



City of Hutto

Agenda

**Historic Preservation Commission Meeting
Wednesday, September 9, 2020 at 6:30 PM
200 College Street**

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 www.huttotx.gov

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1. CALL SESSION TO ORDER
2. ROLL CALL
3. PUBLIC COMMENT

- 3.1. Any citizen wishing to speak during public comment may do so after completing the required registration form. The purpose of this item is to allow the residents of Hutto and other interested persons an opportunity to address the Historic Preservation Commission on agenda issues and on non-agenda issues (i.e., City policy or legislative issues). Non-agenda issues regarding daily operational or administrative matters should be first dealt with at the administrative level by calling City Hall at (512) 759-4839 during business hours. Each person providing public comment will be limited to 3 minutes.

[Note: The Texas Open Meetings Act, Texas Government Code, Chapter 551, prohibits advisory boards, commissions and committees created by local governmental bodies from fully discussing, debating, or considering subjects for which public notice has not been given on the agenda. Issues that cannot be referred to the City Staff for action may be placed on the agenda of a future meeting.]

4. AGENDA ITEMS

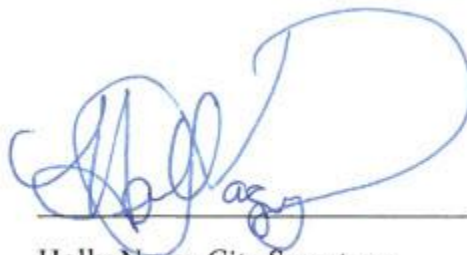
- 4.1. Presentation by Hutto ISD regarding the building at 200 College Street.
[Agenda Item Report - AIR-20-312 - Pdf](#)

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5. ADJOURNMENT

6. CERTIFICATION

I certify that this notice of the **September 9, 2020** Special Called Historic Preservation Commission meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on **September 4, 2020 at 12:00 P.M.**


Holly Nagy, *City Secretary*

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.

Historic Preservation Commission
AGENDA ITEM REPORT



To: Historic Preservation Commission
Subject: Presentation by Hutto ISD regarding the building at 200 College Street.
Meeting: Historic Preservation Commission - 09 Sep 2020
Department: Development Services
Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

Hutto ISD requested a meeting with the Historic Preservation Commission to give a walking tour and presentation at 200 College Street. The presentation will cover the master plan for the site, including renovations, and new construction. The goal of the walk-through is to allow the HPC to see the current state of the building(s) and offer input on what can or should be attempted to be rehabilitated instead of demolished and rebuilt.

FINANCIAL IMPACT:

Not applicable.

POLICY IMPLICATIONS:

Not applicable.

RECOMMENDATION:

There is no staff recommendation at this time as this is a discussion and presentation only.

ATTACHMENTS:

[Hutto College Street Masterplan](#)

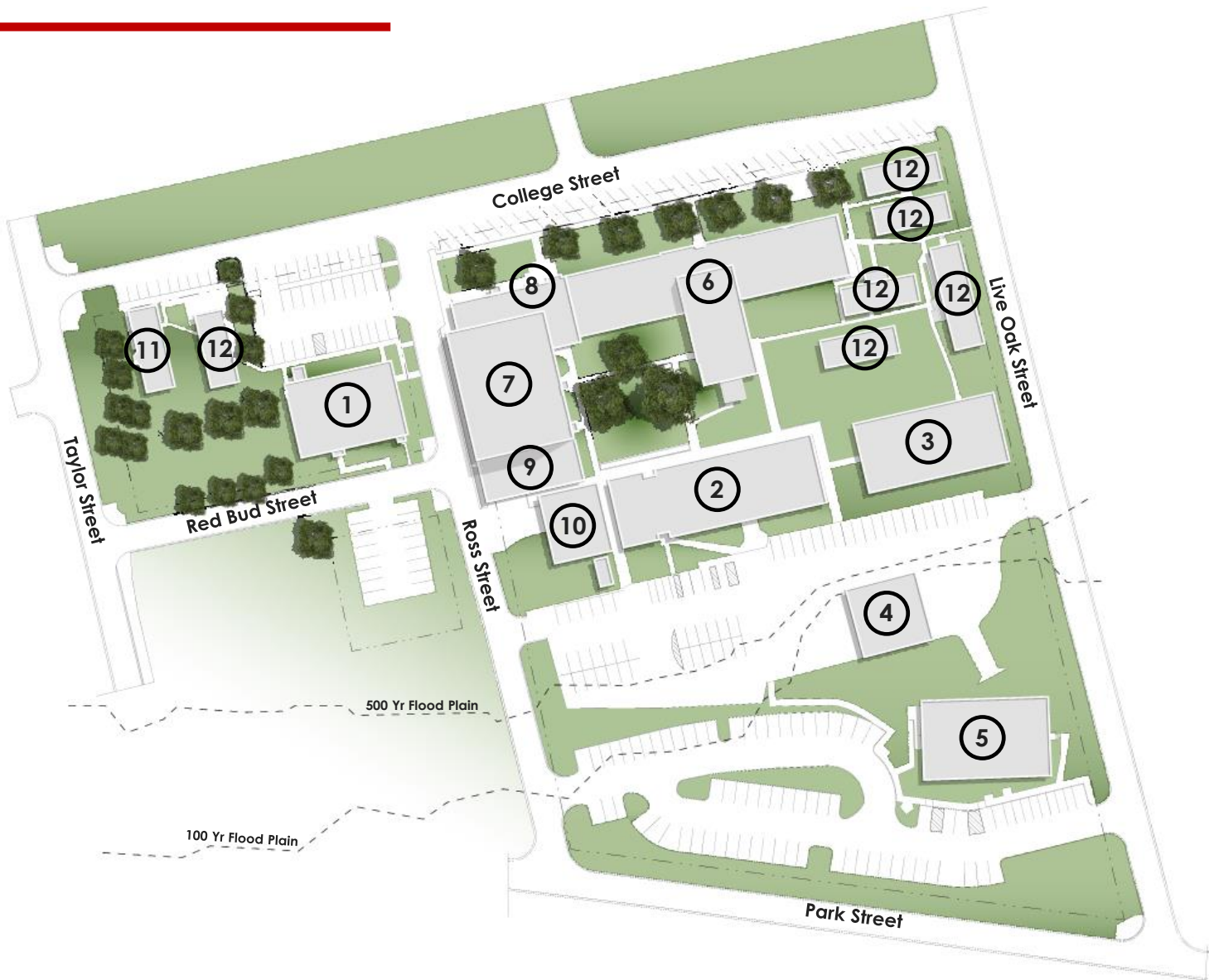
DRAFT
12/09/2019

College Street Masterplan

Existing Condition

Building Information

1. Constructed in 2001. Two story, 6,023 SF. Offices & Board Room. Pre-engineered metal building structure.
2. Unknown construction date. One story, 11,100 SF. Offices, Kitchen & Cafeteria. Tilt-wall structure.
3. Unknown construction date. One story, 7,729 SF. Classrooms used as office space. Tilt-wall structure.
4. Constructed in 2009. One story with platform, 3,300 SF. Bus Maintenance Facility. Pre-engineered metal building structure
5. Assembled in 2018. One story building. Classrooms & offices. Campus-maker modular building
6. Constructed in 1932. Single story, 15,727 SF. Classrooms & small gymnasium/theater. Masonry walls & wood truss roof.
7. Unknown construction date. One story, 9,068 SF. Gymnasium. Masonry walls & metal truss roof.
8. Unknown construction date. One story, 3,160 SF. Locker rooms & lobby. Masonry walls & wood joist roof.
9. Unknown construction date. One story, 3,255 SF. Locker rooms. Tilt walls & metal joist roof.
10. Unknown construction date. One story, 3,600 SF. Storage. Pre-engineered metal building structure
11. Unknown construction date. One story, wood structure. Old train depot.
12. Modular Building



Phase 1

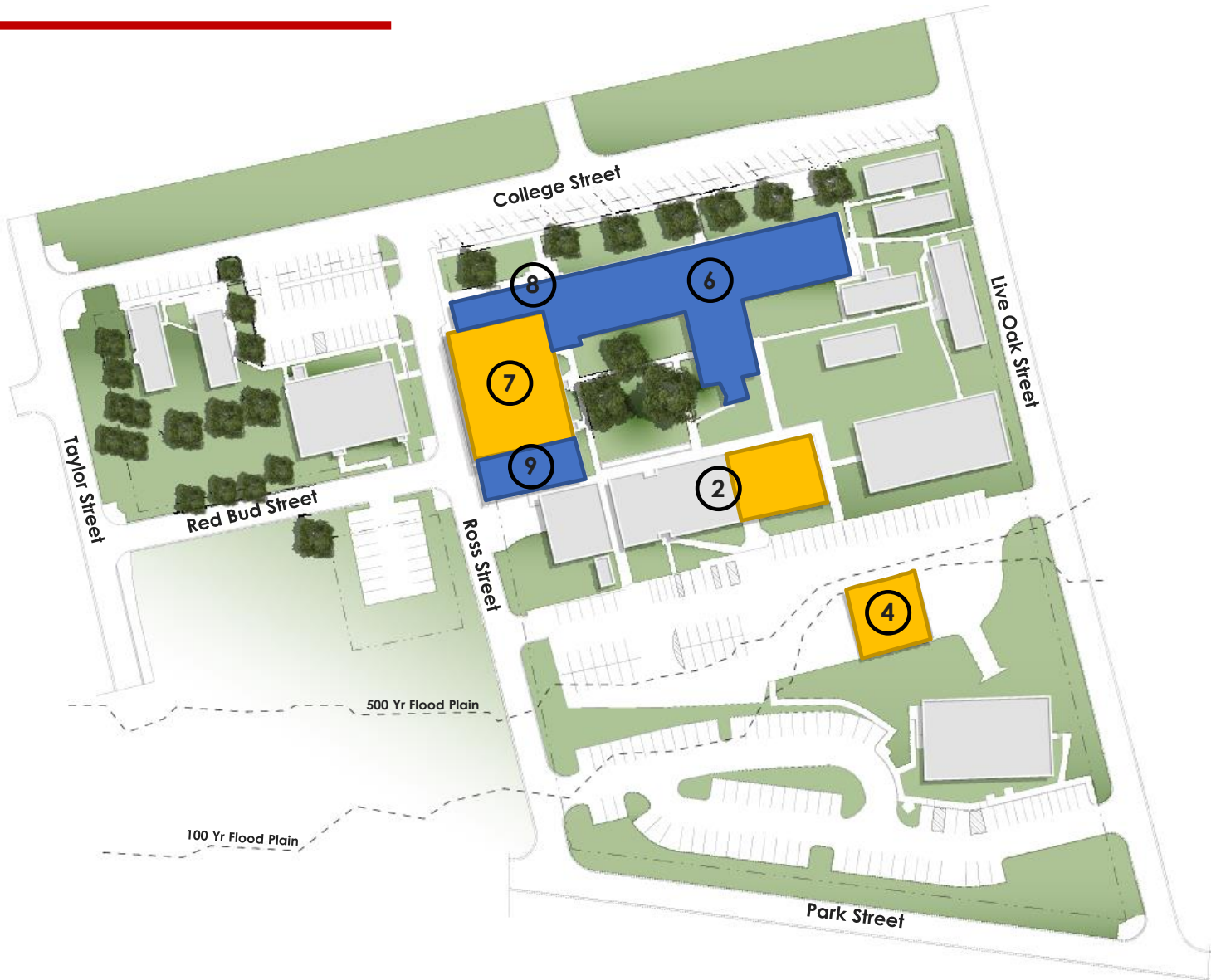
Demolition

- 1. Demolish buildings 6, 8 & 9. Fill in foundations and grade to match surrounding.
- 2. Preserve sidewalk at main entrance of building 6.
- 3. Preserve all trees around buildings.
- 4. Preserve 1,000 SF of wood flooring from old gym in building 6.
- 5. Preserve approx. 1,000 SF of original brick from building 6.

Renovation

- 1. Renovate Buildings 7, 4 & portion of 2.
- 2. Improve drainage north of building 2.
- 3. Replace aluminum covered walkways along north edge of building 2.
- 4. Construct new sidewalk over footprint on demolished building 8 to access east entrance of building 7.
- 5. When new Bus Maintenance Facility is completed, renovations to building 4 may begin.

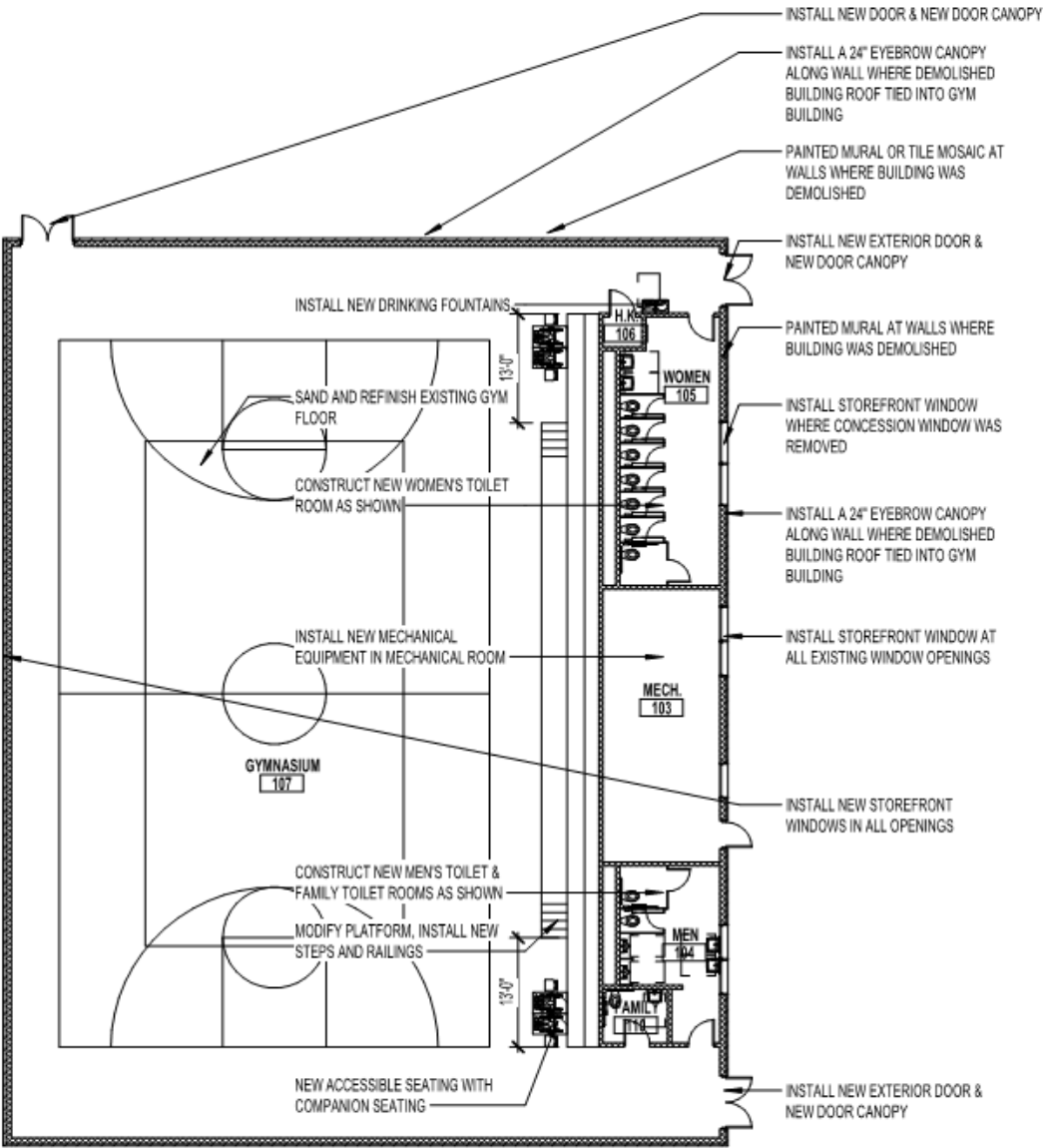
Note: refer to detailed plans for renovated spaces.



Building 7

GENERAL EXTERIOR NOTES:

1. Clean brick veneer and re-point as needed
2. Remove all wall mounted items that have been abandoned or no longer work
3. Scrape, prime and paint all fascia, seal to brick
4. Replace all gutters and downspouts
5. Remove all door canopies and replace with new aluminum door canopies
6. Where west/north building was demolished, clean and patch wall for new painted mural or tile mosaic and eyebrow canopy
7. Where east building was demolished, clean, patch and repair brick to match building
8. Remove through-wall ventilators and patch wall to match existing
9. At all abandoned doors, patch wall to match existing
10. Install all new hollow metal exterior doors and frames at doors to remain
11. Install all new aluminum storefront glazing systems at existing window and concession window openings. Match mullion layout of original glazing systems. Use frosted glass at toilet rooms locations



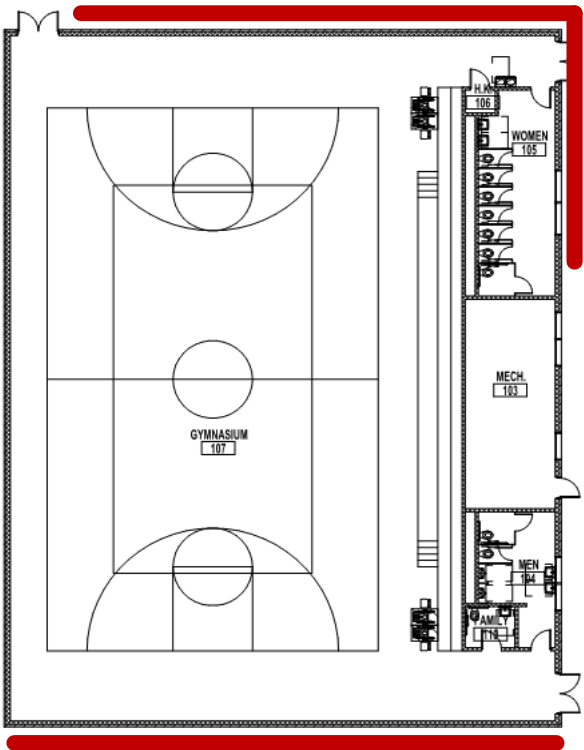
Building 7

GENERAL INTERIOR NOTES:

1. Sand, repair and refinish existing wood gym flooring
2. Paint all walls
3. Install all new interior doors and frames with solid core doors, hollow metal frames. Relocate as shown, patch walls to match existing.
3. Seal concrete floors
4. Install new toilet and house keeping rooms as shown.
5. Install tile at walls and floors of all toilet rooms
6. Install new toilets, lavatories, partitions, and toilet accessories in toilet rooms
7. Modify existing bleachers to incorporate handicap accessible seating and required companion seats.
8. Install new scoreboard
9. Remove all wood paneling , patch CMU walls or install gyp. board. At stud partitions.
10. Add a wrestling mat hoist to the existing gymnasium
11. Add sound treatment and Audio Visual equipment to Gymnasium space.

GENERAL MEP NOTES:

1. Remove and replace all HVAC equipment and ductwork.
2. Remove unit heaters and patch roof at vent.
3. Remove all lighting and replace with led lighting.
4. Add emergency light fixtures and exit fixtures at all egress doors
5. Add new surface mounted led lighting at new toilet rooms, housekeeping, and mechanical rooms.
6. Install new fire alarm system
7. Install new sound system
8. Install new plumbing as required for new fixtures.



Building 2

GENERAL EXTERIOR NOTES:

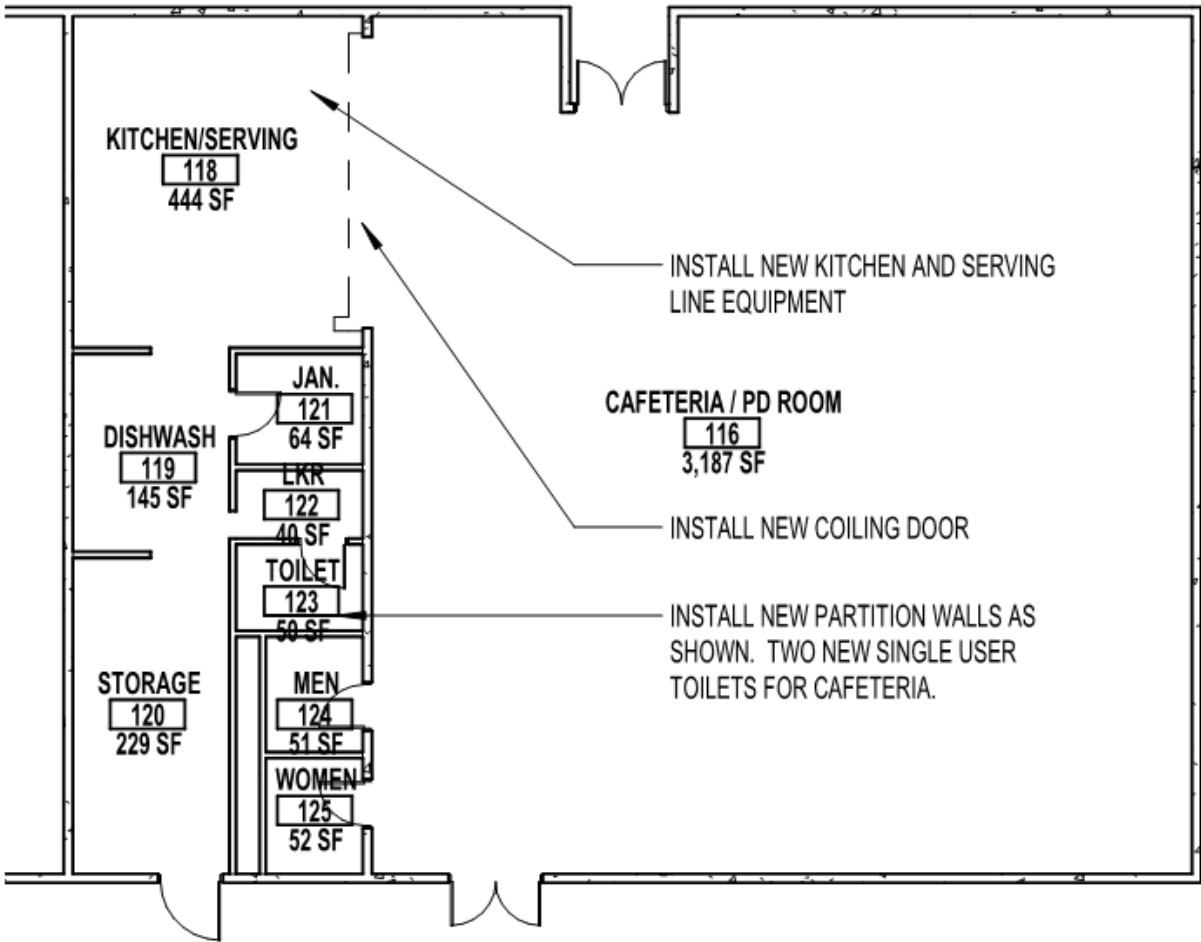
- 1. Remove all door canopies and replace with new aluminum door canopies

GENERAL INTERIOR NOTES:

- 1. Paint all walls
- 2. Install all new interior doors and frames with solid core doors, hollow metal frames. Relocate as shown, patch walls to match existing.
- 3. Install new quarry tile flooring in kitchen area and new LVT in Cafeteria area.
- 4. Install new toilet and house keeping rooms as shown.
- 5. Install tile at walls and floors of all toilet rooms
- 6. Install new toilets, lavatories, and toilet accessories in toilet rooms.
- 7. Install new Kitchen equipment as needed
- 8. Replace all ceilings with 2x2 lay in. Vinyl faced at Kitchen.

GENERAL MEP NOTES:

- 1. Remove all lighting and replace with LED lighting.
- 2. Add emergency light fixtures and exit fixtures at all egress door.
- 3. Install new fire alarm system
- 4. Install new plumbing as required for new fixtures.
- 5. Install new Presentation System with Speakers.



Building 7 & 2: Program

Building 7 – Gym Program	No. of Spaces	Square Foot
Gymnasium	1	7,500
Womens	1	360
Mens	1	200
Mechanical	1	440
Family Toilet	1	50
Bleacher Capacity	APPROX. 556	
Total SF		8,550

Building 2 – Cafeteria Program	No. of Spaces	Square Foot
Professional Dev. Room	1	3,187
Kitchen & Serving Areas	1	972
Toilets	2	100
Total SF		4,259

Building 4

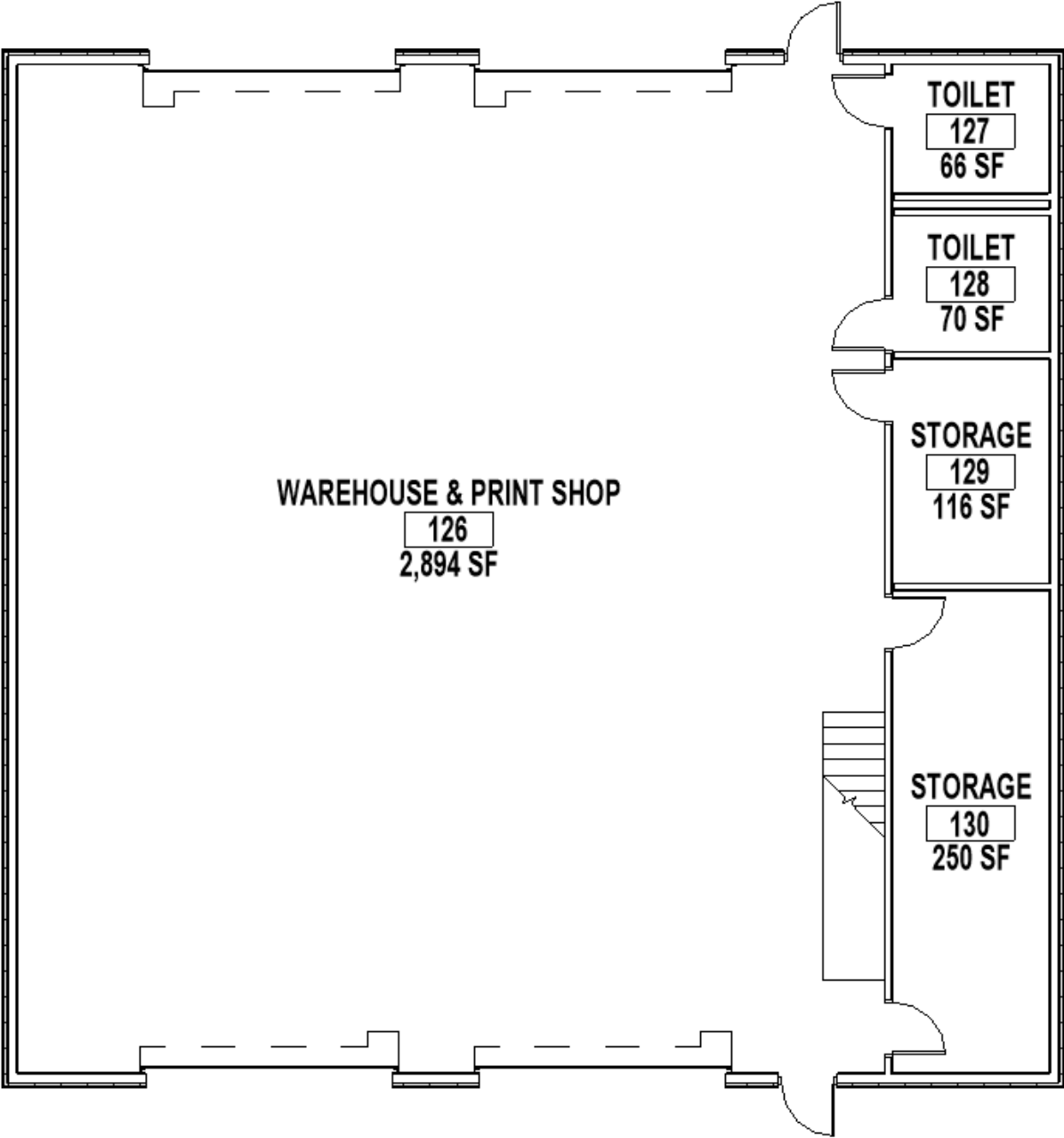
GENERAL INTERIOR NOTES:

- 1. Reseal all concrete floors
- 2. Install insulation as needed at shop space

GENERAL MEP NOTES:

- 1. Seal all existing floor drains in Bus Barn maintenance bays
- 2. Install new air conditioning system to warehouse space
- 3. Modify power and data for printing machines

Warehouse Program	No. of Spaces	Square Foot
Warehouse/ Print shop	1	2,894
Toilet	2	136
Small Storage	1	116
Large Storage	1	250
Sto. Platform	1	500
Total SF		3,896



Phase 2

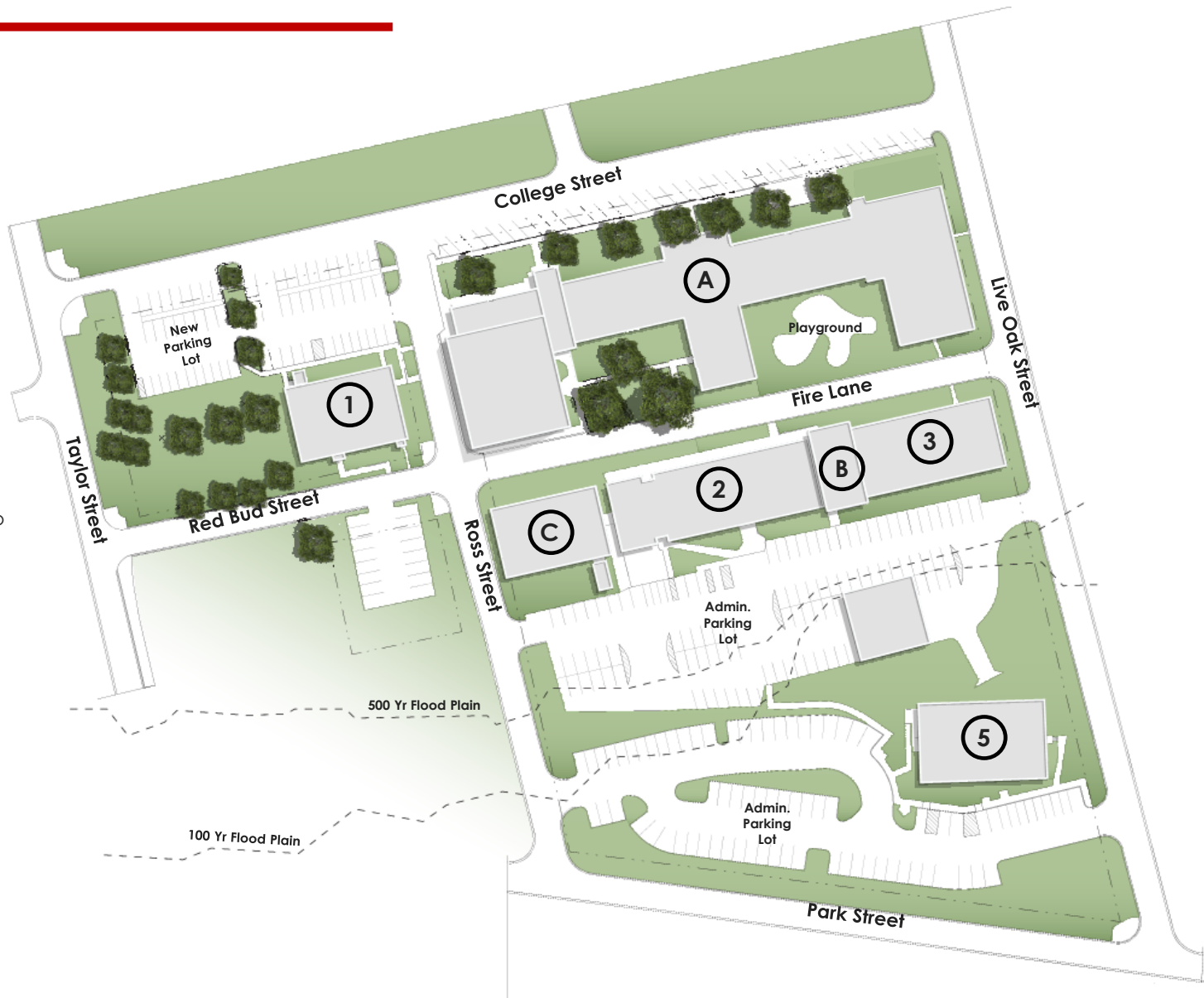
Demolition

1. Demolish building 10. Relocate building 11 and all portable buildings.
2. When River Horse Academy has a final location, relocate building 5 or repurpose in place.

Addition & Renovation

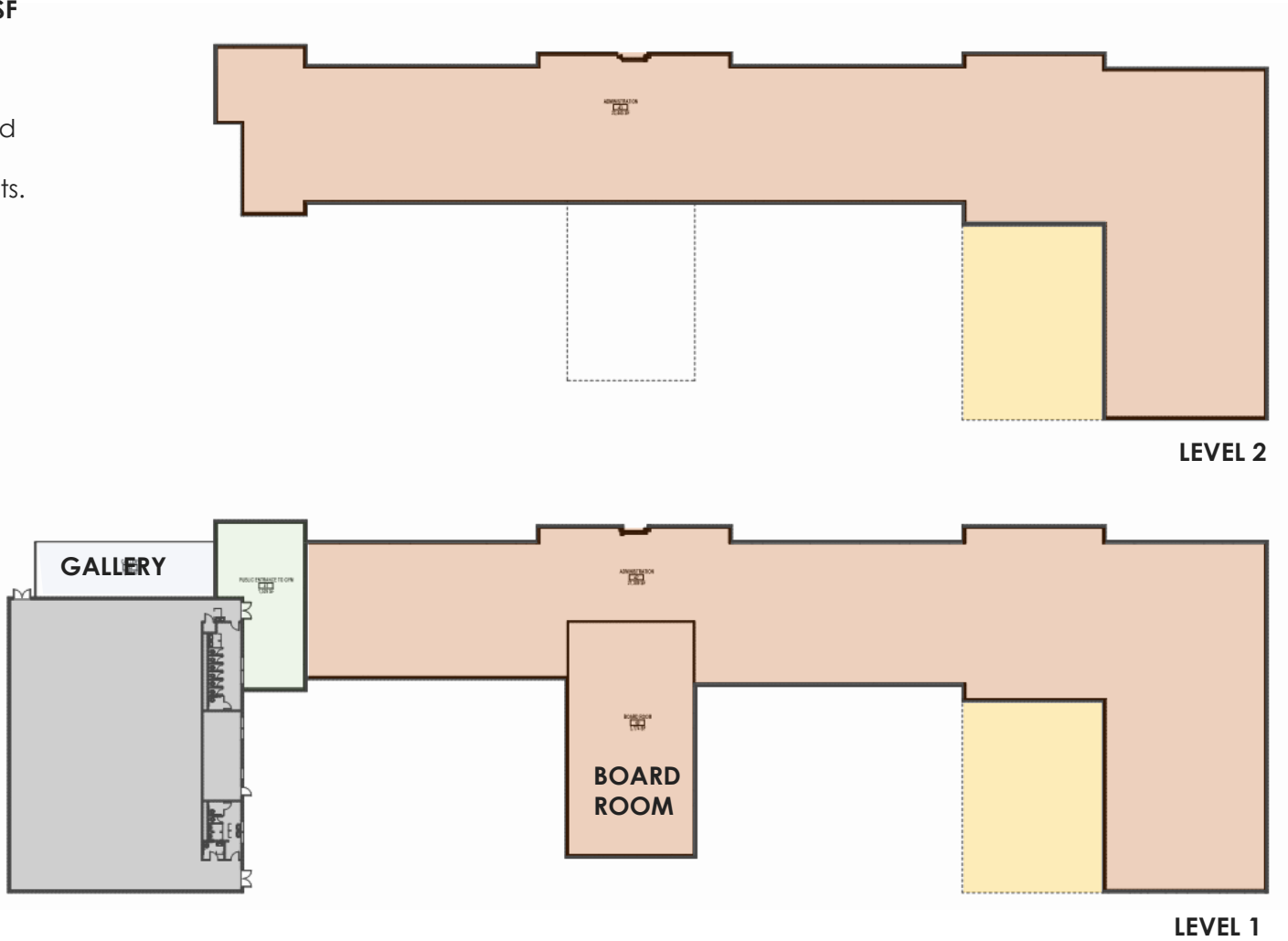
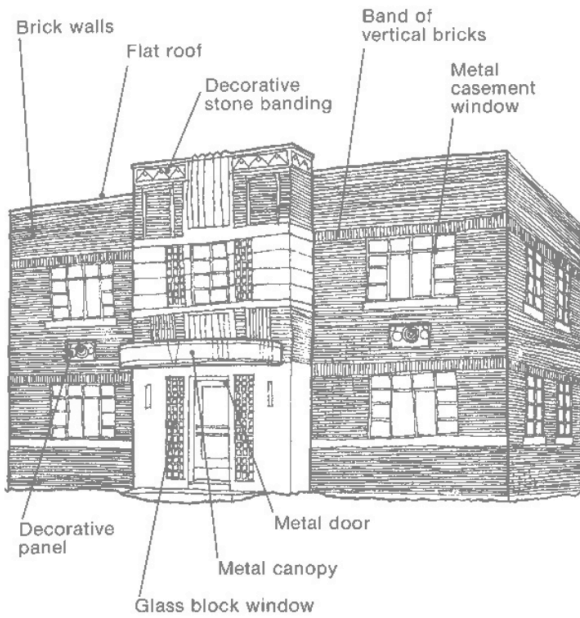
1. Renovate Buildings 1, 2 & 3.
2. Construct new buildings A, B & C.
3. Re-landscape and regrade as needed around campus.
4. Construct new parking & fire lane as shown. Restripe large parking lot and reclaim RHA parking lot for administration. Additional sidewalks and pathways to be constructed as needed.
5. Put electrical service & data on campus property underground.
6. Construct new playground for Little Hippos.
7. Reseal paving at existing parking lots and restripe

Note: refer to detailed plans for renovated spaces.



Building A

-  **NEW ADMINISTRATION BUILDING:**
47,508 SF on two stories, with optional 6,762 SF expansion for a total of **54,270 SF**
-  **NEW ENTRANCE TO RECREATION GYM: 1,539 SF**
-  **NEW HUTTO NATION GALLERY: 1,280 SF**
Located in front of the rec. gym, this new building would enclose the mural/mosaic and provide space for a gallery celebrating the achievements of HISD educators and students.



Building A: Conceptual Design

EXTERIOR CONCEPT:

New building will fill in the existing footprint of the original school with some additional square footage to the east, which will mirror the massing of the renovated gymnasium. The main entrance will be in the same location as the existing main entrance, reusing the sidewalk. Design elements for the new building will be pulled from the original structure, including the Art Deco brick & entrance detailing, the massing and scale of the windows openings, and the relationship of the building to College Street.



Building A: Conceptual Design

INTERIOR CONCEPT:

Using the same building footprint will result in a thin building section that will bring a lot of natural light into the new interior spaces. Vertical circulation will be located at the three areas that project to the north – the main entrance, the new gym entrance, and the projection to the East of the main entrance. These projections indicate entrances and vertical circulation. The new Board Room is located in the footprint of the original gymnasium/stage building. It will be a mostly two story high space with glazing on both sides.



Gallery Space



Board Room



Office



Office

Building A: Program

Program New Administration Building	No. of Spaces	Square Footage
Gallery	1	1,280
Rec. Gym Entrance	1	1,539
Board Room	1	3,774
Administrative offices	1	50,433
Total SF		57,026

Building B (with 2&3)

GENERAL EXTERIOR NOTES:

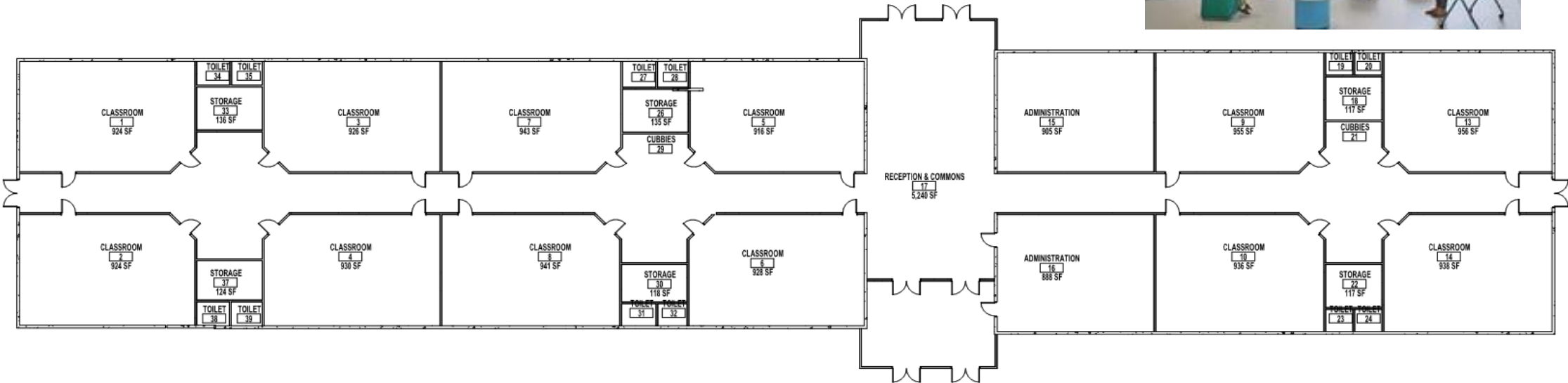
1. Insulate exterior of existing tilt walls and add new façade material.
2. Construct new entrance/connection/commons building between buildings 2&3.
3. Replace roofing on existing buildings.
4. At all abandoned doors & windows, patch wall to match existing
5. Install new aluminum storefront exterior windows and entrances as needed for classrooms and exits.
6. Construct new covered walkway at west exit to connect to new cafeteria/kitchen and recreation gym.

GENERAL INTERIOR NOTES:

1. Relocate kitchen equipment to new kitchen as applicable.
2. Install all new interior doors and frames with solid core doors, hollow metal frames in metal stud walls.
3. Install all new flooring, wall finishes, ceiling finishes
4. Install new rooms as shown.

GENERAL MEP NOTES:

1. Remove and replace all HVAC equipment and ductwork.
2. Remove all lighting and replace with LED lighting.
3. Install new fire alarm system
4. Install new plumbing as required for new fixtures.
5. Install building-wide sprinkler system



Building B (with 2&3): Program

Little Hippos Program	No. of Spaces	Square Footage
Classrooms	12 (approx. 920 sf / classroom)	11,040
Student Toilets	12 (approx. 40 sf / classroom)	480
Classroom Storage	6 (approx. 135 sf / 2 classrooms)	810
Administrative offices	1	1793
Circulation	1	5,792
Total SF		19,915

Building C

Corporate Style Cafeteria & Test Kitchen / Catering Kitchen:

Food Service provider would be headquartered at this location with an office suite.

The kitchen / serving area would be used by the head chef to test new recipes and cook daily for the administrative staff and Little Hippos students.

The new Cafeteria would have a corporate feel to it, with natural lighting and variations in seating and arrangements. The new cafeteria would have flexible furniture so the space could be used as a professional development venue as well.

Cafeteria Program	No. of Spaces	Square Foot
Professional Dev. Room	1	5,000
Kitchen & Serving Areas	1	2,200
Toilets	2	400
Total SF		7,600



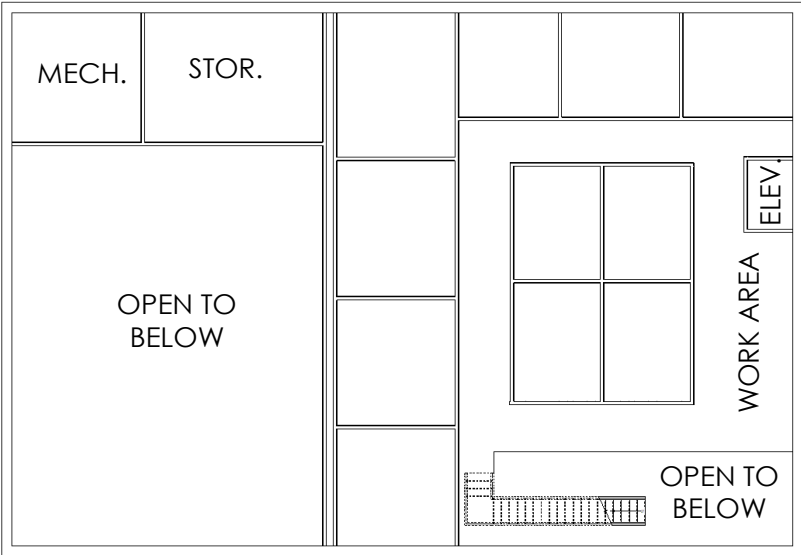
Building 1

Existing Administration Building Renovation:
The Old Board Room would be converted into a professional development room for staff and educators.

Level 1 of the office suite would be reconfigured for greater efficiency, including private offices and conference rooms. Board room would be converted into a professional development room.

Level 2 of the office suite will have a full second floor, expanding the capacity upstairs.

General: Windows will be added as needed for new office spaces. Lighting to be replaced with LED lighting. New HVAC as needed. New finishes as needed throughout.



Building 1: Program

Program existing Admin. Renovation	No. of Spaces	Square Footage
Professional Development Room	1	1,675
Toilets	2	500
Vestibule	1	360
Storage	2	450
Offices/Conference	20	2,967
Break Room	1	128
Work area	2	1,990
Total SF		8,070

Final Program for College Street Campus

Building	Types of Spaces	Square Footage
Existing Administration Building Reno (Building 1)	Administration offices and Professional Development Room	8,070
New Administration Building (Building A)	Administration offices, Gallery, and Board Room	57,026
Additions & Renovations LH (Buildings B, 2 & 3)	Little Hippos Program	19,915
Renovations to Gym (Building 7)	Recreational Gymnasium	8,550
Renovations to Bus Barn (Building 4)	Print shop and Warehouse space	3,896
New Kitchen & Cafeteria (Building C)	Kitchen & Cafeteria / Professional Dev. Room	7,600
River Horse Academy (Building 5)	2	~5,000
Total SF		110,057