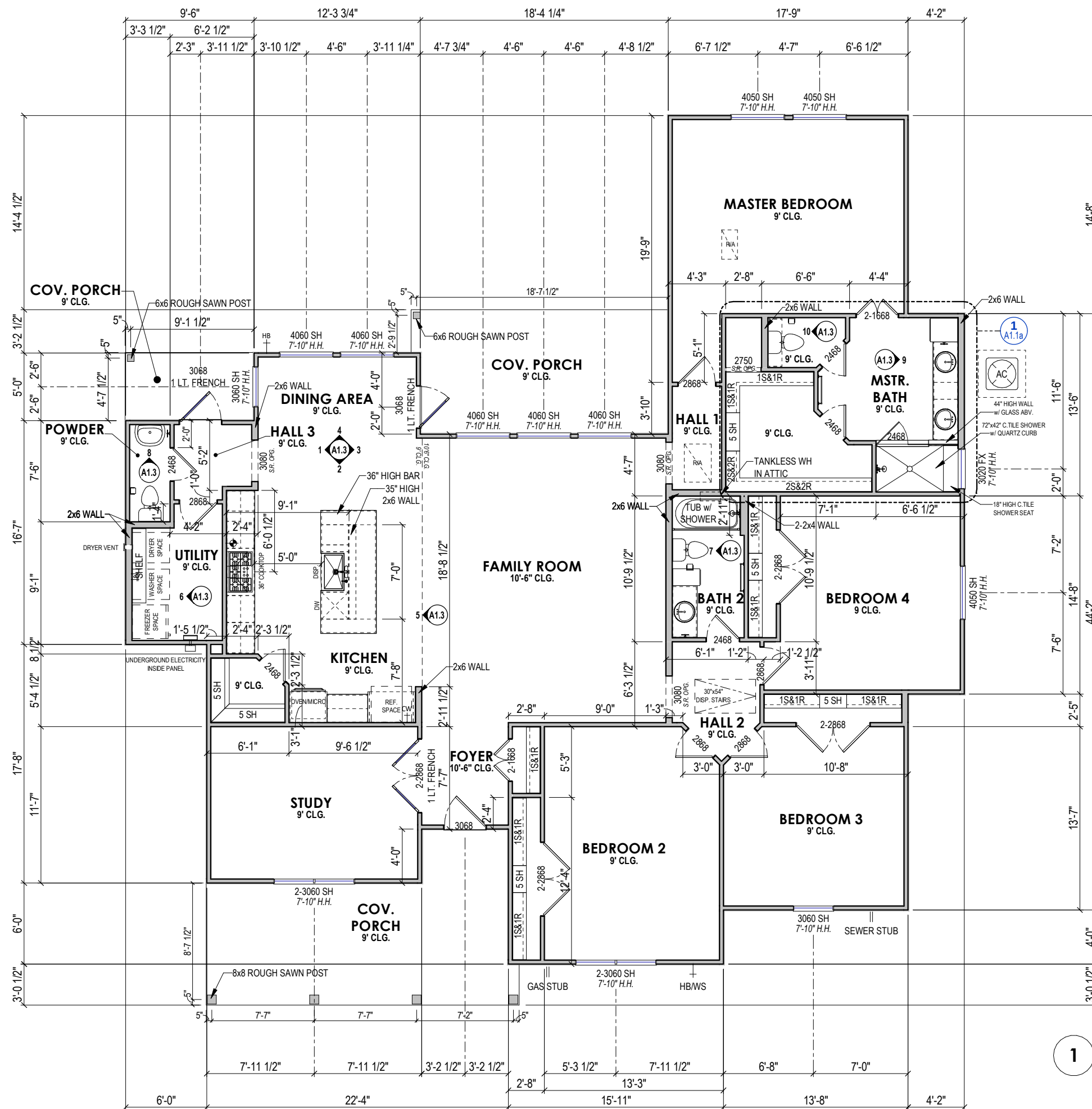
Tilson Home Corporation 2022 ©

MR. & MRS. HUNTER BOWEN
Job #1222037
Williamson County, City of Hutto

A0-CV



1 SLAB PLAN
1/8" = 1'-0"



EL OOR PLAN NOTES

BATH ACCESSORIES:
(HEIGHT TO BE BLOCKED & MOUNTED)

- TOWEL BARS - 54" A.F.F.
- TOILET PAPER HOLDER - 28" A.F.F.
- ROBE HOOK - 72" A.F.F.
- TOWEL RING - 60" A.F.F.
- SHOWER ROD - 58" ABV. TUB DECK

PLUMBING:

- RANGE GAS SHUT-OFF VALVE (IF APPLICABLE) TO BE LOCATED IN ADJACENT CABINET

HVAC:

- FRESH AIR INTAKE SHALL BE VENTED THROUGH SOFFIT OR GABLE WALL

WATER HEATER:

- IF LOCATED IN ATTIC: PROVIDE PAN AND DRAIN
- IF GAS & LOCATED IN CLOSET: WEATHERSTRIP DOOR, PROVIDE OUTSIDE COMBUSTIBLE AIR, & INSULATE WALLS

GARAGE (IF APPLICABLE)
• SEE SPECS FOR FINISH

FINAL PLANS

5053

CANYON C

FC-3/14/2022 - JM
PERMIT-6/8/2022 - JM

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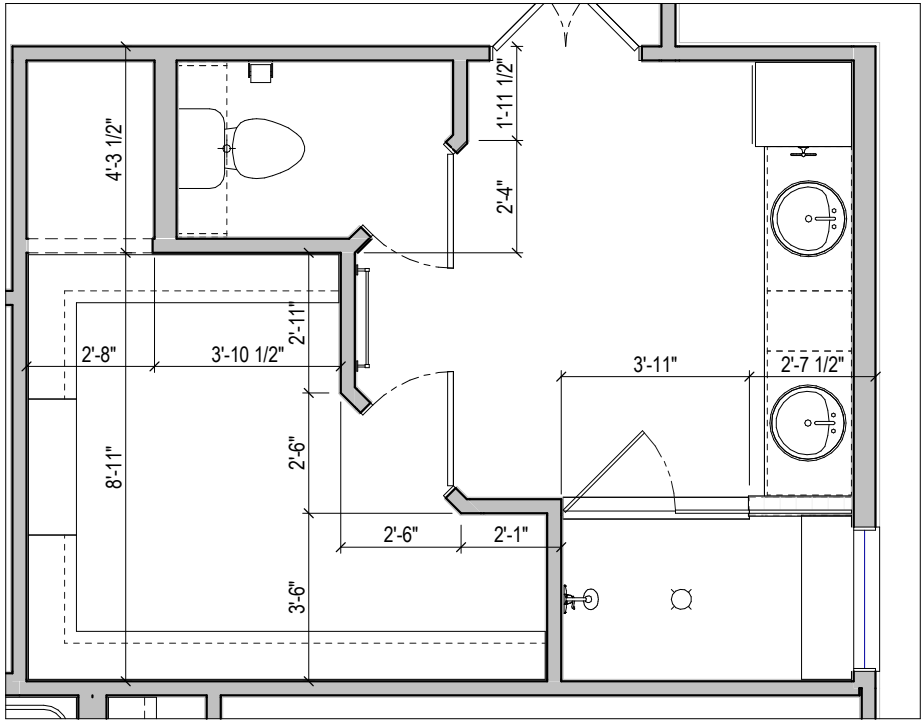
TILSON
CUSTOM HOME BUILDERS

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MR. & MRS. HUNTER BOWEN
Job #1222037
Williamson County, City of Hutto

A1.1

1 MASTER BATH DETAIL
1/4" = 1'-0"



ROOM FINISH SCHEDULE			
Name	Ceiling Height	Crown Mould Type	Chair Rail
1ST FLOOR			
BATH 2	9'	(none)	
BEDROOM 2	9'	(none)	
BEDROOM 3	9'	(none)	
BEDROOM 3 CLOSET	9'	(none)	
BEDROOM 4	9	(none)	
BEDROOM 4 CLOSET	9	(none)	
DINING ROOM	9'	(none)	
FAMILY ROOM	10'-6"	(none)	
FOYER	10'-6"	(none)	
FOYER CLOSET	9'	(none)	
HALL 1	9'	(none)	
HALL 2	9'	(none)	
HALL 3	9'	(none)	
KITCHEN	9'	(none)	
MASTER BATH	9'	(none)	
MASTER BATH WATER CLOSET	9'	(none)	
MASTER BEDROOM	9'	(none)	
MASTER BEDROOM CLOSET	9'	(none)	
PANTRY	9'	(none)	
POWDER	9'	(none)	
STUDY	9'	(none)	
UTILITY	9'	(none)	

FLOORING SCHEDULE		
Room	Flooring	Area
Flooring - Ceramic Tile		
Master Bath	CERAMIC TILE	70 SF
Master Bath Water Closet	CERAMIC TILE	18 SF
		88 SF
Flooring - Vinyl Plank		
Bath 2	VINYL PLANK	34 SF
Bedroom 2	VINYL PLANK	218 SF
Bedroom 2 Closet	VINYL PLANK	24 SF
Bedroom 3	VINYL PLANK	172 SF
Bedroom 3 Closet	VINYL PLANK	21 SF
Bedroom 4	VINYL PLANK	194 SF
Bedroom 4 Closet	VINYL PLANK	21 SF
Dining Room	VINYL PLANK	138 SF
Family Room	VINYL PLANK	391 SF
Foyer	VINYL PLANK	48 SF
Foyer Closet	VINYL PLANK	10 SF
Hall 1	VINYL PLANK	27 SF
Hall 2	VINYL PLANK	46 SF
Hall 3	VINYL PLANK	31 SF
Kitchen	VINYL PLANK	145 SF
Master Bedroom	VINYL PLANK	262 SF
Master Bedroom Closet	VINYL PLANK	85 SF
Pantry	VINYL PLANK	23 SF
Powder	VINYL PLANK	21 SF
Study	VINYL PLANK	171 SF
Utility	VINYL PLANK	61 SF
		2142 SF

NOTE: FLOORING LAYOUT SHOWN IS FOR ILLUSTRATION PURPOSES ONLY.

SEE OPTIONS ADDENDUM FOR JOB SPECIFIC LAYOUT.



1 1ST FLOOR ROOM FINISH PLAN
1/8" = 1'-0"

FINAL PLANS

5053

CANYON C

EC-3/14/2022 - JM

PERMIT- 6/8/2022 - JM

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TILSON

CUSTOM HOME BUILDERS

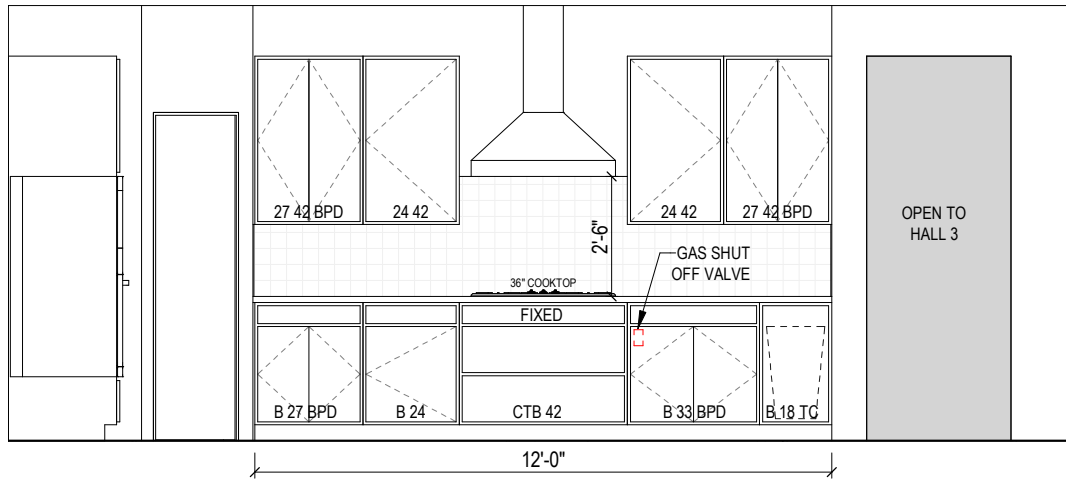
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Job #1222037

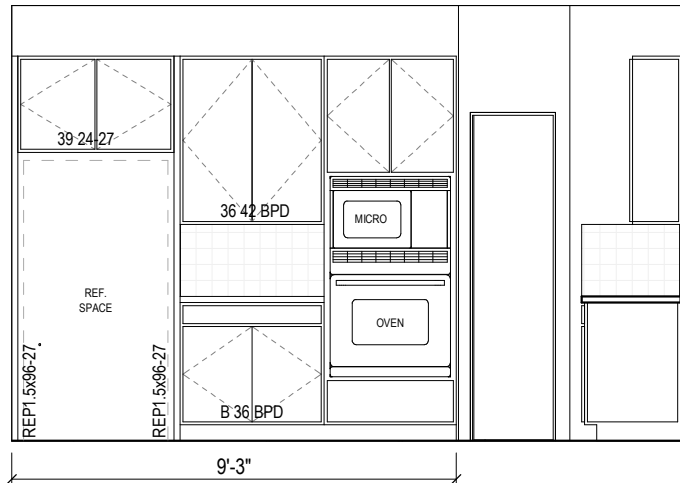
Williamson County, City of Hutto

A1.1b

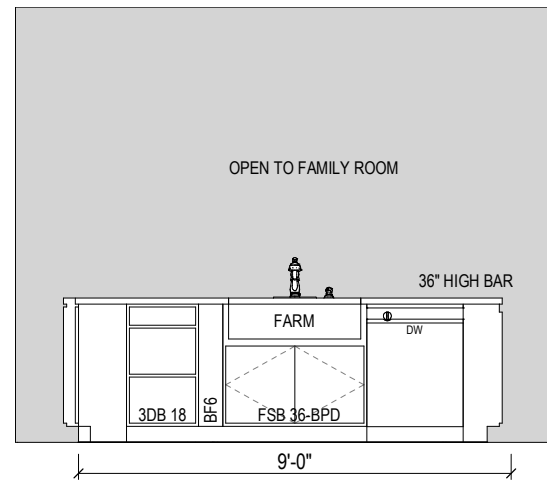
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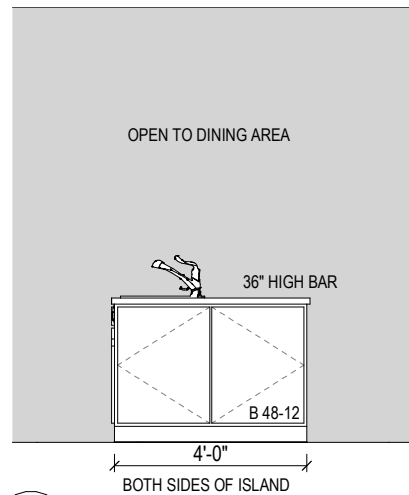
1 KITCHEN - COOKTOP WALL
1/4" = 1'-0"



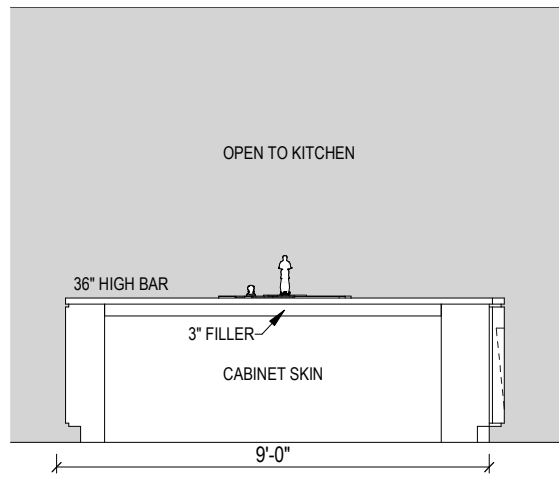
2 KITCHEN - REF. WALL
1/4" = 1'-0"



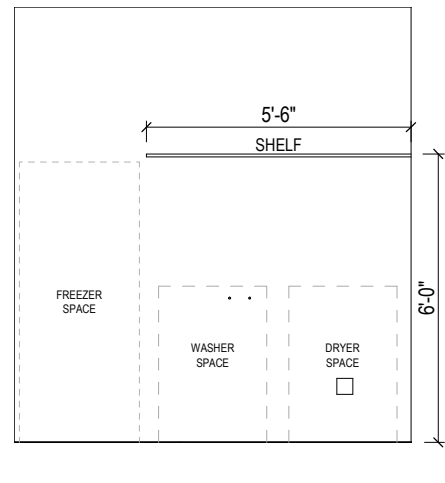
3 KITCHEN - ISLAND
1/4" = 1'-0"



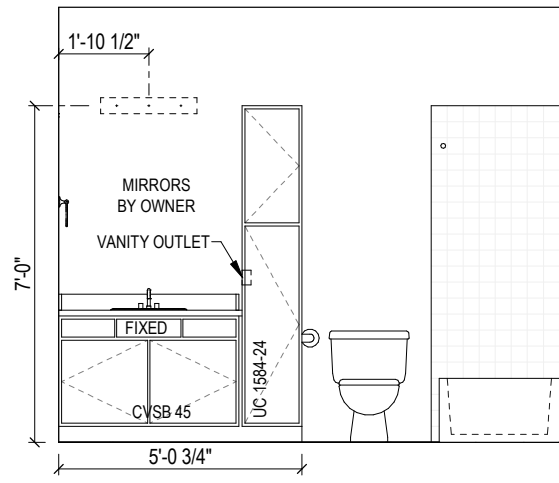
4 KITCHEN - ISLAND SIDE
1/4" = 1'-0"



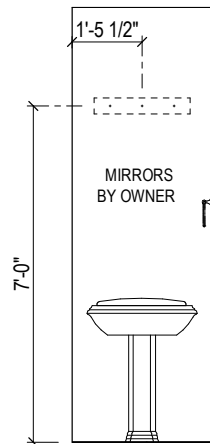
5 KITCHEN - ISLAND REAR
1/4" = 1'-0"



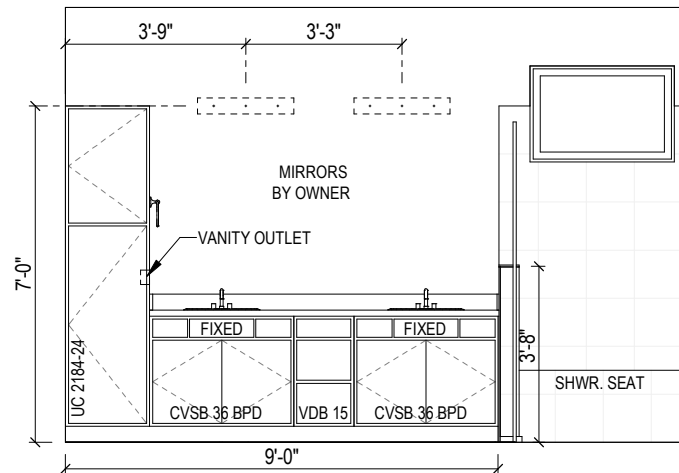
6 UTILITY
1/4" = 1'-0"



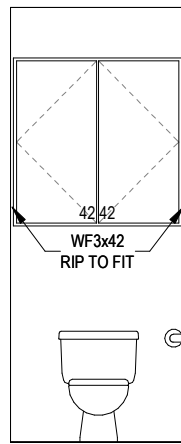
7 BATH 2
1/4" = 1'-0"



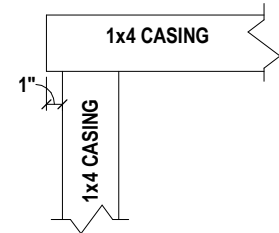
8 POWDER
1/4" = 1'-0"



9 MASTER BATH
1/4" = 1'-0"

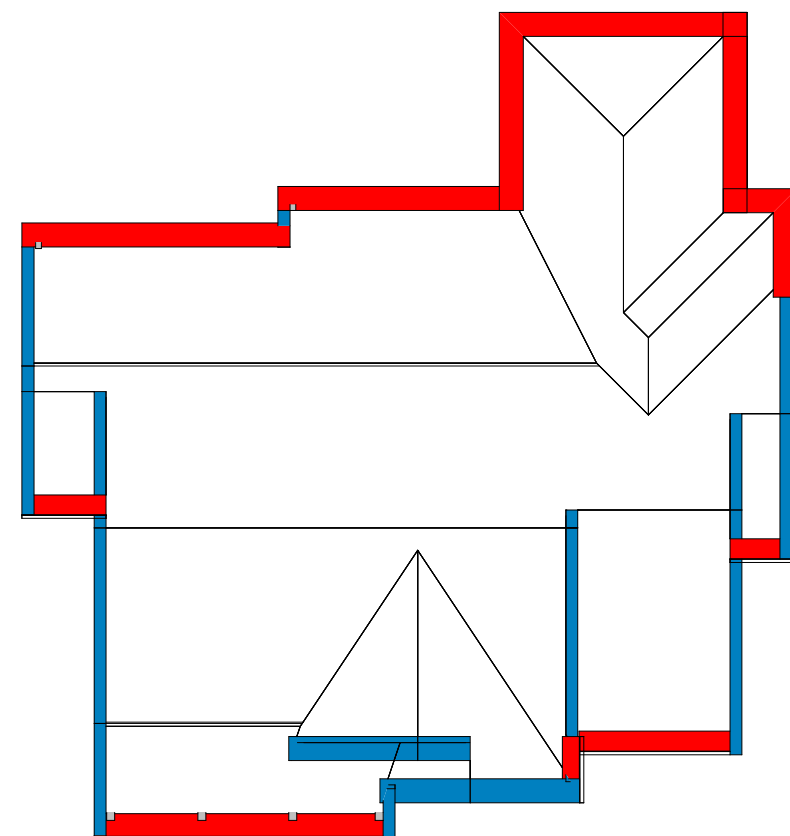
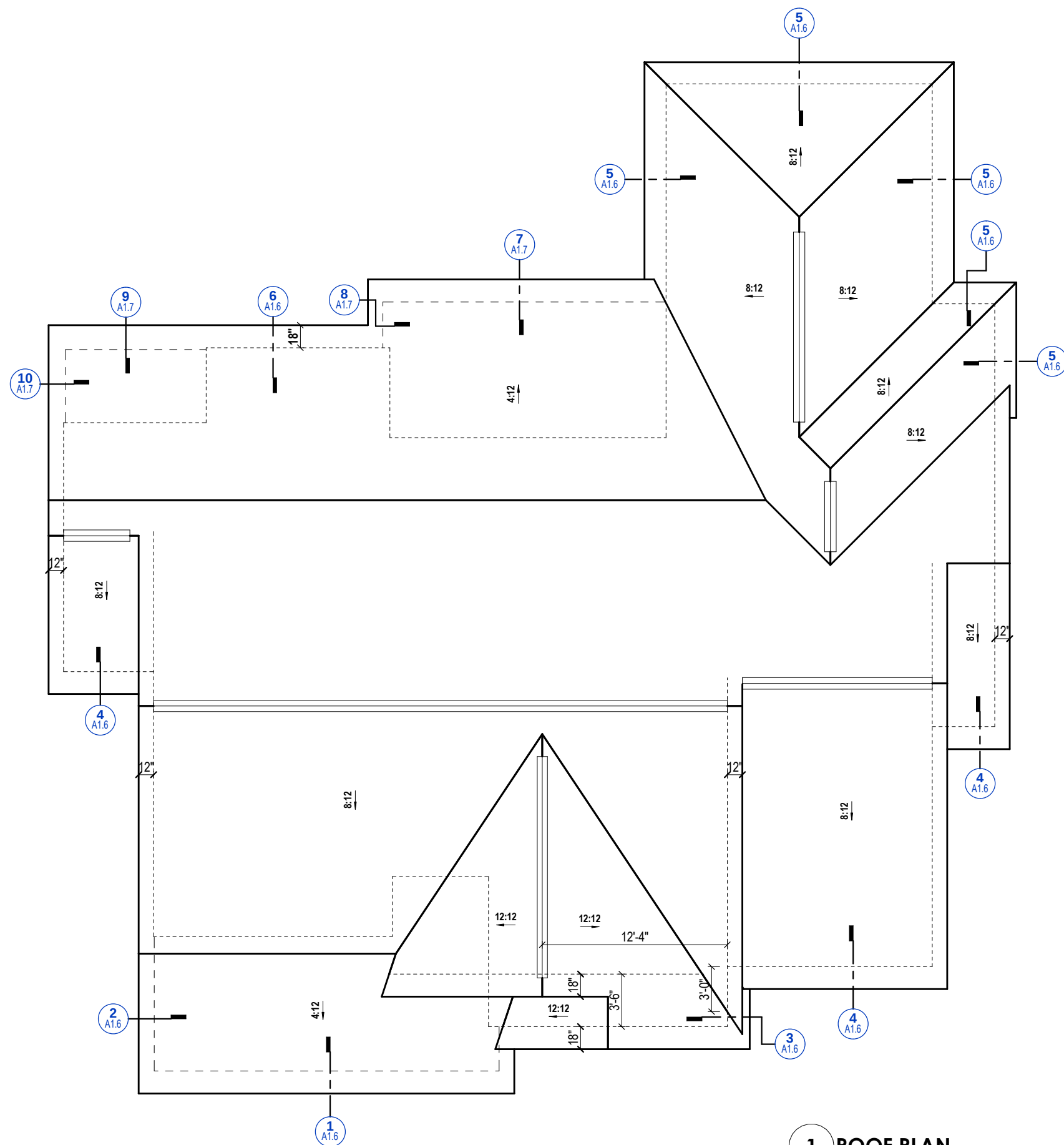


10 MASTER BATH - WC
1/4" = 1'-0"

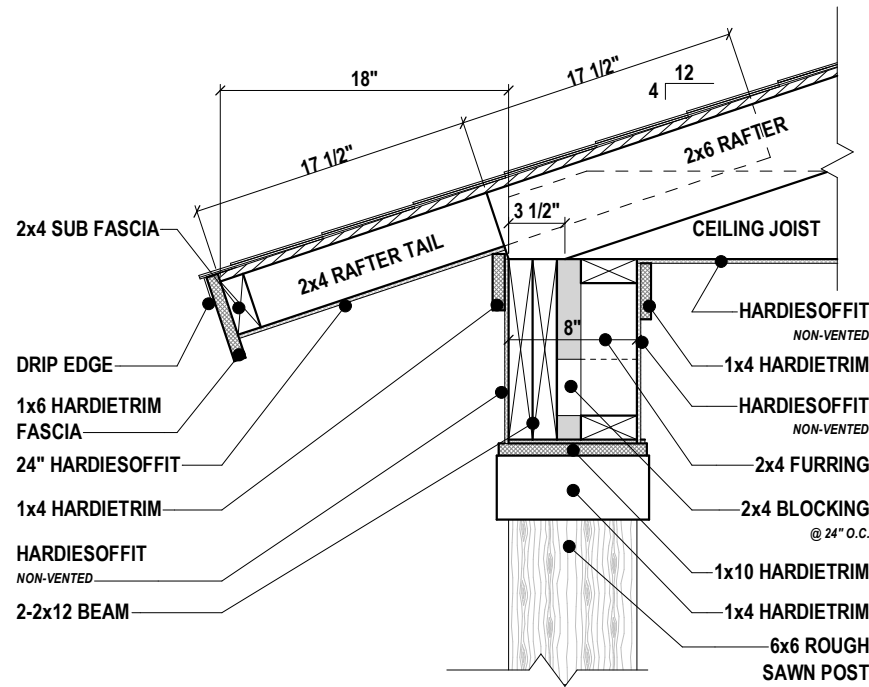


SHAKER DOOR CASING

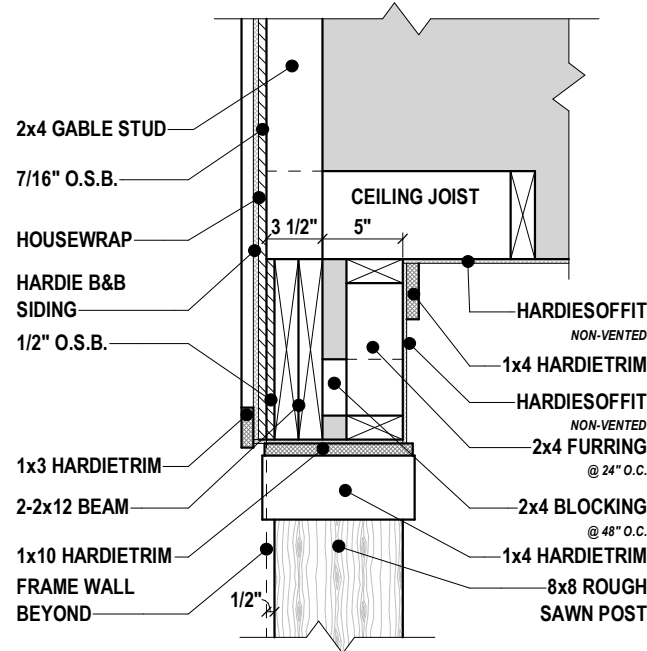
WALL TILE	
Bathroom Wall Tile Only	59 SF
Kitchen Wall Tile Only	32 SF
Master Bath Wall Tile Only	95 SF



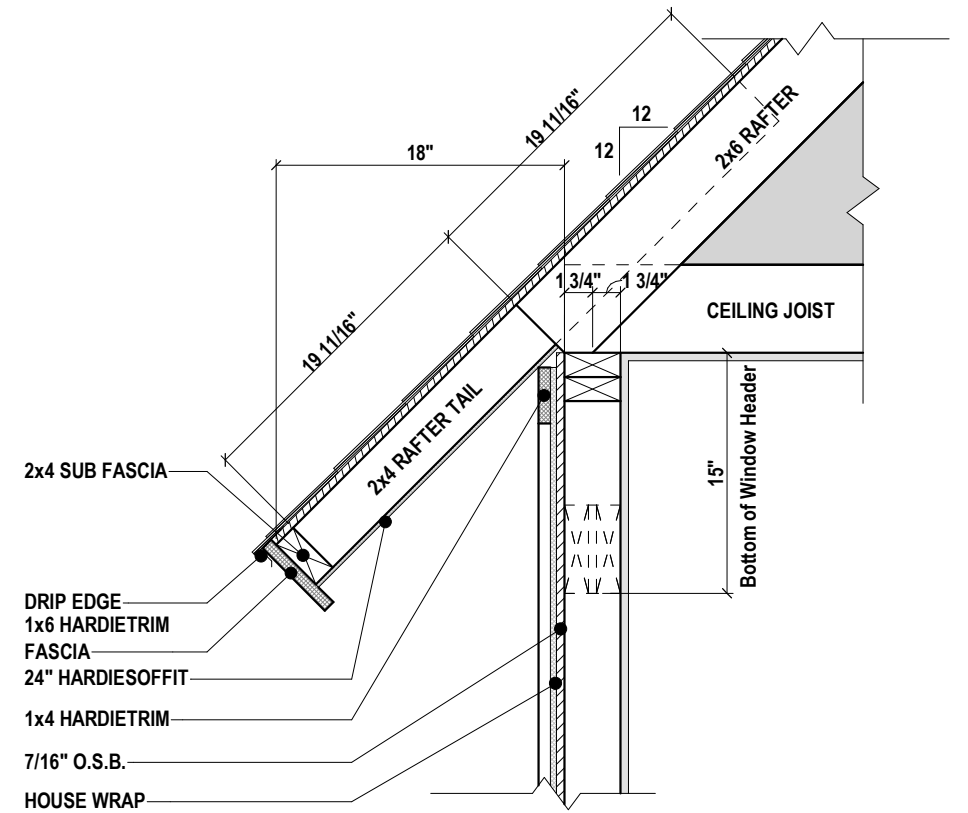
SOFFIT LEGEND	
	VENTED SOFFIT
	NON VENTED SOFFIT



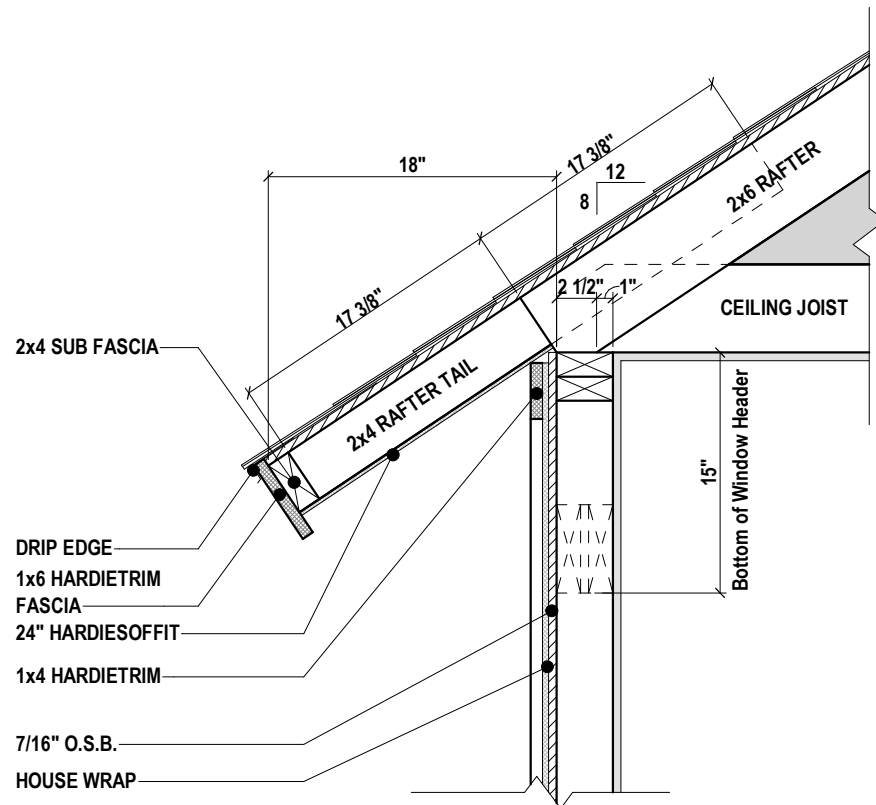
1 4-12 FRONT PORCH CORNICE
1" = 1'-0"



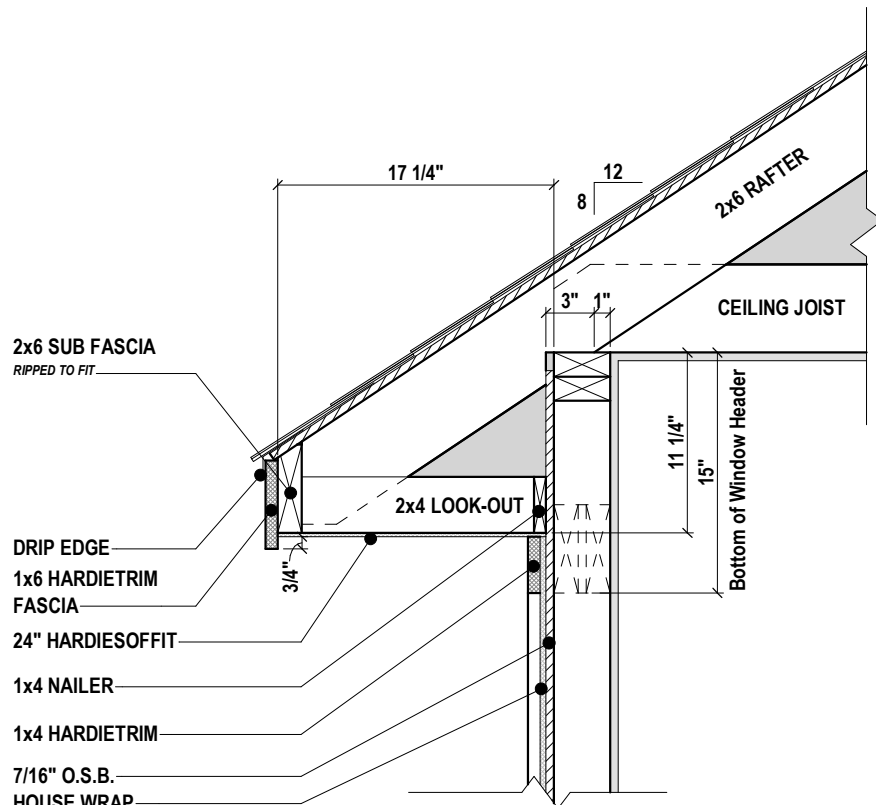
2 FRONT PORCH GABLE END
1" = 1'-0"



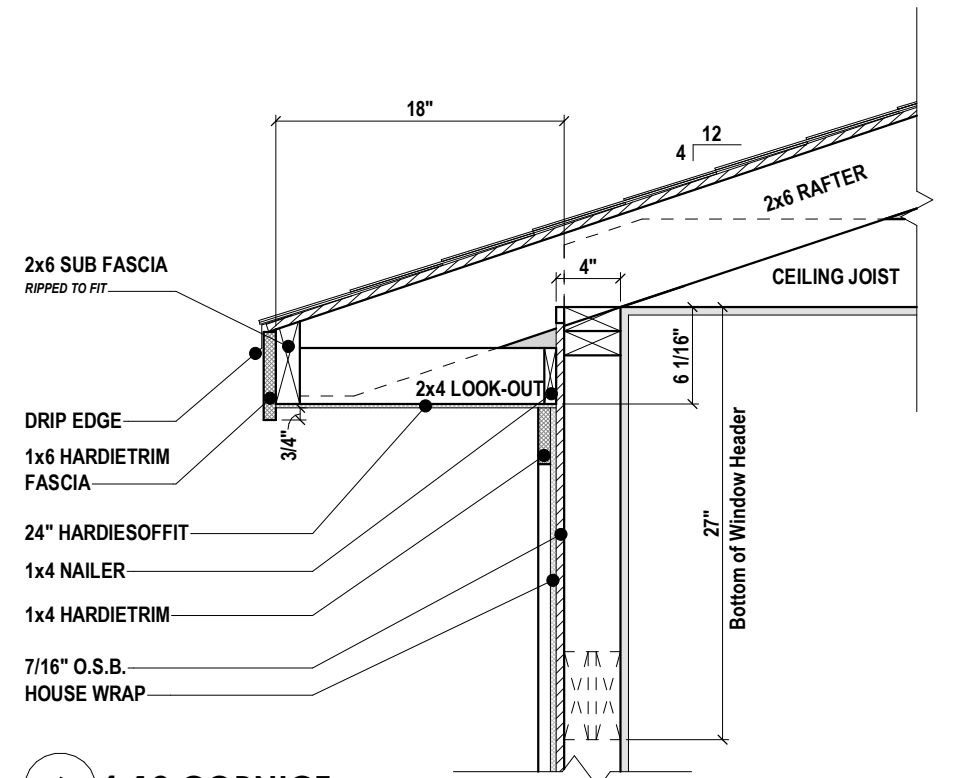
3 12-12 CORNICE - RAKED
1" = 1'-0"



4 8-12 CORNICE - RAKED
1" = 1'-0"

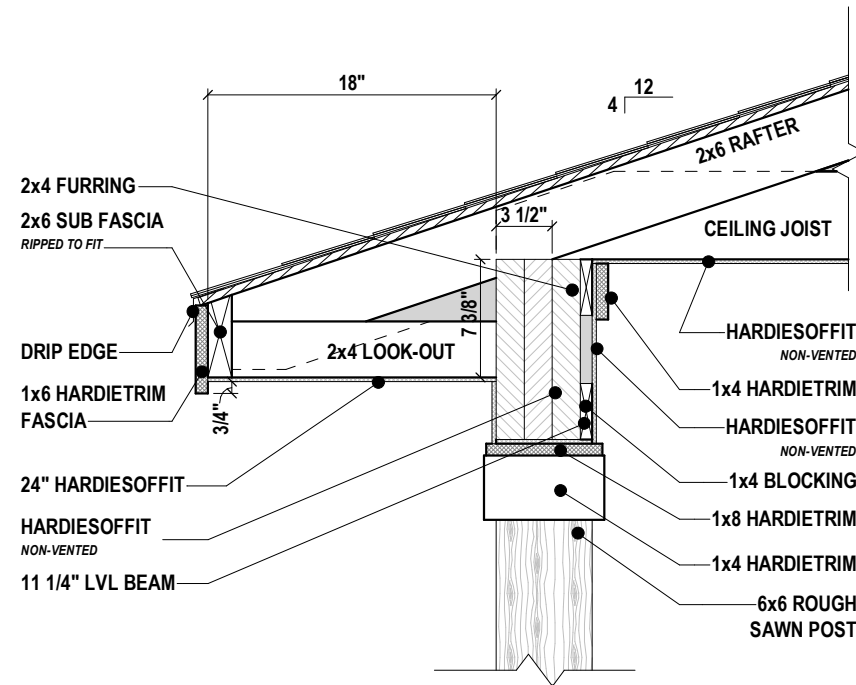


5 8-12 CORNICE
1" = 1'-0"

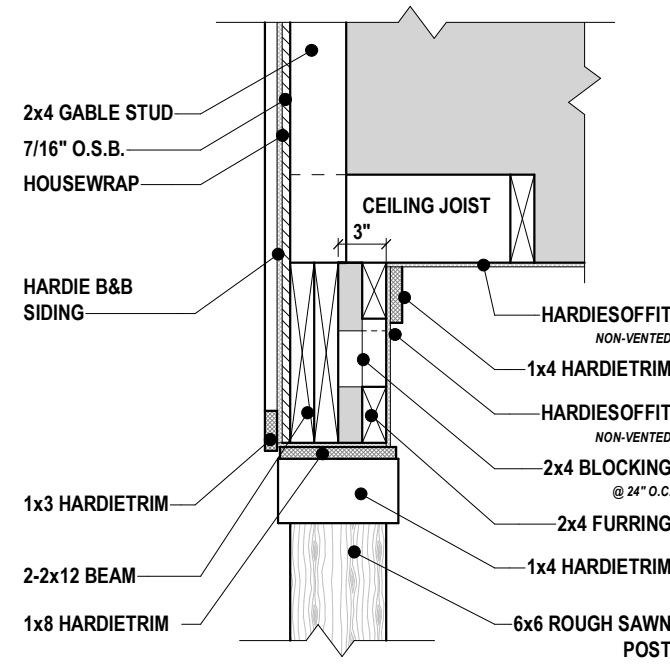


6 4-12 CORNICE
1" = 1'-0"

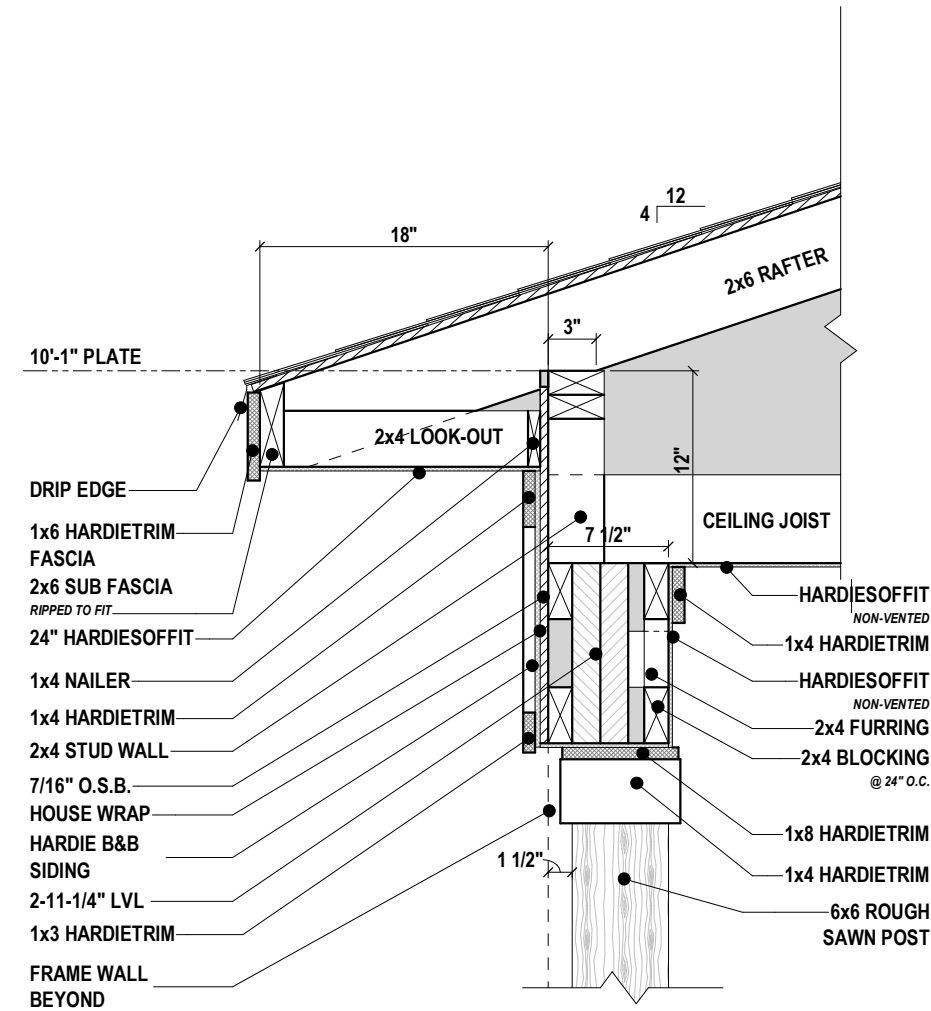
FINAL PLANS		5053	CANYON C
EC-3/14/2022 - JIM			
PERMIT- 6/8/2022 - JIM			
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MR. & MRS. HUNTER BOWEN Job #1222037 Williamson County, City of Hutto			
A1.6			



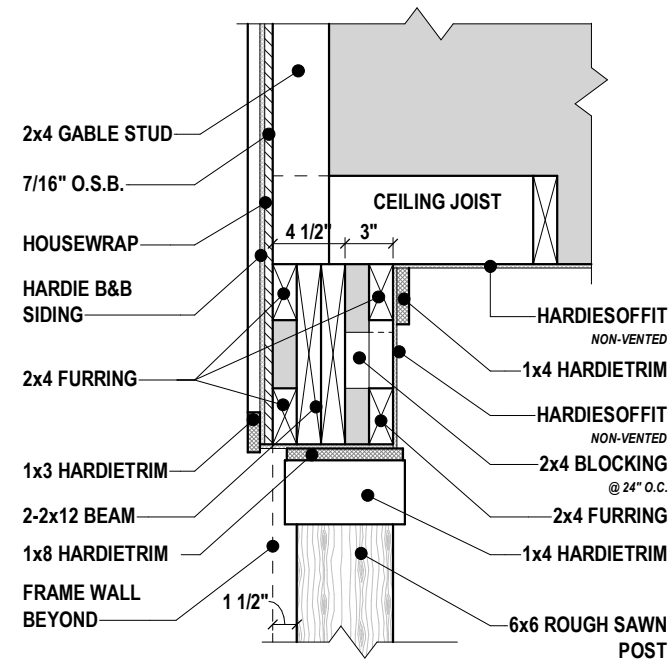
7 4-12 REAR PORCH CORNICE
1" = 1'-0"



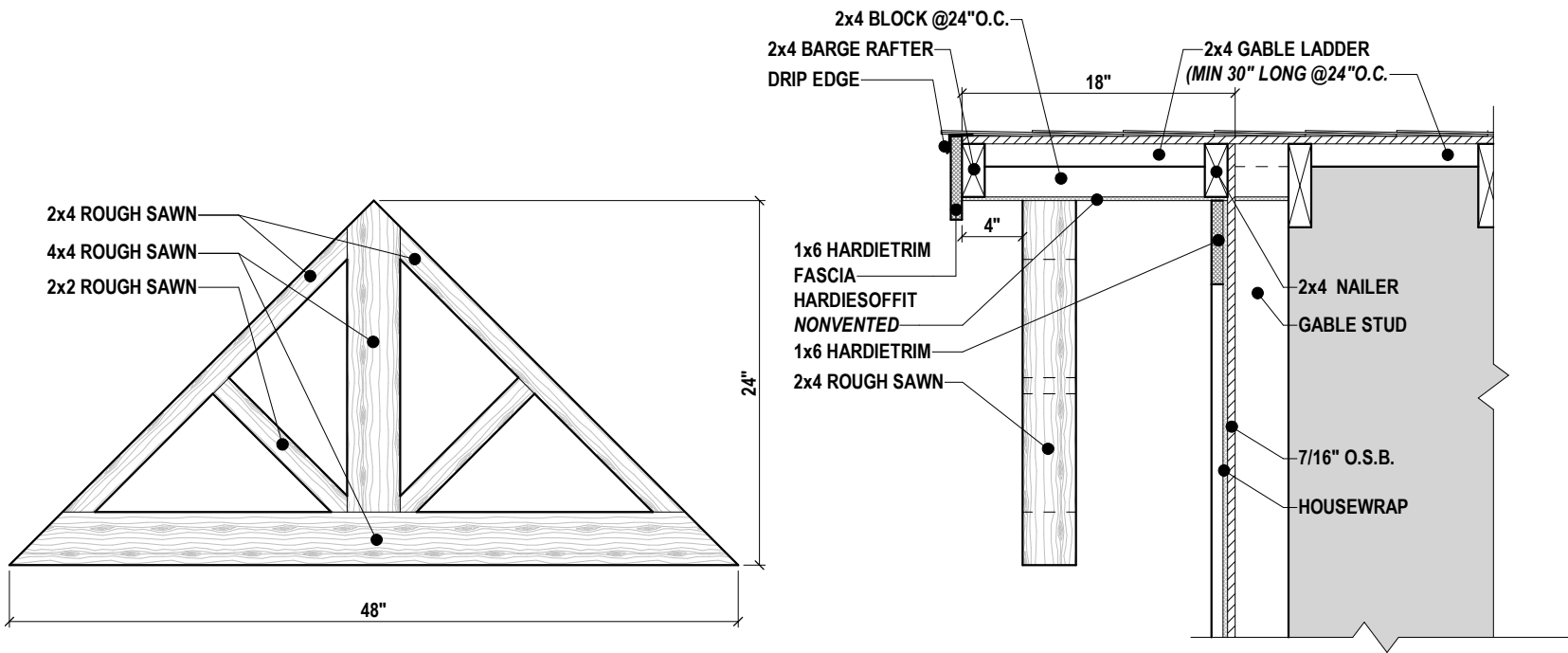
8 PORCH GABLE END
1" = 1'-0"



9 4-12 REAR PORCH CORNICE - HIGH PLATE
1" = 1'-0"

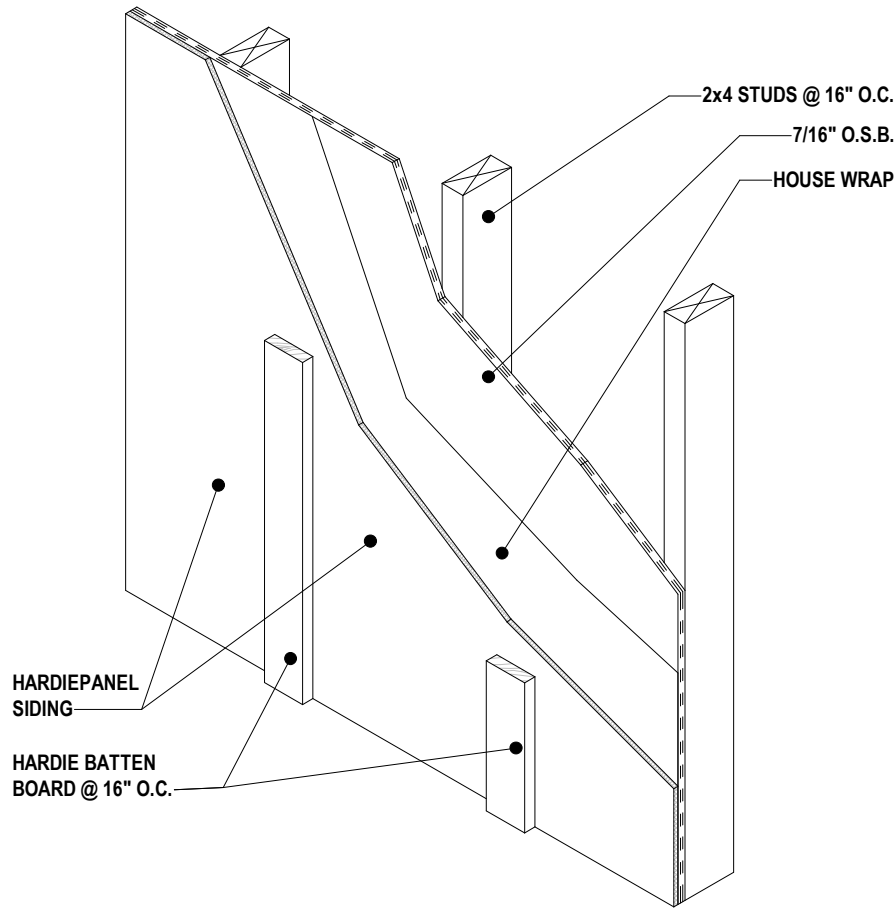


10 PORCH GABLE END
1" = 1'-0"



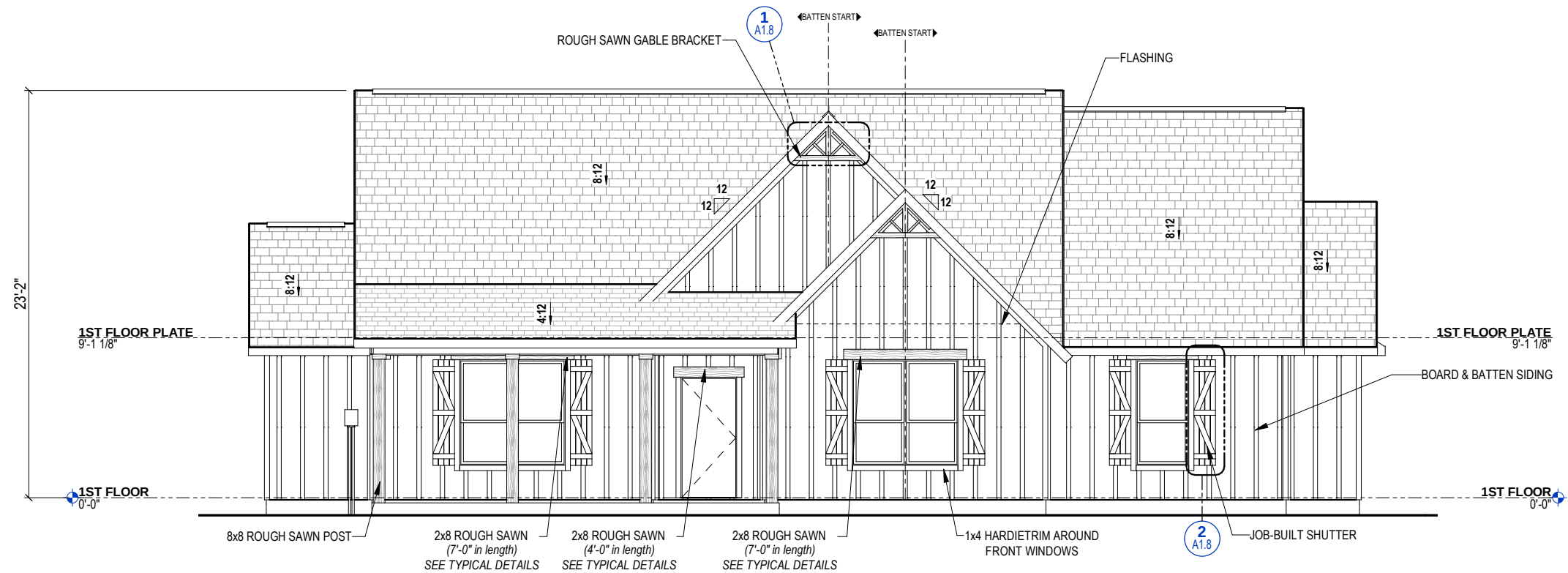
1 **GABLE BRACKET**
1" = 1'-0"

2 **SHUTTER DETAIL**
1/2" = 1'-0"

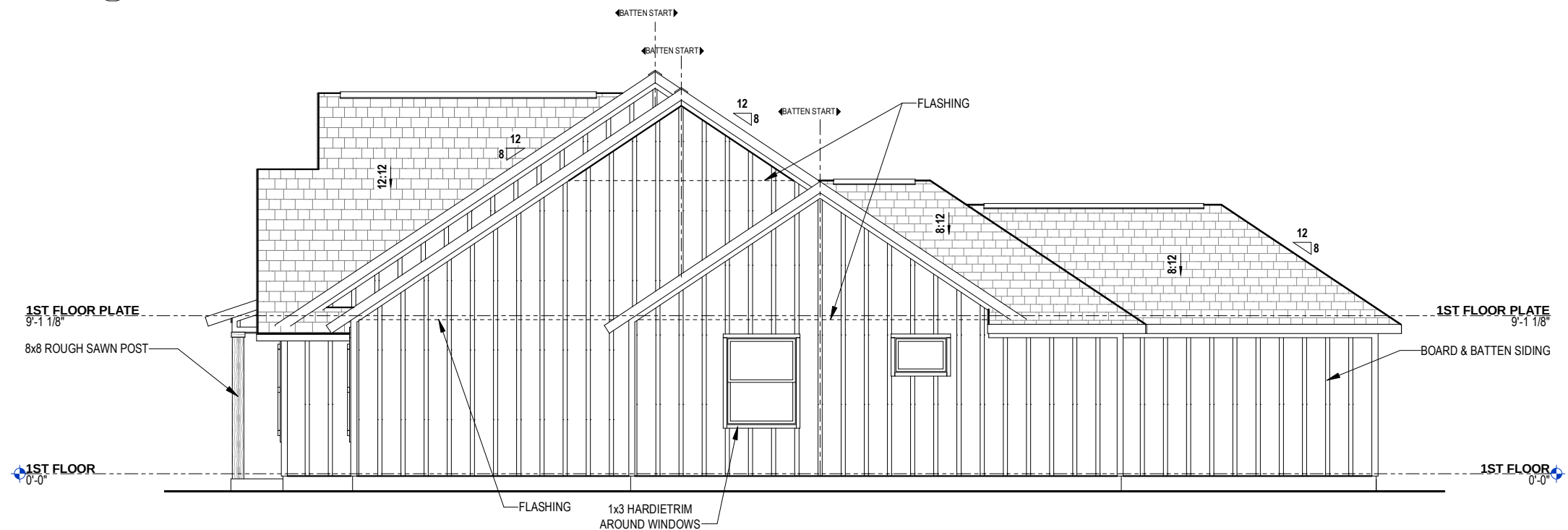


NOTE: USE 1/2" x 5/16" x 1-3/16" Z-FLASHING BETWEEN HARDIEPANEL SHEETS @ HORIZONTAL JOINTS

3 **BOARD & BATTEN SIDING DETAIL**
1" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"



2 RIGHT ELEVATION
1/8" = 1'-0"

FINAL PLANS

5053
CANYON C

EC-3/14/2022-JM
PERMIT- 6/8/2022 -JM

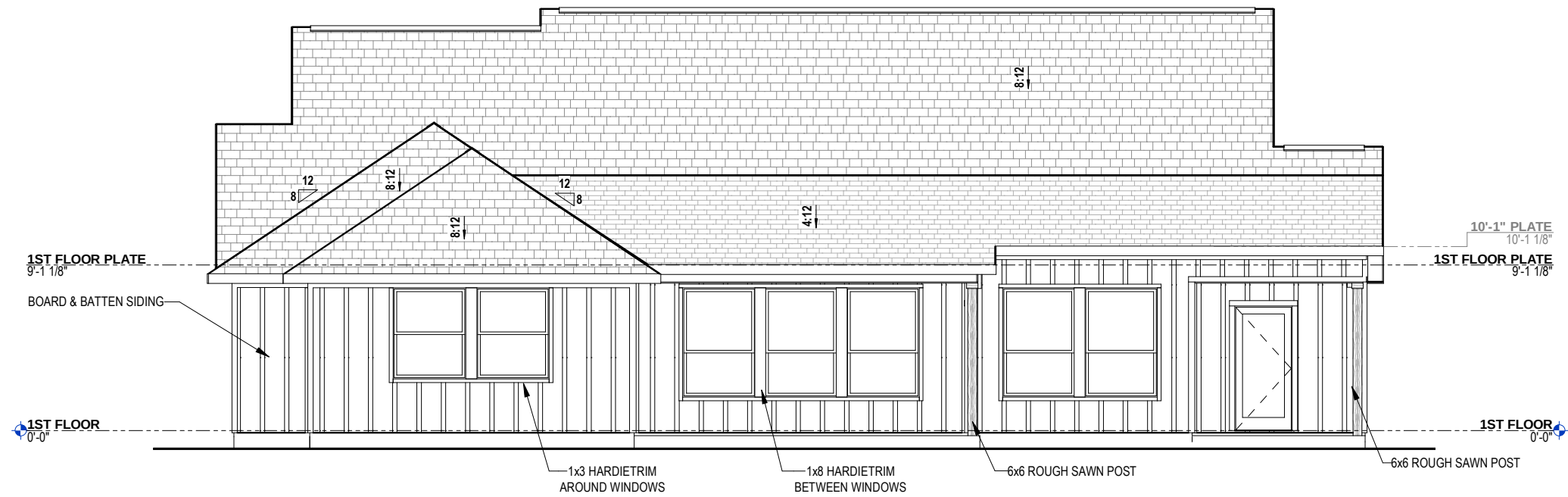
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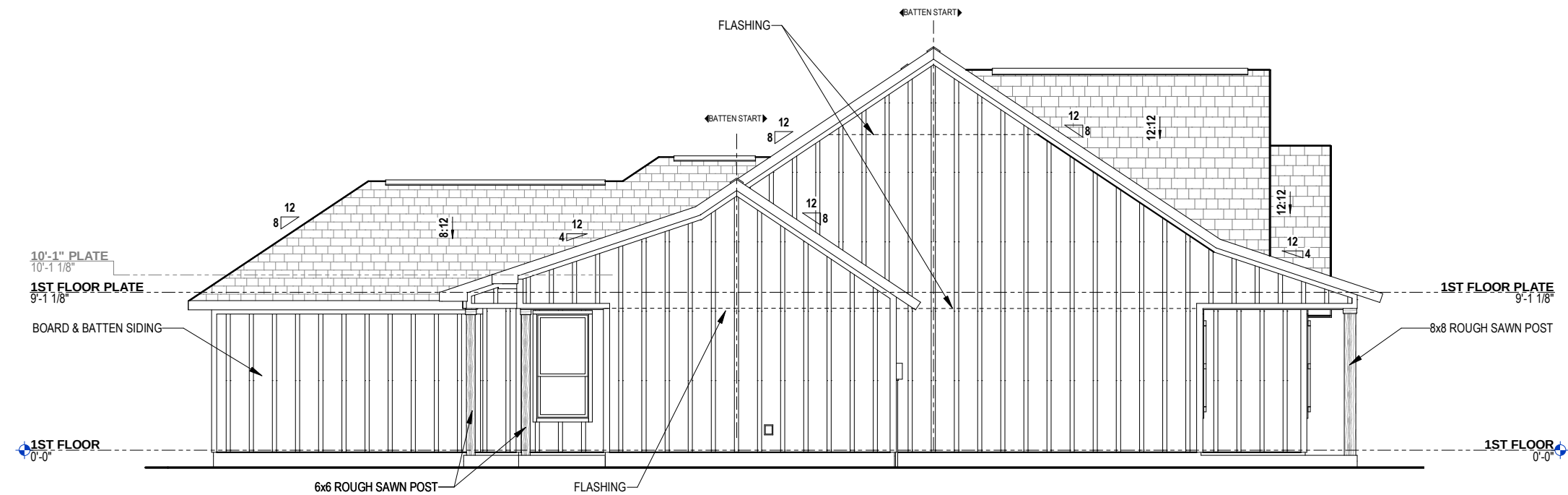
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Job #1222037
Williamson County, City of Hutto

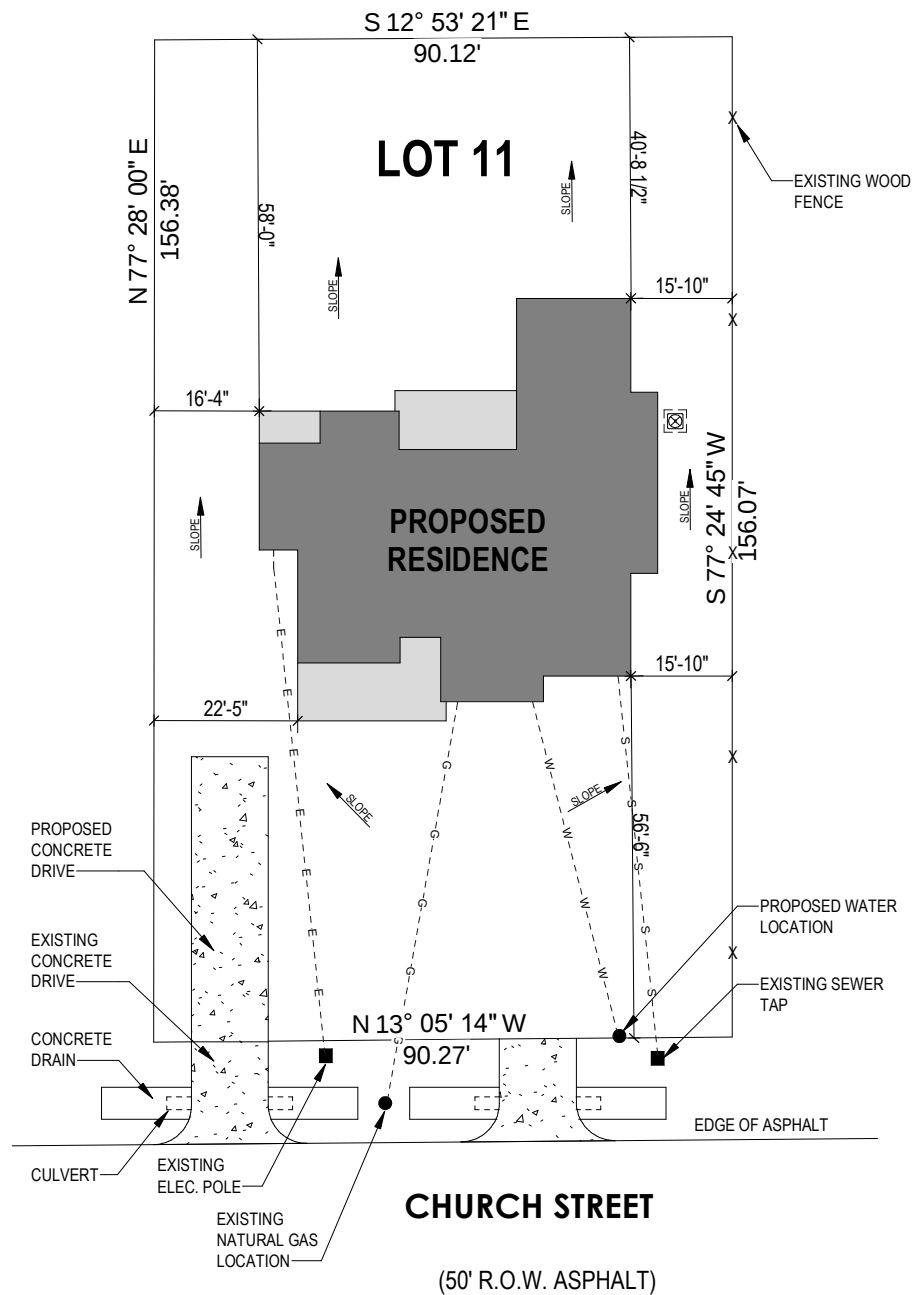
A2.0



1 REAR ELEVATION
1/8" = 1'-0"



2 LEFT ELEVATION
1/8" = 1'-0"



304 CHURCH ST.
HUTTO, TEXAS 78634

LOT 11, OF MEGEE'S SECOND ADDITION TO THE CITY OF
HUTTO, WILLIAMSON COUNTY, TEXAS, ACCORDING TO
THE MAP OR PLAT THEREOF RECORDED IN VOLUME 56,
PAGE 234, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.

IMPERVIOUS COVERAGE = 22%



1 SITE PLAN
1" = 30'-0"

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Job #1222037
Williamson County, City of Hutto

A-SITE

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FINAL PLANS

5053
CANYON C



Diagram illustrating the installation requirements for outlets in kitchen cabinets:

- ALL WIRING FOR OUTLETS INSTALLED IN CABINETS NEEDS TO BE RAN THROUGH CONDUITS PER CODE
- AN OUTLET MUST BE WITHIN 36" OF SINKBOWL PER CODE
- OUTLET TO BE LOCATED IN HAMPER PORTION OF CABINET
- OUTLET TO BE CLEAR OF DRAWER SPACE
- KNEE SPACE
- Dimensions shown: 6" (outlet height), 36" (sink bowl diameter), 4" (drawer space clearance).

VANITY OUTLET DETAIL - TYP

HAVE 1-1/2" CONDUIT STUBBED TO 2' INTO
ATTIC & CAPPED

Page 42 of 46

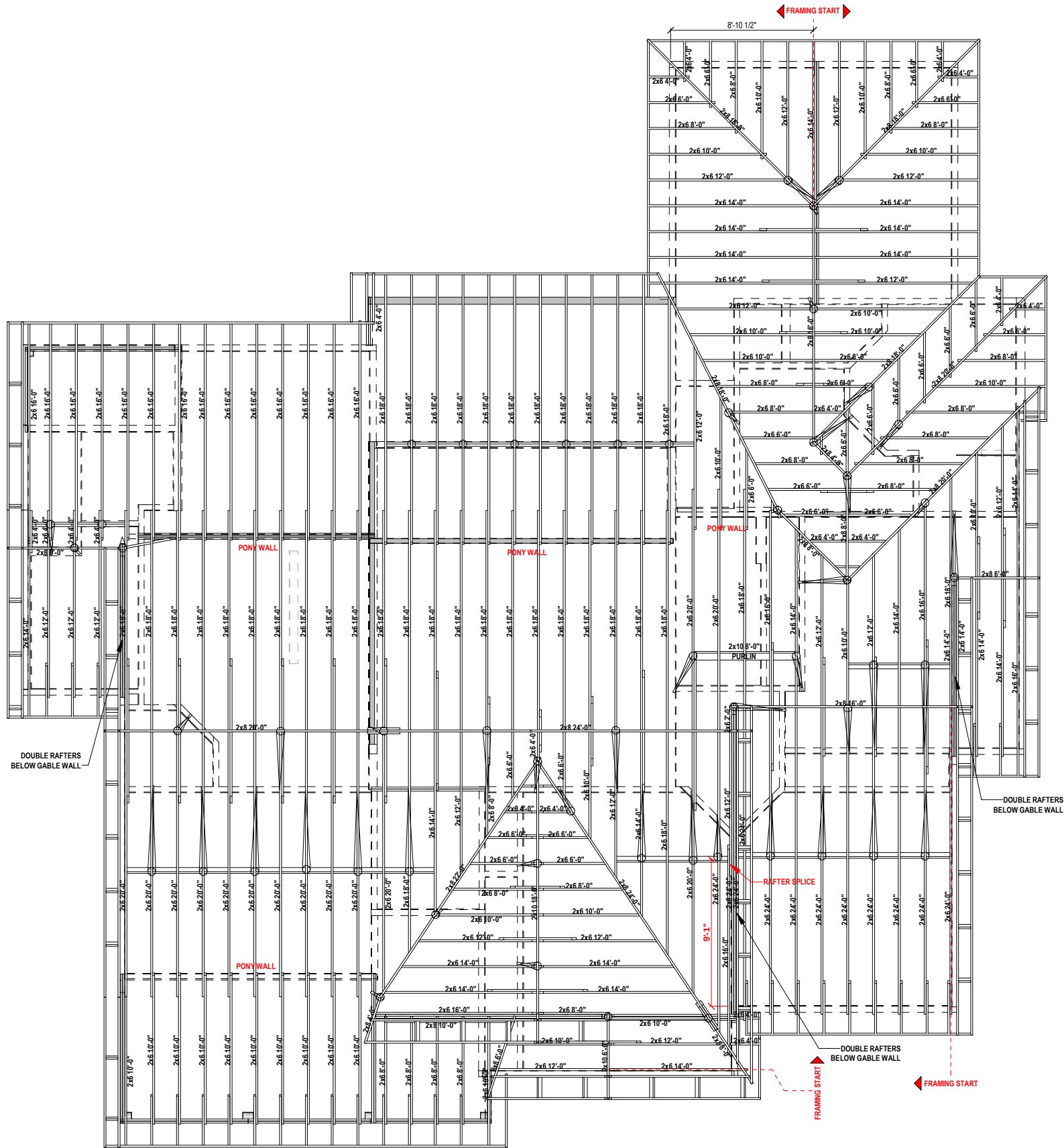


WALL FRAMING LEGEND	
	8' PRE-CUT STUD LOCATION
	9' PRE-CUT STUD LOCATION
	10' PRE-CUT STUD LOCATION
	11' PRE-CUT STUD LOCATION
	12' PRE-CUT STUD LOCATION
	DIMENSIONAL LUMBER CUT TO LENGTH

FRAMING NOTES

- 2', 4', AND 6' LUMBER SHALL BE CUT FROM 8' MEMBERS
- F.R.B. DENOTES A FLOATING BEAM FOR ROOF BRACING
- ALL DOOR AND WINDOW HEADERS TO BE 2-2x6 #2 S.Y.P.
(*unless noted otherwise*)
- ALL DOOR AND WINDOW HEADERS U.F.A. TO BE 2-2x12 #2 S.Y.P.
(*unless noted otherwise*)
- ALL BEAMS TO BE #2 S.Y.P.
(*unless noted otherwise*)
- ALL CEILING JOISTS TO BE 2x6 #2 S.Y.P., @ **19.2" O.C.**
(*unless noted otherwise*)
- ALL B.C.I. CEILING JOISTS TO BE SPACED @ **19.2" O.C.**
(*unless noted otherwise*)
- ALL FLOOR JOISTS TO BE 16" B.C.I. @ **19.2" O.C.**
(*unless noted otherwise*)
- ALL RAFTERS TO BE 2x6 #2 S.Y.P., @ **19.2" O.C.**
- ALL RIDGES, HIPS, & VALLEYS TO BE ONE SIZE LARGER THAN CONNECTING RAFTERS
- PURLIN BRACING TO BE NO LONGER THAN 13'-0" MAX HORIZONTAL SPAN OF RAFTERS
- "FRAMING START" NOTE IS FOR **RAFTER START LOCATION**.
START RAFTER FRAMING AT THIS POINT AND WORK IN THE DIRECTION OF THE ARROWS

• ATTIC STORAGE ONLY APPROVED WHERE DECKING IS SHOWN
10 P.S.F. LIVE LOAD - 5 P.S.F. DEAD LOAD TYPICAL
20 P.S.F. LIVE LOAD - 10 P.S.F. DEAD LOAD @ DECKING AREA



1 ROOF FRAMING PLAN

1/8" = 1'-0"

FRAMING NOTES

- 2' 4", AND 6' LUMBER SHALL BE CUT FROM 8" MEMBERS
- F.R.B. DENOTES A FLOATING BEAM FOR ROOF BRACING
- ALL DOOR AND WINDOW HEADERS TO BE 2-2x6 #2 S.Y.P.
(unless noted otherwise)
- ALL DOOR AND WINDOW HEADERS U.F.A. TO BE 2-2x12 #2 S.Y.P.
(unless noted otherwise)
- ALL BEAMS TO BE #2 S.Y.P.
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Job #1222037
Williamson County, City of Hutto

F-3.0

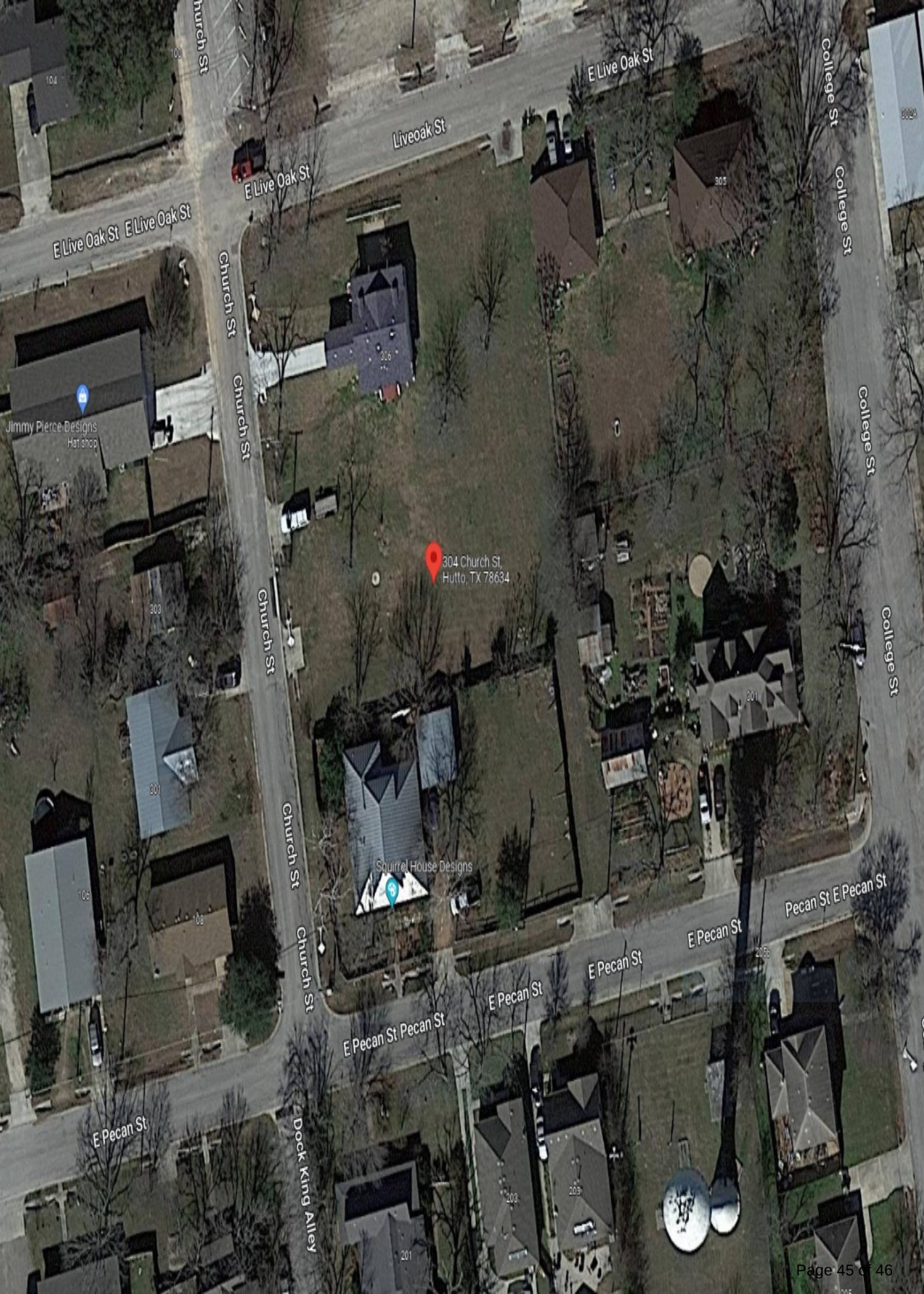
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5053
CANYON C



304 Church St,
Hutto, TX 78634

Squirrel House Designs

Jimmy Pierce Designs
Hat shop

