



City of Hutto

Agenda

Historic Preservation Commission Meeting Tuesday, April 28, 2020 at 6:30 PM City 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 www.huttotx.gov

Page

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. Consideration and possible action on the meeting minutes from the regular scheduled Historic Preservation Commission meeting held on January 28, 2020. 2 - 4
[Agenda Item Report - AIR-20-175 - Pdf](#)
 - 4.2. Consideration and possible action on a Certificate of Appropriateness for 208 FM 1660 North. 5 - 11
[Agenda Item Report - AIR-20-174 - Pdf](#)
 - 4.3. Consideration and possible action on a Certificate of Appropriateness for 617 FM 1660 N. 12 - 21
[Agenda Item Report - AIR-20-173 - Pdf](#)

5. ADJOURNMENT

Historic Preservation Commission

AGENDA ITEM REPORT



To: Historic Preservation Commission

Subject: Consideration and possible action on the meeting minutes from the regular scheduled Historic Preservation Commission meeting held on January 28, 2020.

Meeting: Historic Preservation Commission - 28 Apr 2020

Department: Development Services

Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

Consideration and possible action on the meeting minutes from the regular scheduled Historic Preservation Commission meeting held on January 28, 2020.

ATTACHMENTS:

[1.28.2020 Minutes](#)



MINUTES

Historic Preservation Commission Meeting

6:30 PM - Tuesday, January 28, 2020
City Council Chambers

1 **CALL SESSION TO ORDER**

Chair Robert Lykins called meeting to order at 6:30 pm

2 **ROLL CALL**

Members of the Historic Preservation Commission that were present at the time of roll call, were Chair Robert Lykins, Commissioner Mary Belton, Commissioner Curtis Orton, and Commissioner Travis Allen. Commissioner DeAnne Worley arrived at the meeting at 6:32 pm.

City Staff members in attendance were, Ashby Grundman, Director of Development Services, John Byrum, Senior Planner, Angel Kavanaugh, Management Assistant.

3 **PUBLIC COMMENT**

A. *Remarks from visitors. (Three minute time limit.)*

No Visitors Present.

4 **AGENDA ITEMS**

A. *Consideration and possible action on the meeting minutes from the regular scheduled Historic Preservation Commission meeting held on October 22, 2019.*

Commissioner Mary Belton made a motion to accept the meeting minutes from the regular scheduled Historic Preservation Commission meeting held on October 22,

2019 as written. Commissioner Travis Allen seconded the motion. Motion passed 4 Ayes to 0 Nays

B. *Consideration and possible action on a Certificate of Appropriateness for 304 West Live Oak Street.*

Commissioner DeAnne Worley made a motion to accept a Certificate of Appropriateness for 304 West Live Oak Street. Seconded by Commissioner Mary Belton after inquiring if this was a contributing structure, John advised it was not a contributing structure. Motion passed 5 Ayes 0 Nays.

C. *Consideration and possible action on a Certificate of Appropriateness for 106 US 79 West.*

Commissioner Curtis Orton made a motion to accept a Certificate of Appropriateness for 106 US 79 West, after a brief question of the fence type and a few answers from the applicant. Seconded by Travis Allen. Motion passed 5 Ayes 0 Nays.

5 ADJOURNMENT

Chair Robert Lykins requested an updated 2020 meeting schedule, a current updated Board Commissioner list, and look into updating the City of Hutto Historic Preservation Commission informational materials binder from 2011. Having no further business Commissioner Mary Belton made a motion to adjourn, seconded by Commissioner Curtis Orton. Meeting was adjourned at 6:47 pm

Chair, Robert Lykins

Historic Preservation Commission

AGENDA ITEM REPORT



To: Historic Preservation Commission

Subject: Consideration and possible action on a Certificate of Appropriateness for 208 FM 1660 North.

Meeting: Historic Preservation Commission - 28 Apr 2020

Department: Development Services

Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

The applicant is requesting a Certificate of Appropriateness to construct a fence at 208 FM 1660 North. The subject property is currently zoned OT-4T (Transition) and is currently a yoga studio.

The proposed fence will be wood picket and complies with the fence guidelines in the Historic District. The survey in the packet shows the proposed location of the fence, it will go on the east and south property lines and connect to the structure along the side that faces FM 1660 North.

FINANCIAL IMPACT:

Not applicable.

POLICY IMPLICATIONS:

Not applicable.

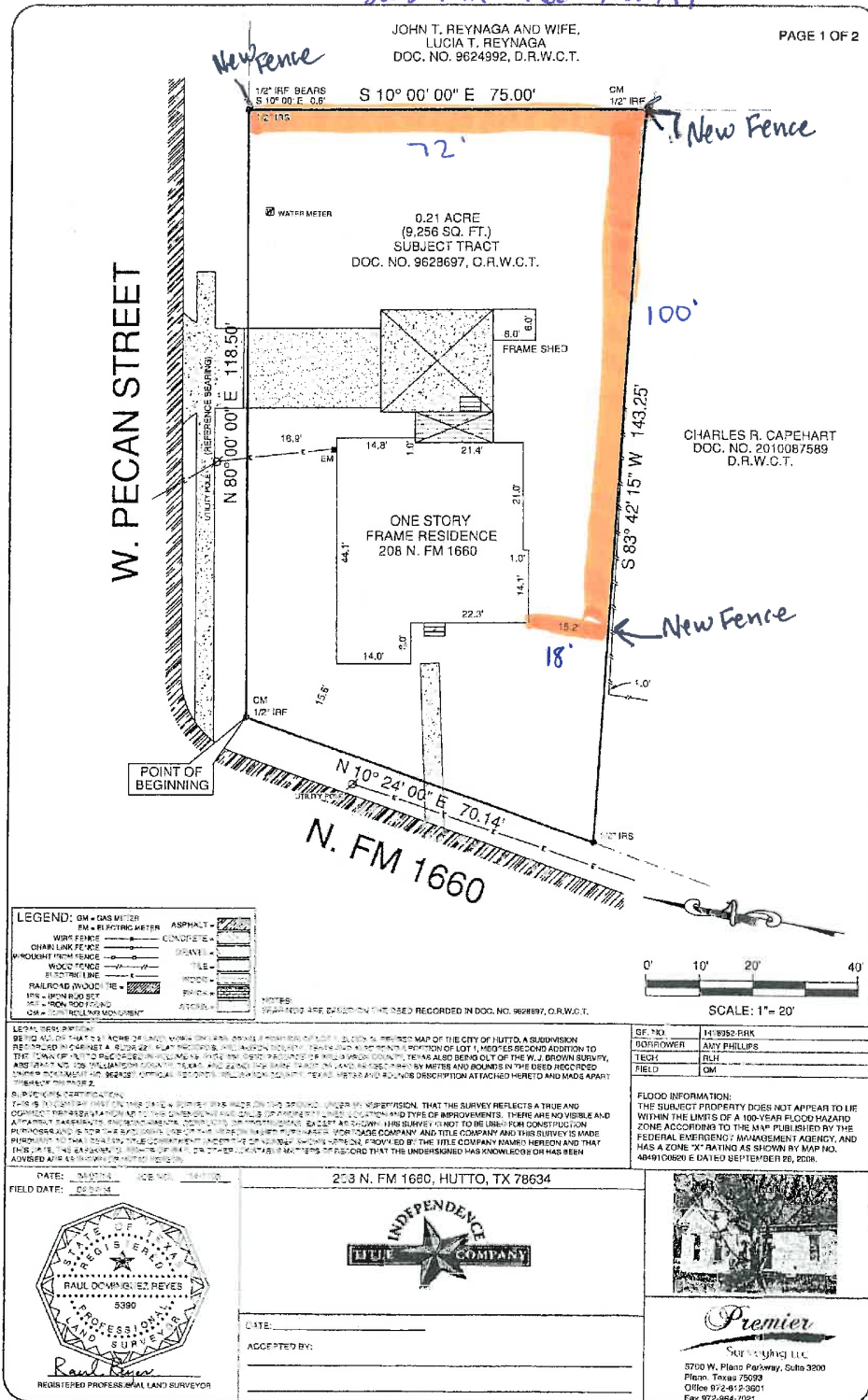
RECOMMENDATION:

Staff finds that the request is consistent with the standards in the Unified Development Code. Therefore, staff recommends approval of the Certificate of Appropriateness for the fence at 208 FM 1660 North.

ATTACHMENTS:

[Agenda Backup Material](#)

208 FM 1660 NORTH



Permitted FENCES

The following fence types, in the following materials and colors, do not require a Certificate of Appropriateness in O.T.I.

Fencing in other districts, or of style, material or color not listed here, must obtain a Certificate of Appropriateness from the

Wood Privacy



Wood fence in natural wood or earth tone stain or paint.
Option: 1" framed lattice along top

Chain Link



Chain link fence with vinyl coating in dark green, black, or dark brown

Cedar Shadowbox



Cedar shadowbox fence with natural wood or earth tone stain or paint

Iron



Iron fence in black

Bamboo



Bamboo fence in natural bamboo or earth tone stain or paint

Brick or Stone or Iron



Natural stone or brick pillars with black iron fencing

Wood Picket



Wood picket fence in natural wood, earth tone stain or paint, or white



HEIGHT

Side & Rear Yards 6 feet
Front Yards 3 1/2 feet







Historic Preservation Commission

AGENDA ITEM REPORT



To: Historic Preservation Commission

Subject: Consideration and possible action on a Certificate of Appropriateness for 617 FM 1660 N.

Meeting: Historic Preservation Commission - 28 Apr 2020

Department: Development Services

Staff Contact: Ashby Grundman

BACKGROUND INFORMATION:

The applicant is requested a Certificate of Appropriateness to construct a new garage at 617 FM 1660 North. The subject property is zoned OT-3 (Residential).

The new 2 car garage is proposed to be built behind the main residence. The garage is 828 square feet and conforms to the setbacks for this property. The garage is lap siding and the roof is shingles. The exterior color will be selected from the historically preferred color palette.

FINANCIAL IMPACT:

Not applicable.

POLICY IMPLICATIONS:

Not applicable.

RECOMMENDATION:

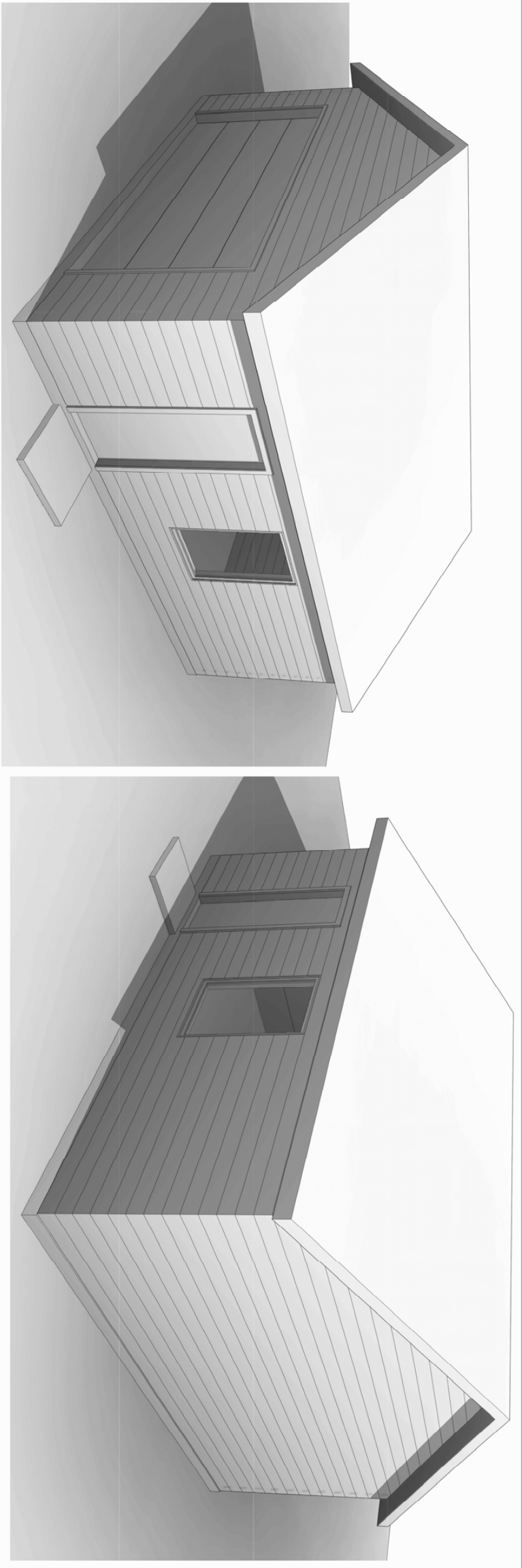
Staff has reviewed the request and recommends the Historic Preservation Commission approve the Certificate of Appropriateness for the new garage at 617 FM 1660 North.

ATTACHMENTS:

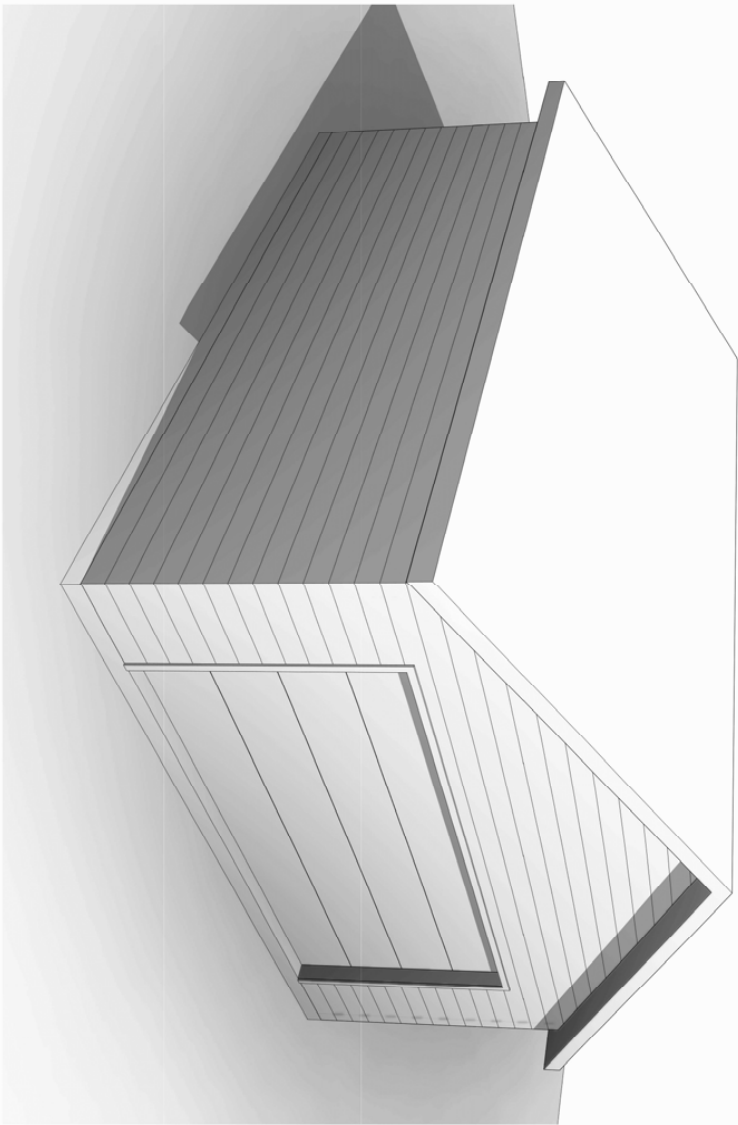
[Plans](#)

Proposed Site Plan
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 scale: $3/32" = 1'-0"$ (24x36 Sheet)

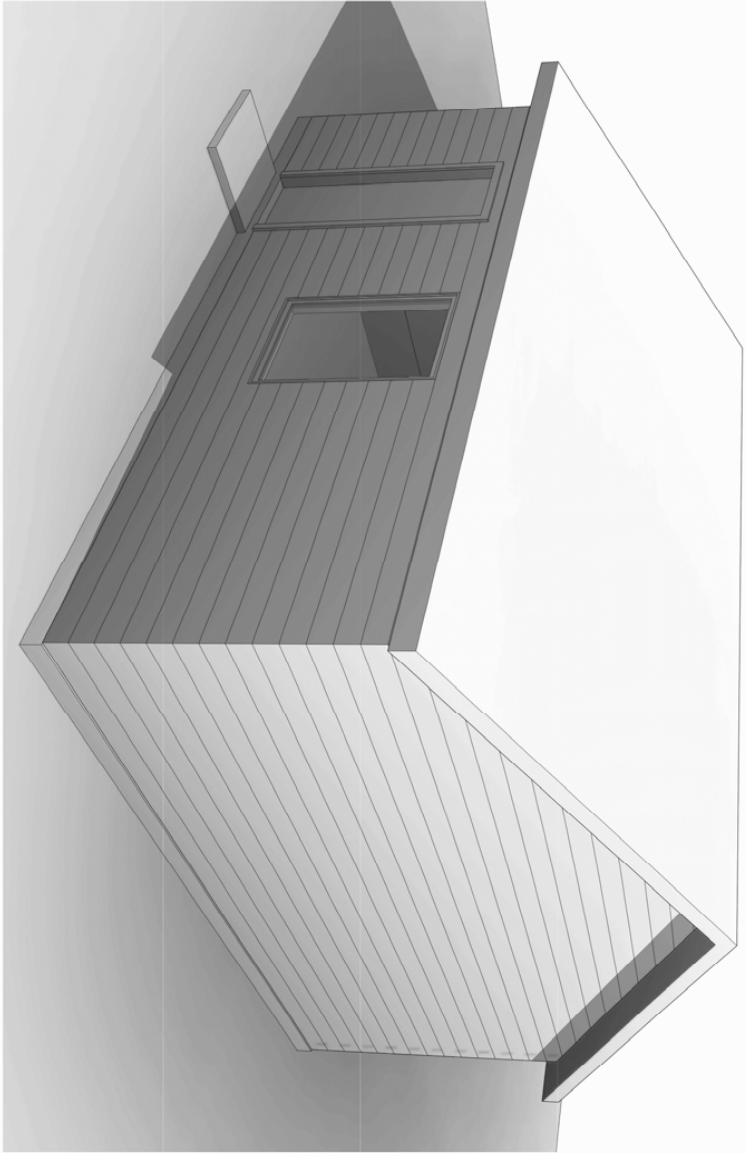
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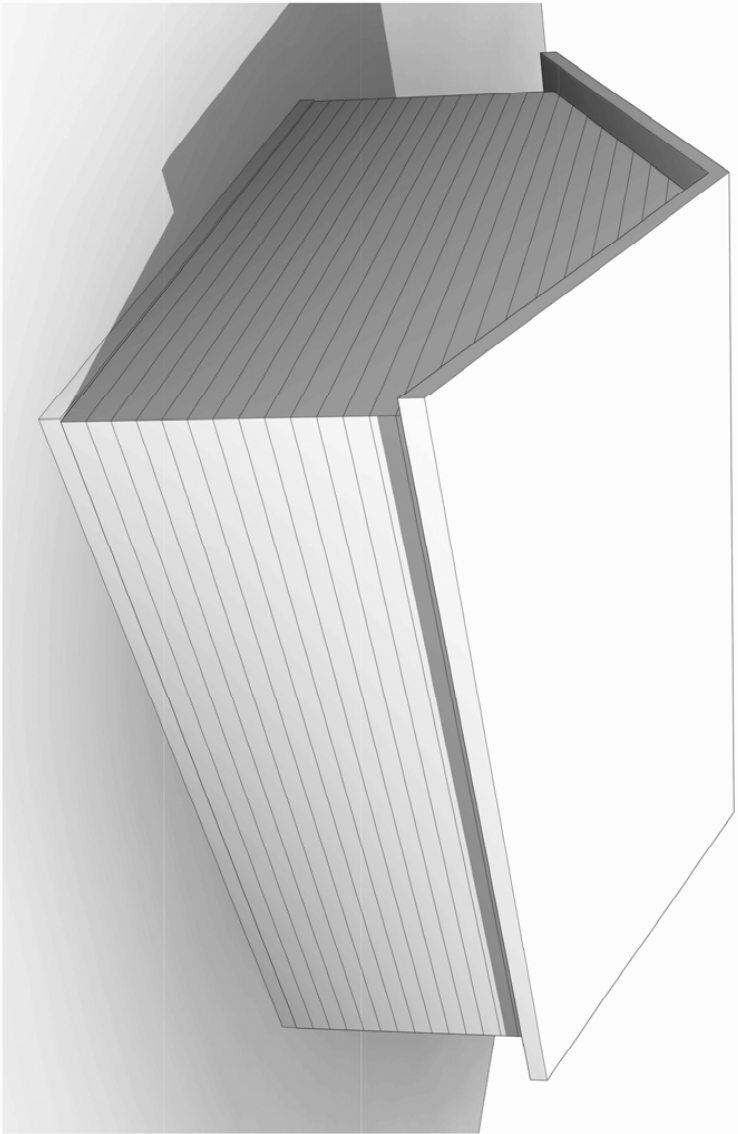
1 3D View 1 Copy 1



3 3D View 3 Copy 1



2 3D View 2 Copy 1



4 3D View 4 Copy 1



Kaderka Garage Addition

617 fm-1660 North. Hutto, Texas

Address:
2706 Quasder Bend
Opole, Texas 78108
Cell phone:
(830) 743-9487

7th Modern Design Studio, LLC

NO

Sheet Title

Sheet A-3

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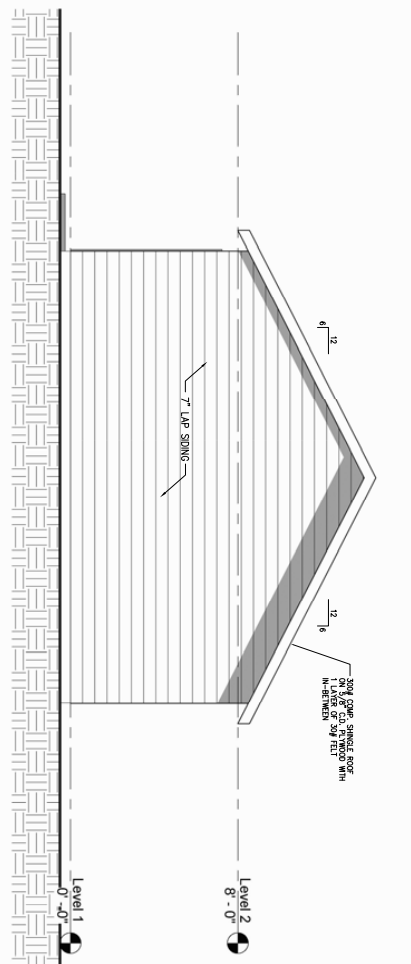
617 fm-1660 North. Hutto, Texas

7th Modern Design Studio, LLC

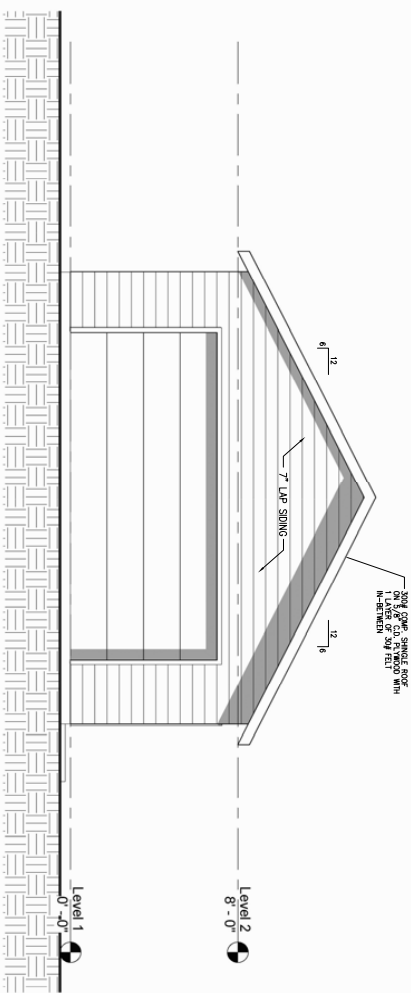
Address:
2705 Crusader Bend
Cibola, Texas. 78108
Cell phone:
(830) 743-8487

sheet title

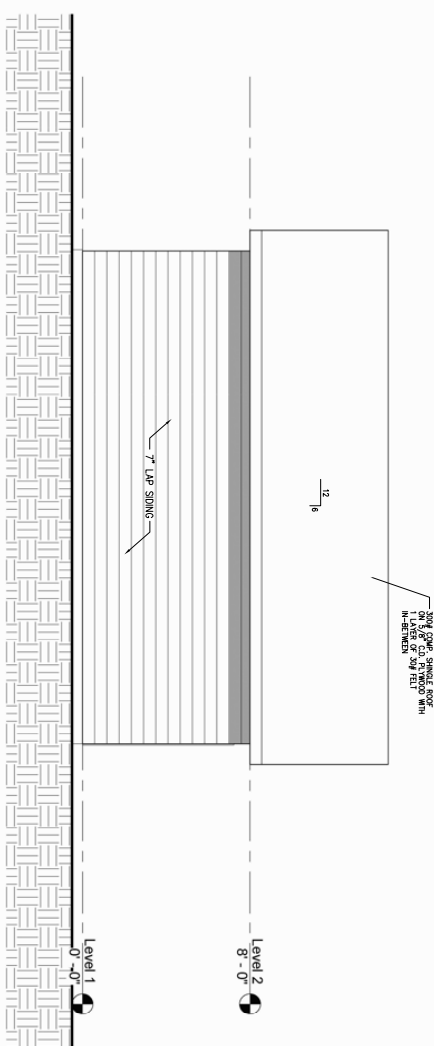
A-4
sheet



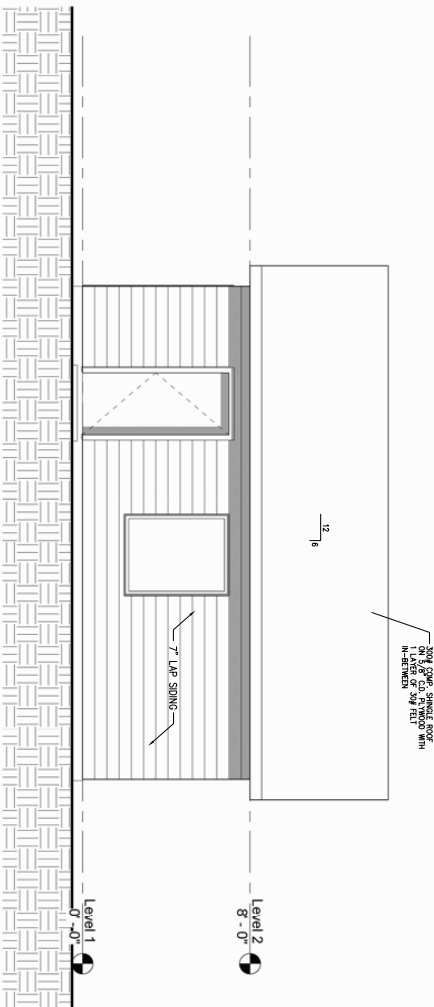
① East
1/4" = 1'-0"



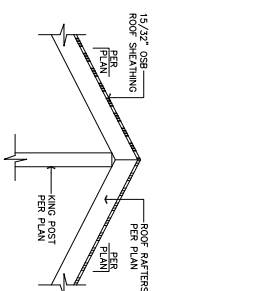
② West
1/4" = 1'-0"



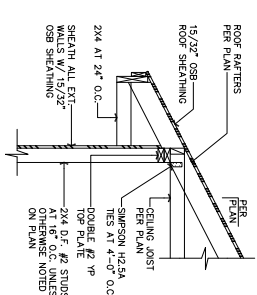
③ North
 $1/4'' = 1'-0''$



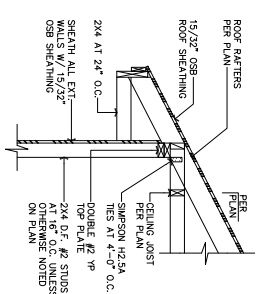
4 South
1/4" = 1'-0"



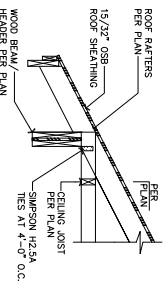
1 FRAMING SECTION
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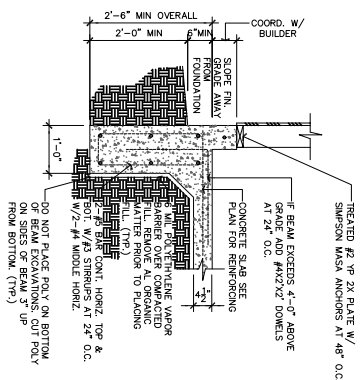
FRAMING SECTION
SCALE: 3/4"=1'-0"



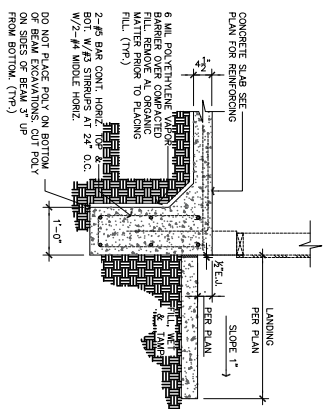
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SCALE: 3/4"=1'-0"



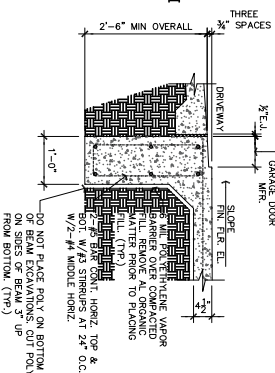
4 FRAMING SECTION
SCALE: 3/4"=1'-0"



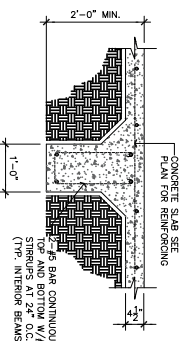
5 FOUNDATION SECTION
SCALE: 3/4"=1'-0"



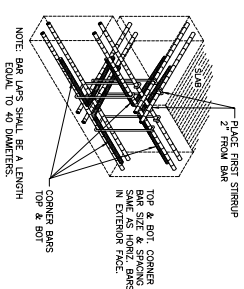
6 FOUNDATION SECTION
SCALE: 3/4"=1'-0"



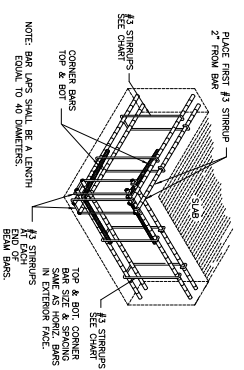
7 FOUNDATION SECTION
SCALE: 3/4"=1'-0"



8 TYP. INTERIOR SECTION
SCALE: 3/4"=1'-0"

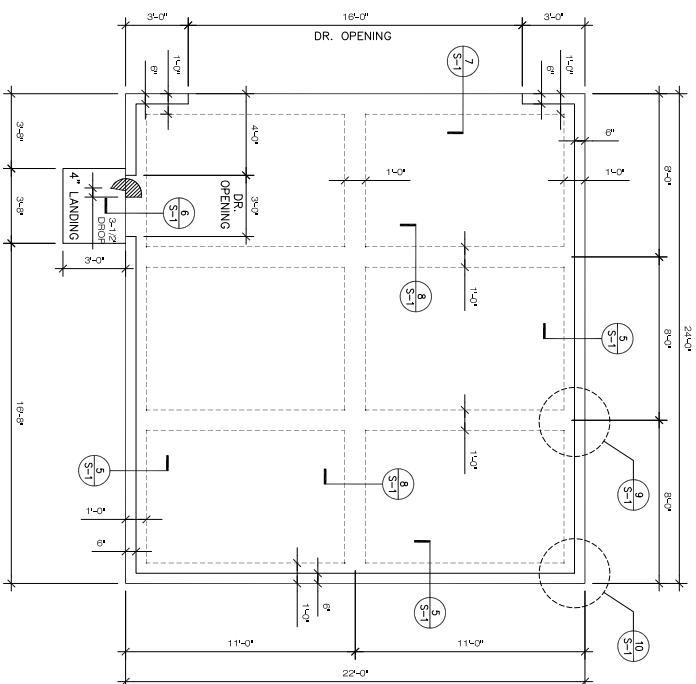


9 TYP. EXT. BEAM
INTERSECTION SECTION
SCALE: N.T.S.



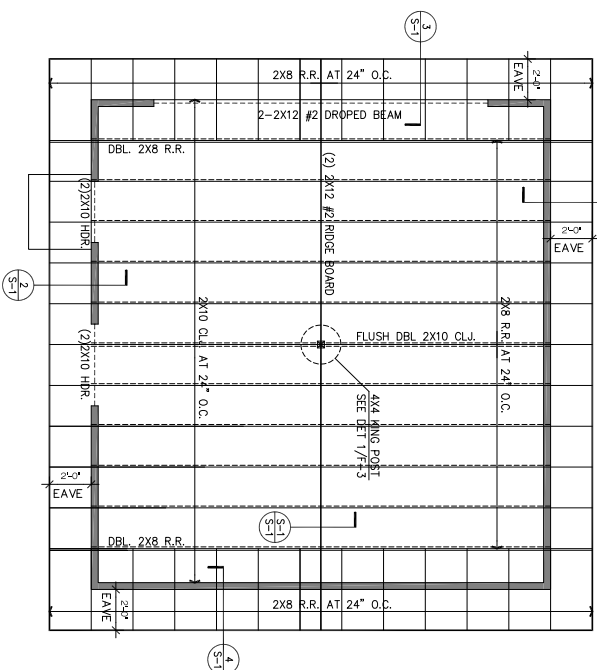
10 TYP. EXT. CORNER
BARS SECTION
SCALE: N.T.S.

Date: 03/06/20



Proposed Foundation Plan

scale: 1/8" = 1'-0" (11x17 Sheet)
scale: 1/4" = 1'-0" (24x36 Sheet)



Proposed Framing Plan

scale: 1/8" = 1'-0"	(11x17 Sheet)
scale: 1/4" = 1'-0"	(24x36 Sheet)

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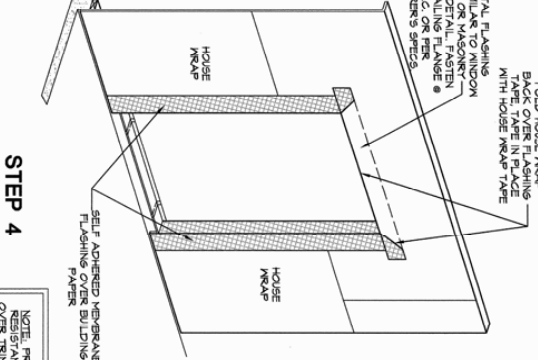
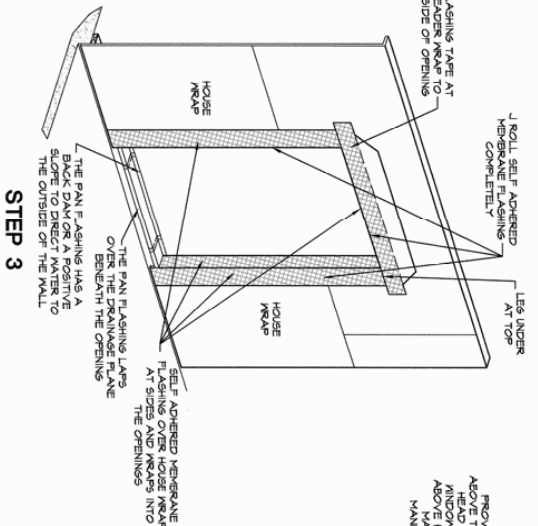
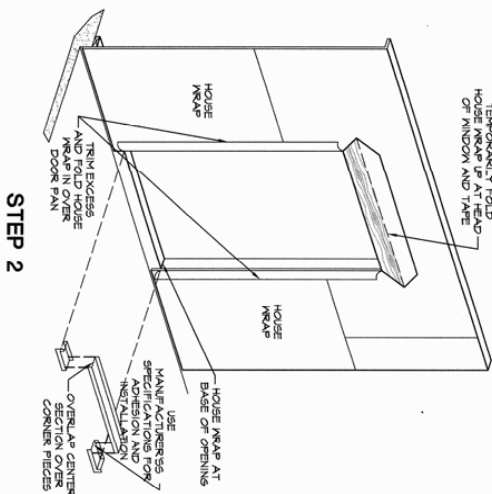
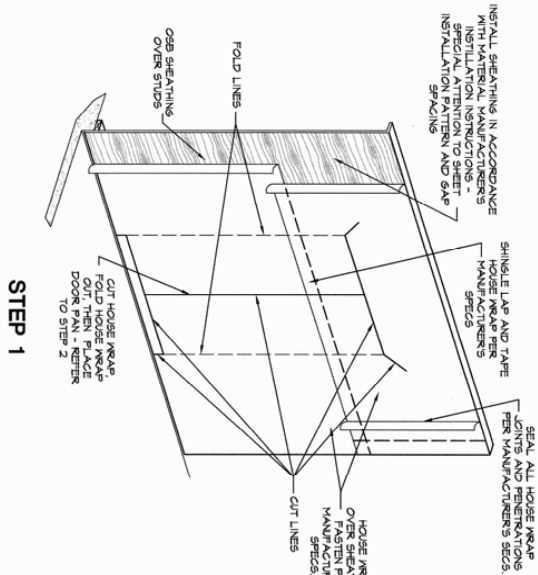
Kaderka Garage Addition

617 fm-1660 North. Hutto, Texas

Address:
2705 Crusader Bend
Cibolo, Texas. 78108
Cell phone:
(830) 743-8487

Sheet title

S-1
sheet

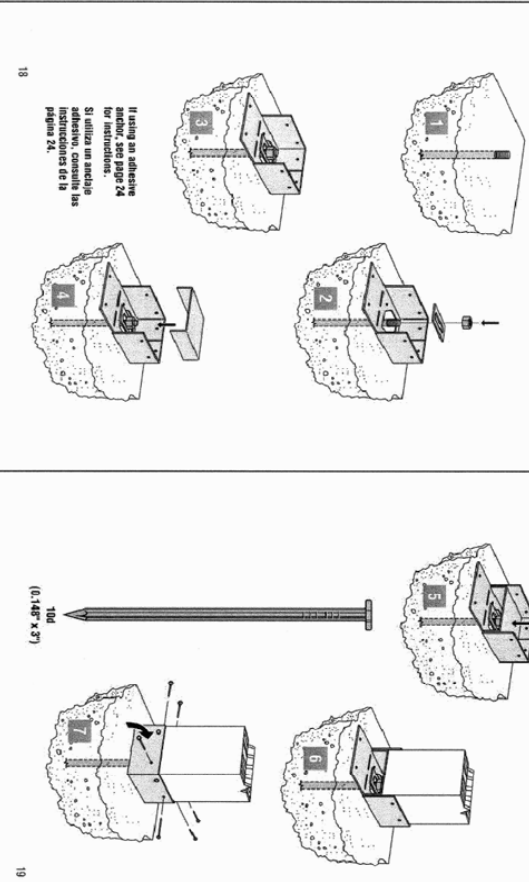


1 DOOR PAN INSTALL

SCALE: NTS

AB

AB



2 POST ANCHOR BASE

SCALE: NTS

NOTE: FOR REFERENCE ONLY

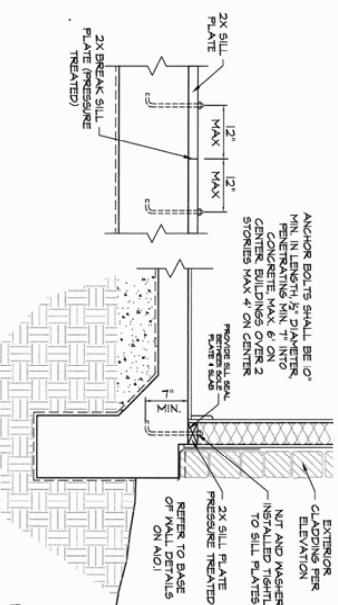
NOTE: OR APPROVED SUBSTITUTION

NOTE: OR APPROVED SUBSTITUTION

NOTE: FOR REFERENCE ONLY

3 ANCHOR BOLT DETAIL

SCALE: NTS



NOTES

- ANCHOR BOLT
- MAXIMUM 6" ON CENTER WITH NUT AND WASHER INSTALLED TIGHTLY TO SILL PLATE.
- MAXIMUM ANCHOR BOLT SPACING SHALL BE 4" FOR BUILDINGS OVER TWO STORES IN HEIGHT.
- SHOULD BE WITHIN 12" MAX & 1 BOLT DIAMETERS MIN OF PLATE BREAKS AND ENDS.
- SHOULD BE MIN 1/2" DIAMETER BOLTS, PENETRATING 1" INTO CONCRETE.

NOTES

POST ASSEMBLY, POST ANCHOR BASES AND UPLIFT BRACKETS

- POSTS ARE TO BE BUILT OF PRESSURE TREATED WOOD.
- WRAP AND PROTECT ALL EXPOSED WOOD WITH HOSE WRAP OR APPROVED SUBSTITUTE
- POST ANCHOR BASES ARE TO BE INSTALLED ON ALL POSTS THAT ARE OF NOMINAL 4"x4", 6"x6" OR 8"x6" PER PLAN.
- ASSEMBLY TO BE DIMENSIONED AS REQUIRED ON THE PLAN. IF NECESSARY, POSTS SHOULD BE ASSEMBLED WITH AN OSB FLITCH BETWEEN THE STUDS TO ACHIEVE NECESSARY THICKNESS.
- INSTALL USING AN ANCHOR BOLT. DO NOT GLUE!
- ONE END OF BASE ANCHOR IS TO BE LEFT OPEN UNTIL INSPECTION IS CLEARED
- BASES OF POST ASSEMBLIES ARE TO BE TRIMMED WITH FIBER CEMENT PRODUCTS, NOT WOOD.
- POST CAP BRACKETS ARE TO BE INSTALLED WHERE THE POST ATTACHES TO THE PORCH COVER BEAM ASSEMBLY.

- DOOR PAN AND DOOR INSTALL**
- INSTALL DOOR PAN ON EVERY EXTERIOR DOOR
 - SET METAL DOOR PAN INTO BED OF SEALANT PER MANUFACTURER'S SECS
 - SELF ADHERED MEMBRANE AROUND SIDES OF DOOR JAMB TO INTERIOR SIDE OF OPENING
 - SELF ADHERED MEMBRANE MUST GO ALL THE WAY DOWN PAST THE LIP OF THE DOOR PAN, INTO THE PAN
 - FULLY EMBED THRESHOLD IN SEALANT AND MECHANICALLY ATTACH AS REQUIRED
 - DOOR SHOULD SIT INTO DOOR PAN
 - SQUARE AND FLUSH DOOR JAMB ON ALL SIDES
 - SET DOOR USING 3" SCREWS THROUGH THE JAMB AND INTO THE CRIPPLES ON EACH SIDE
 - SCREEN MIN. EVERY 16" O.C. OR PER MANUFACTURER'S SECS
 - ONLY INSTALL SCREENS BEHIND WEATHER STRIP CURF, WHERE THEY WILL BE HIDDEN BY THE WEATHER STRIPPING
 - JAMBS MUST BE FULLY SHIMMED BEHIND EVERY HINGE AND 12" ABOVE AND BELOW THE DEAD BOLT AND HANDLE
 - SHIMS SHOULD BE USED TO SHIM DOOR JAMBS
 - REPLACE ONE SCREEN IN EACH HINGE WITH A 3" SCREEN THAT IS SCREENED THROUGH THE JAMB AND INTO THE CRIPPLE

2015_DETAILS_1&2-FAMILY_MAG.dwg 9/7/2017 3:28:18 PM

REFER TO ENGINEERS DRAWINGS FOR DECK LAG BOLTS AND RAILING ATTACHMENT

REFER TO ENGINEERS DRAWINGS FOR LITTLE SIZES BUILDINGS AND CONNECTIONS

NOTE: FRAME BUILDINGS TO ALL APPLICABLE CODES AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. INFORMATION INCLUDING INSTALLATION DETAILS AND FOR REFERENCE PURPOSES ONLY.

ONE & TWO FAMILY
Scale: AS NOTED
DETAILS

Kaderka Garage Addition
617 fm-1660 North. Hutto, Texas

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7th Modern Design Studio, LLC

Address: 2706 Quasder Bend
Opolo, Texas 78108
Cell phone: (830) 743-9487

Sheet: **D-1**

