



**CITY OF HUTTO, TEXAS
HISTORIC PRESERVATION COMMISSION
REGULAR MEETING
MARCH 27, 2018 AT 6:30 PM
CITY HALL – COUNCIL CHAMBERS
401 W. FRONT STREET**

HISTORIC PRESERVATION COMMISSION

Stephen Fuller, Chair
Nicholas Linzenmeyer, Vice Chair
Ray Alba
Robert Lykins
Curtis Orton

AGENDA

1. **CALL THE MEETING TO ORDER - 6:30 PM**
2. **ROLL CALL**
3. **PUBLIC COMMENT**
 - 3A. Remarks from visitors. *(Three minute time limit)*
4. **AGENDA ITEMS**
 - 4A. Consideration and possible action on the meeting minutes for the Historic Preservation Commission regular meeting held on February 27, 2018.
 - 4B. Nominate and elect the Historic Preservation Commission Chairman.
 - 4C. Nominate and elect the Historic Preservation Commission Vice-Chairman.
 - 4D. Consideration and possible action on a Certificate of Appropriateness request for 106 West Pecan Street (new construction).
5. **ADJOURNMENT**

CERTIFICATION

I certify that this notice of the March 27, 2018 Historic Preservation Commission meeting was posted on the City Hall bulletin board of the City of Hutto on March 21, 2018 at _____.

Lisa L. Brown, City Secretary

The City of Hutto is committed to comply with the American with Disabilities Act. The Hutto City Council Chamber is wheelchair accessible. Request for reasonable special communications or accommodations must be made 48 hours prior to the meeting. Please contact the City Secretary at (512)759-4033 or lisa.brown@huttotx.gov for assistance.



HISTORIC PRESERVATION COMMISSION
MEETING MINUTES
FEBRUARY 27, 2018 (DRAFT)

The Hutto Historic Preservation Commission met in a regular session on Tuesday, February 27, 2018 in the City Hall Council Chambers, 401 West Front Street, Hutto, TX 78634.

CALL SESSION TO ORDER

Chair Fuller called the meeting to order at 6:30 p.m.

ROLL CALL

Members of the Historic Preservation Commission that were present were Chairman Stephen Fuller, Vice Chairman Nicholas Linzenmeyer, Commissioner Ray Alba and Commissioner Curtis Orton.

Members of staff that were present were Carolyn Horner, Director of Planning; Allison Easterling, Permit Technician and Sydawnie Douglass with the City Secretary's office.

PUBLIC COMMENT

3A. Remarks from visitors.

There were no remarks from visitors.

AGENDA ITEMS

4A. Consideration and possible action on the minutes for the Special Called Historic Preservation Commission meeting held on December 19, 2017.

MOTION: Commissioner Alba moved to approve the minutes from the December 19, 2017 meeting. Commissioner Linzenmeyer seconded, and the motion carried with 4 ayes and 0 nays.

4B. Consideration and possible action on a Certificate of Appropriateness request for 700 Main Street (Paint Color).

Mrs. Horner presented the staff report to the Commission. She explained that the applicant is requesting to paint their house a bright purple color that is not one of the previously approved colors. Mrs. Horner concluded that the main color of the home should be the Berry Cream color with the blue and purple as an accent color to better fit into the area. Mr. Peek, the homeowner of 700 Main Street offers new paint colors that are part of the already approved color scheme and advises that the lower 60% of the

home will be a plum color, the top 40% of the home will be the blue color and accents will be the berry cream. Vice-chair: Linzenmeyer asks about the harsh contrast of those twocolors against each other, more importantly on the side of the home with the large peek/ garage. Mr. Peek advises with the accent colors it won't be as harsh as thought once all painted and the stained wood garage door is installed.

MOTION: Approve the applicants choice of color pallet proposed. Commissioner Orton moved to approve the motion and Commissioner Alba seconded, and the motion carried with 3 ayes and 1 nay.

Notes:

-

ADJOURNMENT

There being no further discussion, the meeting adjourned at 7:00 p.m.

RESPECTFULLY SUBMITTED:

Allison Easterling, Permit Technician

CITY OF HUTTO

HISTORIC PRESERVATION COMMISSION AGENDA

AGENDA ITEM NO.:

AGENDA DATE: March 27, 2018

PRESENTED BY:

Carolyn Horner, AICP, Planning Director,
Business & Development Services

ITEM:

Consideration and possible action on a Certificate of Appropriateness request for 106 West Pecan Street (new construction).

STRATEGIC GUIDE POLICY:

ITEM BACKGROUND:

The subject property is located within the Old Town District at 106 West Pecan Street in the OT-4T Transition transect. The applicant has requested a Certificate of Appropriateness to construct new townhomes on this lot. Per Section 10.704.2 of the Unified Development Code (UDC), a Certificate of Appropriateness is required for all new construction in the Historic District.

The OT-4T Transition Zone consists of a mixed use neighborhood that provides a transition to the adjoining residential neighborhood. Buildings are generally residential homes that may accommodate retail, offices and personal services. The applicant is proposing townhomes, which are single family dwelling units, with alley access and a front sidewalk. Townhomes, also known as single household attached dwelling units, are permitted by right in the OT-4T transect.

The applicant is paving the alley behind the lot to accommodate the rear access. Per the Development Standards as listed in the Unified Development Code (UDC), Section 10.1003.3.3, parking is required to be in the rear portion of the lot. The applicant has met with the Director of Construction, the Engineering Department, and the Public Works Department on the process and requirements for paving the alley.

The applicant has submitted elevations for the proposed townhomes, and included the proposed building materials. The elevations proposed by the applicant are appropriate for new construction in the OT-4T Transition Zone of the Old Town district. Staff finds that the proposed materials are compatible and complementary, as recommended in the UDC design standards for the OT District.

BUDGETARY AND FINANCIAL SUMMARY:

Not applicable.

RELATED ADVISORY BOARD RECOMMENDATIONS:

Not applicable.

CITY ATTORNEY REVIEW:

Not applicable.

STAFF RECOMMENDATION:

Staff recommends approval of the request to construct new townhomes on the property, with the condition that the alley paving be completed and accepted by the city prior to issuance of a Certificate of Occupancy.

SUPPORTING MATERIAL:

1. [106WPecanSt-CoA-SupportingDocuments](#)



February 27th 2018

Dear Historic Preservation Committee,

Please accept this presentation packet and USB drive along with the Certificate of Appropriateness and Master Application as per City requirements for your review.

We have thoughtfully designed three row (or town) homes to be built at 106 W. Pecan with care of planning by rear entry access via revitalization of the alley. We want to add to the downtown feel of the walkable lifestyle and neighborhood all while keeping Pecan Street less dense - free of front yard parking. We feel we have also maintained the architecturally appropriate and historic charm of Old Town in our design and material selections as well.

We intend to add a sidewalk at the front of the property and bring the alley up to roadbase code as per our meeting with Engineering and Public Works. Planting three new Shumard oak trees and landscaping organic shaped native beds will help aid in the overall beautification of the downtown growth. We plan on selling each unit and establishing an HOA to maintain the grounds.

Please feel free to contact me with any questions or concerns you might have. We look forward to your feedback and are excited to be working in the charming Old Town district!

Respectfully,

Karen Radtke, RID #17085
MACKEY-ADAM PROPERTIES



VILLA TERRACES

106 WEST PECAN
HUTTO, TEXAS

OWNER:
MACKEY ADAMS PROPERTIES
4812 N. Interstate 35, Suite C, Austin, TX 78751
(512) 576-0486
Contact: Karen Radtke
kradtke@austin.rr.com

ARCHITECT:
ASCENSION ARCHITECTURE, PLLC
PO Box 340781, Austin, TX 78734
(512) 657-8946
Contact: Brandi McDaniel, AIA, LEED AP
brandi@ascensionarch.com

SHEET INDEX

- A0 Site Plan
- A1 First Floor Plan
- A2 Second Floor Plan
- A3 Exterior Elevations
- A4 Exterior Elevations
- A5 Views

ASCENSION
ARCHITECTURE

P.O. Box 340781
Austin, Texas 78734
512.657.8946

www.ascensionarch.com



VILLA TERRACES

106 WEST PECAN
HUTTO, TEXAS

INTERIM FOR
REVIEW ONLY

THIS DOCUMENT IS INCOMPLETE
AND CANNOT BE USED FOR
REGULATORY APPROVAL,
PERMITTING, BIDDING OR
CONSTRUCTION.

ARCHITECT: BRANDI MCDANIEL
ARCHITECT REG. NO: 18329

2/27/2018

PROJECT NO. 18.14.00

DATE 2/27/2018

DRAWN BY: bbm

REVISIONS:

Cover Sheet

COVER



VILLA TERRACES
106 WEST PECAN
HUTTO, TEXAS

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2/27/2018

PROJECT NO. 18.14.00
DATE 2/27/2018
DRAWN BY: bbm
REVISIONS:

Site Plan
A0



UNIT MAILBOXES
SPECIAL LITE GANGBOX MAIL
SYSTEM ON POST,
TOWN SQUARE STYLE BOX,
10-3/4" T x 21" D x 10.5" W EACH



FRONT PORCH
LIGHT FIXTURES

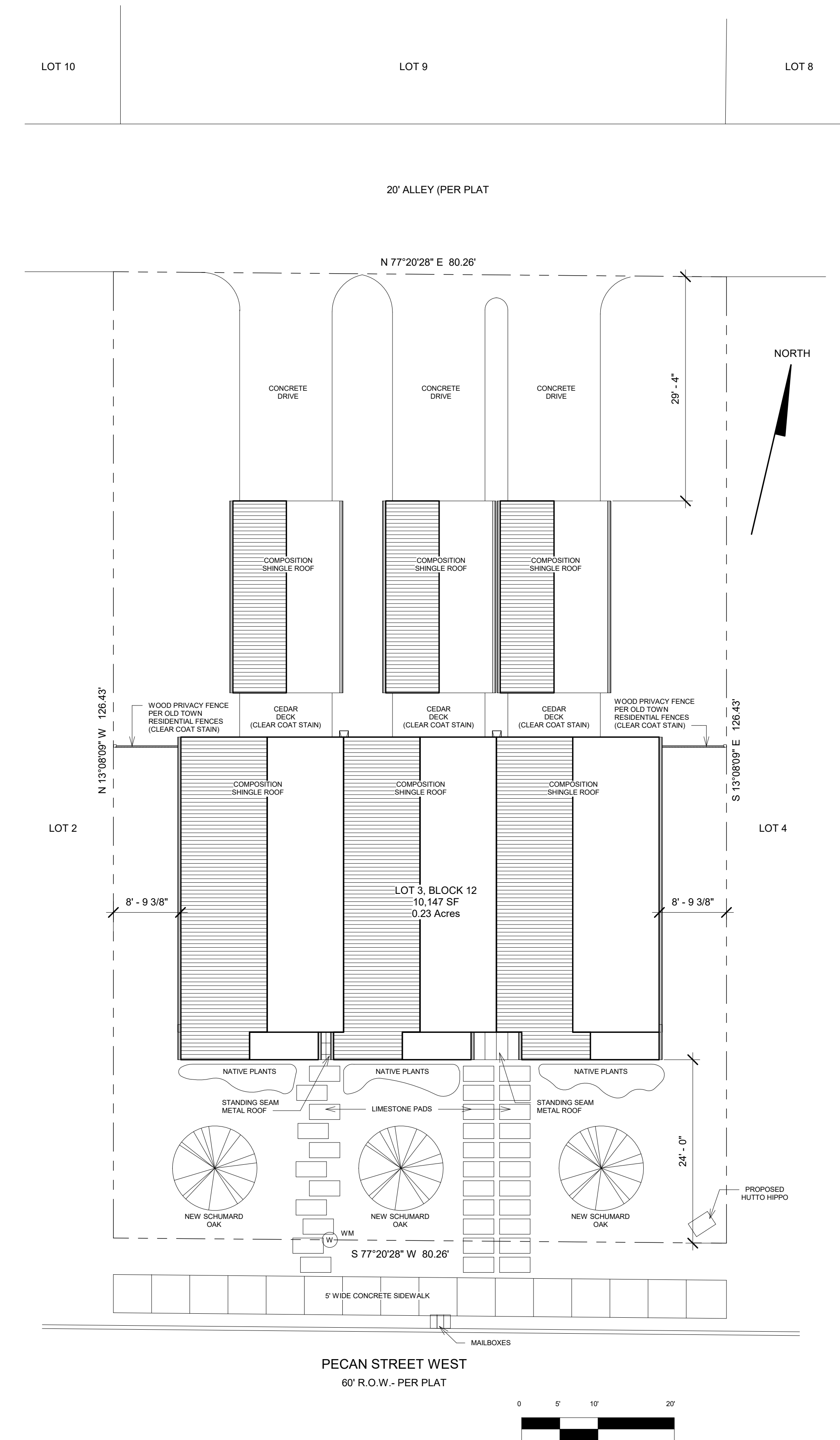


CARPORT GABLE
SCONCE

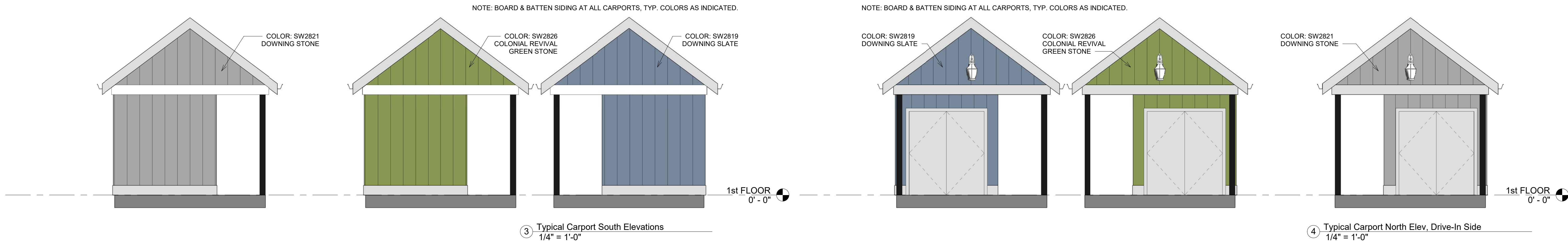


BACK DOOR
SCONCE

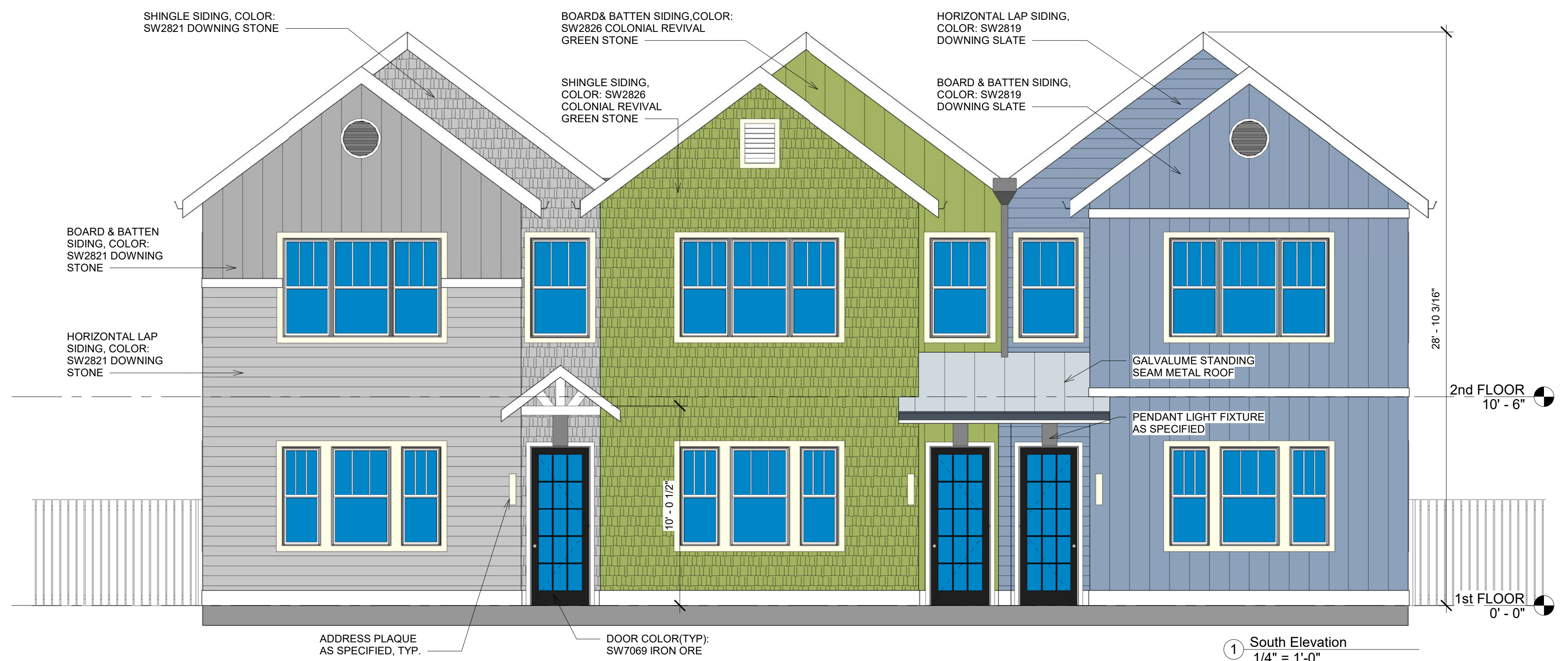
2 ARCHITECTURAL ELEMENTS AND DETAILS
NOT TO SCALE



1 SITE PLAN
1" = 10'-0"



FACADE CALCULATIONS	
<u>SOUTH ELEVATION (FRONT)</u>	
TOTAL SIDING =	1,108 SF
TOTAL GLAZING (WINDOWS & DOORS)	342 SF
<u>NORTH ELEVATION (BACK)</u>	
TOTAL SIDING =	1,466 SF
TOTAL GLAZING (WINDOWS & DOORS)	315 SF
<u>EAST ELEVATION</u>	
TOTAL SIDING =	655 SF
TOTAL GLAZING (WINDOWS & DOORS)	129 SF
<u>WEST ELEVATION</u>	
TOTAL SIDING =	655 SF
TOTAL GLAZING (WINDOWS & DOORS)	129 SF





VILLA TERRACES
106 WEST PECAN
HUTTO, TEXAS

INTERIM FOR
REVIEW ONLY

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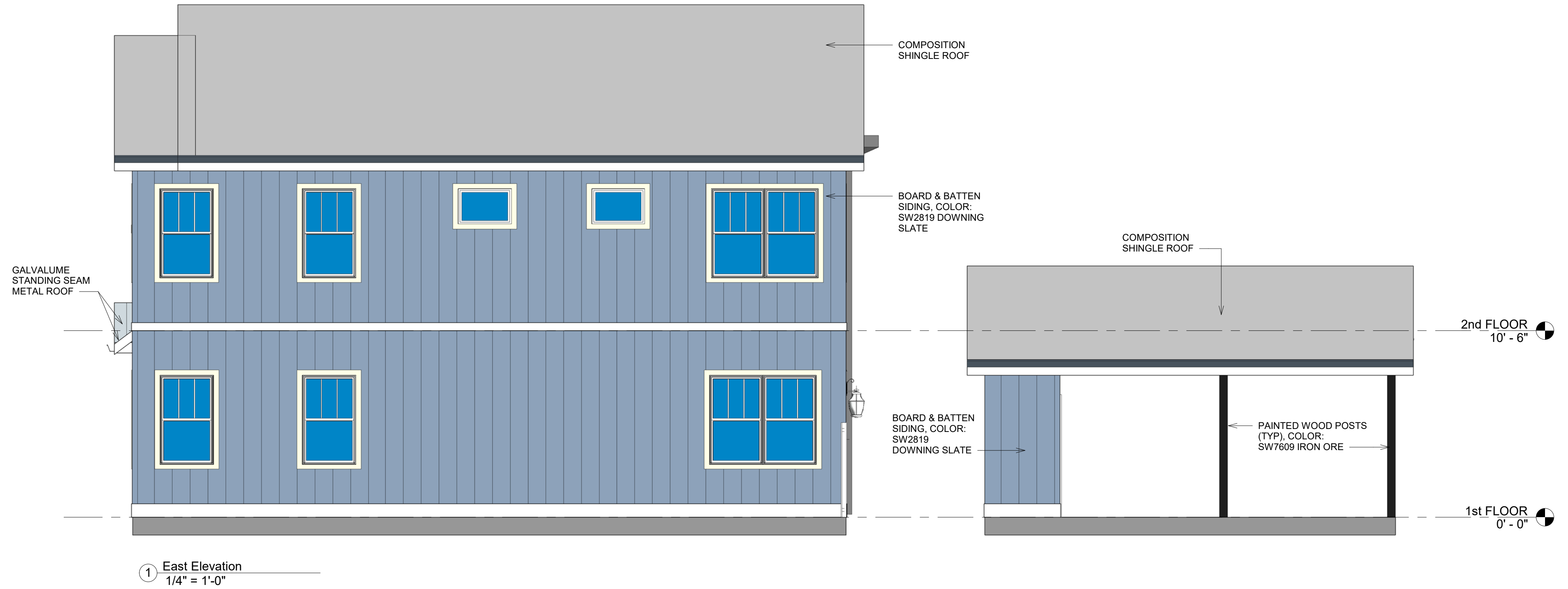
DATE 2/27/2018

DRAWN BY: bbm

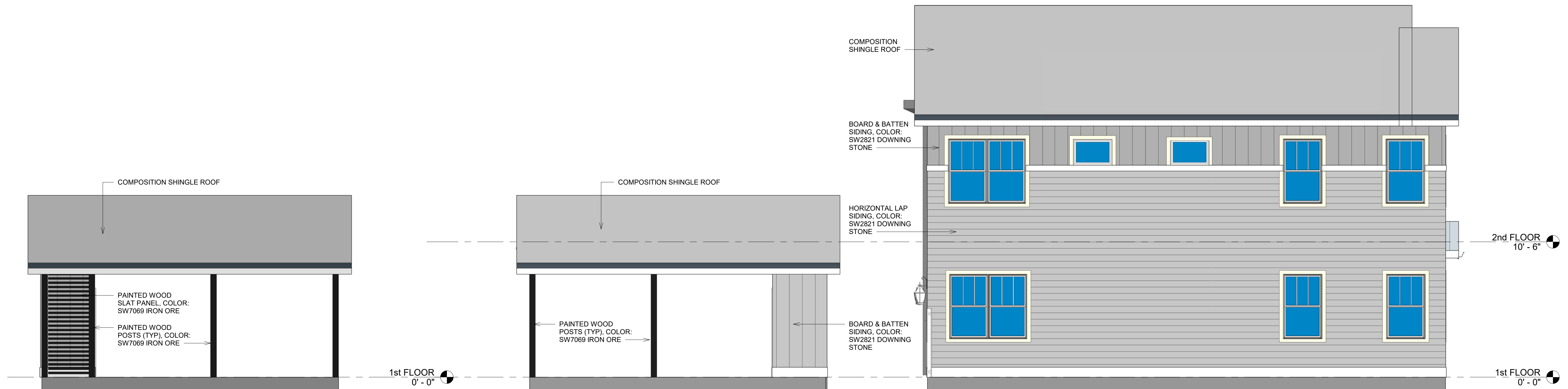
REVISIONS:

Exterior Elevations

A4



① East Elevation
1/4" = 1'-0"



③ Typical Carport Elevation
1/4" = 1'-0"

② West Elevation
1/4" = 1'-0"

Villa Terraces 106 W. Pecan Hutto, Tx

EXTERIOR PAINT COLORS



Trim, casing, fascia & soffits



Exterior glass frame doors, carport post



UNIT A



UNIT B



UNIT C

Villa Terraces 106 W. Pecan Hutto, Tx

FRONT & BACK DOORS



NICKEL hinges and hardware

JELD-WEN Simulated Divided Light Left-Hand Inswing Primed Steel Prehung Entry Door with Insulating Core (Common: 36-in x 80-in; Actual: 37.5-in x 81.75-in)

- 24-gauge steel construction provides lasting protection against shrinking, swelling and warping, making it the perfect low-maintenance option
- Full-lite design features decorative grids on the interior and exterior of the low-e insulating glass for an authentic divided-lite appearance, adding charm to any home
- ENERGY STAR® certified door with a fully-insulated core provides an exceptional thermal and acoustical barrier and increased energy efficiency
- 12-in solid wood lock block and hidden reinforced steel plate in the door frame improve security and resistance against forced entry
- Lockset- and deadbolt-ready, so your home remains secured (lockset and deadbolt sold separately)
- Adjustable sill, discreet weatherstripping and leak-resistant door sweep prevent moisture and drafts from entering your home
- Left-hand inswing door is designed to fit into an existing entry door opening, making installation easier
- 10-year limited warranty protects your investment and gives you peace of mind



Material	Steel	Glass Caming	×
Wood Species	N/A	Caming Finish	N/A
Finish	Primed	Brickmould Included	×
Manufacturer Color/Finish	Primed	Weatherstripping Included	✓
Color/Finish Family	White	Lockset Bore	Ready for lockset and deadbolt
Common Size (W x H)	36-in x 80-in	Core Type	Insulating core
Type	Entry door	Impact Resistant Glass	×
Impact Resistant	×	3-Point Locking System	×
Fire Rated	N/A	Commercial/Residential	Commercial/Residential
Actual Width (Inches)	37.5	For Use with Mobile Homes	×
Actual Height (Inches)	81.75	Sill Type	Adjustable
Jamb Width (Inches)	4.563	Sill Finish	Aluminum
Actual Width with Sidelights (Inches)	37.5	Lowe's Exclusive	×
Actual Depth (Inches)	4.563	ENERGY STAR Certified Northern Zone	✓
Rough Opening Width (Inches)	38.5	ENERGY STAR Certified North/Central Zone	✓
Rough Opening Height (Inches)	82.25	ENERGY STAR Certified South/Central Zone	✓
Glass Style	Simulated divided light	ENERGY STAR Certified Southern Zone	✓
Glass Shape	Full lite	Warranty	Limited lifetime
Panel Type	Flush	Locking System Included	×
Door Style Victorian	×	Collection Name	N/A
Door Style Modern	✓	Common Depth (Inches)	4.563
Door Style Craftsman	×	Handle Finish	N/A (no handle)
Door Style Rustic	×	Handing	Left-hand inswing
Door Style Mid Century	×	Handle(s) Included	Sold separately
Door Style Contemporary	✓	Hardware Finish	Satin nickel
Privacy Rating	N/A	Door Configuration	Prehung single door
Glass Insulation	Low-E insulating		

Villa Terraces 106 W. Pecan Hutto, Tx

ROOFING MATERIALS



8 ft. Classic Rib Steel Roof Panel in Charcoal

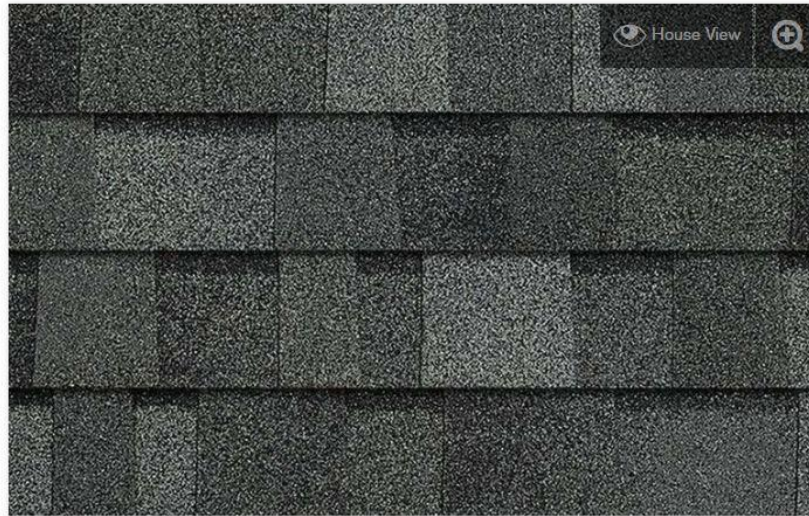
Product Overview

Built for beauty, durability and value, the Metal Sales Classic Rib is a hard-working roof panel that performs in all seasons. Ideal for a variety of structures including pole barns, equipment storage, stables, garages, sheds and houses, this lightweight metal panel is easy to install to protect your investment beautifully and affordably. Classic Rib has a low profile rib height of $\frac{3}{4}$ " and is designed for attachment to the roof substrate with fasteners that penetrate the face of the panel. Fastener heads are exposed to view and feature a gasket that prevents leaking. Classic Rib comes standard with MS Colorfast45, a superior four-layer coating system that has undergone rigorous real-world weathering tests to prove its long-term ability to stand up to the elements. All 7 color options are listed with ENERGY STAR and improve energy efficiency by reflecting sunlight before it can be absorbed as heat. This reduces the amount of energy needed for cooling your building. Classic Rib also provides you with decades of worry-free service with low maintenance requirements.

- 29-Gauge thickness, 36 in. panel coverage and $\frac{3}{4}$ in. rib height; features bell top trapezoidal rib on 9 in. centers
- Designed to be installed on roofs with a 3:12 or greater slope over open framing or solid substrate
- MS Colorfast45 coating system guards against corrosion, fading, chalking and chipping
- Carries a 45-year finish warranty for durability and aesthetics
- Withstands severe weather conditions including high winds and fire – advantages that may lower insurance premiums
- Environmentally responsible choice containing a minimum 30% recycled content and is 100% recyclable
- Virtually maintenance free and resistant to mildew, rot and pests. Occasional cleaning will maintain its appearance
- Product available to ship to local The Home Depot Store, not available for residential or jobsite delivery
- For help with your project please refer to our Pre-Installation and Installation videos located next to product images above

Villa Terraces 106 W. Pecan Hutto, Tx

ROOFING MATERIALS



TruDefinition Duration Shingles
ESTATE GRAY

PERFORMANCE FEATURES

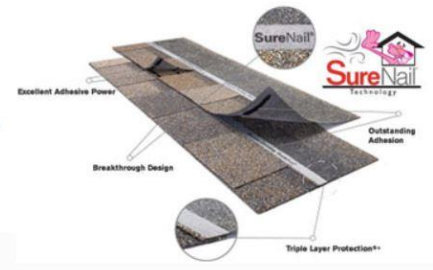
SureNail® Technology

There's a line between a good shingle and a great shingle.

It's the nailing line on your shingles. The difference between a good shingle and a great shingle is having SureNail® Technology. With SureNail® Technology, strength and durability are built into every Duration® Series shingle, thanks to the unique fabric strip in the nailing area. This unique shingle design provides outstanding gripping power.

SureNail® Detail

- **Patented SureNail® Technology** — Only from Owens Corning and featured on our Duration® Series shingles.
- **Breakthrough Design** — The tough-engineered woven-fabric nailing strip is embedded in the shingle to create a strong, durable fastener zone.
- **Triple Layer Protection®** — A unique "triple layer" of reinforcement occurs when the fabric overlays the two shingle layers, called the common bond area.
- **Outstanding Grip** — The SureNail® strip enhances the already amazing grip of our proprietary Tru-Bond® sealant.
- **Exceptional Wind Resistance** — The SureNail® grip helps deliver 130-MPH wind warranty* performance with fewer nails than required by most competitors.



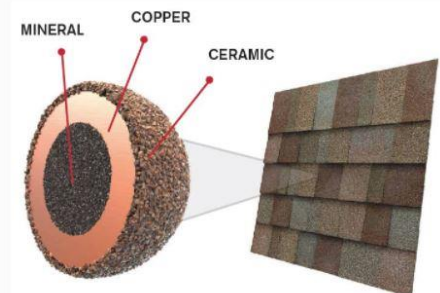
StreakGuard™ Algae Resistance Protection

Ditch the streaks - protect your home's curb appeal

Algae species are naturally occurring and transported through the air to attach themselves to shingles and other surfaces. While algae growth can cause brown or black streaks on roofs, it does not impact the performance of your shingles. Streaks caused by algae growth are more common in warm, humid climates but can occur in all regions of the country. Owens Corning has continued to advance our algae resistance protection based on over 30 years of testing and experience. Shingles with StreakGuard™ Algae Resistance Protection can help inhibit the growth of blue-green algae*.

Owens Corning Shingles with StreakGuard™ Algae Resistant Protection:

- Are supported by the #1 Trusted Brand in Roofing†
- Helps inhibit the growth of algae* to keep your home beautiful
- Gives homeowner peace-of-mind based on decades of Owens Corning testing and experience with algae resistance protection
- Is available on a wide variety of shingle styles and colors— ask your contractor for specifics
- Has a limited 10-year warranty*



Owens Corning blends copper-lined granules into our colorful granules, which help resist algae growth.

*See actual warranty for details, limitations and requirements

†2016 Roofing Homeowner Brand Awareness Survey by Owens Corning Roofing and Asphalt, LLC.

TruDefinition® Color Platform

TruDefinition® is our color design platform trademark on shingles that are specially formulated to capture the bright, vibrant hues and dramatic shades that showcase the aesthetic appeal of your home. Shingles feature multiple-granule colors and shadowing to provide an extraordinary look that will enhance your home and complement its natural surroundings.

ENERGY STAR® Rated Shingles

ENERGY STAR® is for roofs too. Similar to the energy-efficient appliances in your home, roofing products can provide heating and cooling saving qualities. Owens Corning Roofing Shingles can help reduce your heating and cooling bills when installed properly. Certain shingles reflect solar energy, decreasing the amount of heat transferred to a home's interior — and the amount of air conditioning needed to keep it comfortable. Actual savings will vary based on geographic location and individual building characteristics. Call 1-800-GET-PINK® or 1-888-STAR-YES for more information. ENERGY STAR® is available on the following colors: Shasta White

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+This image depicts Triple Layer Protection® and the amount of Triple Layer Protection may vary on a shingle-to-shingle basis. SureNail® Technology is proprietary with U.S. and foreign protection including U.S. Patent Nos. 6,471,812; 7,836,654; 8,156,704; 8,181,413; 8,240,102; 8,430,983; 8,607,521; 8,623,164; 8,752,351; 8,991,130; 9,121,178; and other patents pending.

TECHNICAL SPECIFICATIONS

Warranty Length *	Limited Lifetime (for as long as you own your home)*
Wind Resistance *	130 MPH
Algae Resistance *	10 Years
Nominal Size	13 1/4" x 39 3/8"
Exposure	5 5/8"
Shingles Per Square	64
Bundles Per Square	3
Coverage Per Square	98.4 sq. ft.

Villa Terraces 106 W. Pecan Hutto, Tx

SIDING



**HARDIEPLANK®
LAP SIDING**

↓ Installation Guides

↓ Clearance Requirements & Best Practices

HARDIEPLANK® Smooth			
You can't go wrong with this simple, clean look.			
Thickness	0.312"		
Weight	2.40 lbs. per square foot		
Length	144"		
Width	5.25"	6.25"	7.25"
Exposure	4"	5"	6"
Pcs./Pallet	324 ColorPlus 360 Primed	280 ColorPlus 308 Primed	252 ColorPlus 252 Primed

UNIT A & C



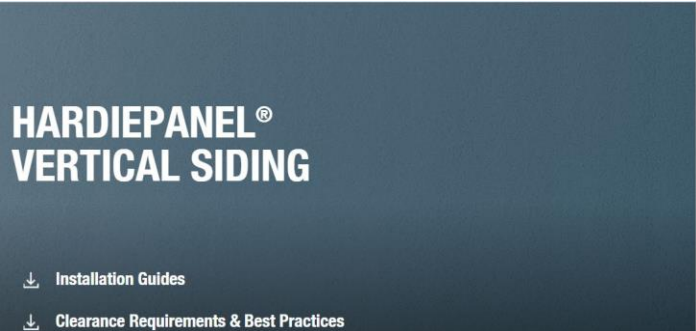
**HARDIESHINGLE®
SIDING**

↓ Installation Guides

↓ Clearance Requirements & Best Practices

HARDIESHINGLE® SIDING Straight Edge Panel		
A clean-lined, tailored look.		
Thickness	0.25"	
Weight	1.87 lbs. per square foot	
Length	48"	
Width	14"	15.25"
Exposure	5"	6.976"
Pcs./Pallet	120 ColorPlus 86 Primed	86 ColorPlus 86 Primed

UNIT A & B



**HARDIEPANEL®
VERTICAL SIDING**

↓ Installation Guides

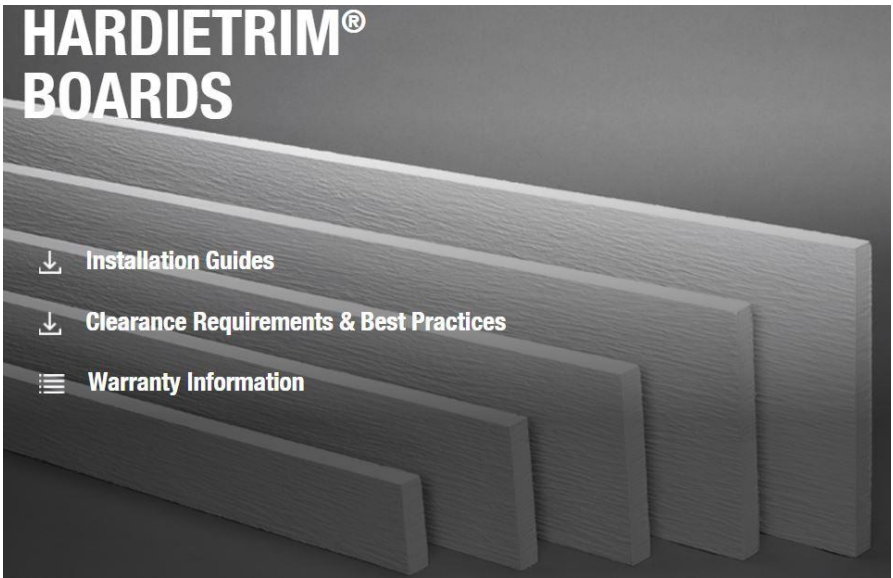
↓ Clearance Requirements & Best Practices

HARDIEPANEL® VERTICAL SIDING Smooth			
You can't go wrong with this simple, versatile look.			
Thickness	0.312"		
Weight	2.40 lbs. per square foot		
Length	108"	120"	96"
Width	48"	48"	48"
Pcs./Pallet	50 Primed	50 ColorPlus 50 Primed	50 ColorPlus 50 Primed

UNIT A & C

Villa Terraces 106 W. Pecan Hutto, Tx

TRIMS & FACIA



HARDIETRIM® BOARDS
4/4 Rustic

This trim has a raised texture that mimics wood, but unlike wood, it is resistant to warping and rotting.

Thickness	0.75"
Weight	4.96 lbs. per square foot
Length	144"

Width	3.5"	5.5"	7.25"
Pcs./Pallet	322 ColorPlus 322 Primed	184 ColorPlus 184 Primed	138 ColorPlus 138 Primed
Width	9.25"	11.25"	
Pcs./Pallet	115 ColorPlus 115 Primed	92 ColorPlus 92 Primed	

Villa Terraces 106 W. Pecan Hutto, Tx

SOFFITS



HARDIESOFFIT®
PANELS
Vented-Cedarmill

The texture mimics wood, with vents to meet coding regulations.

Thickness 0.25"
Weight 1.98 lbs. per square foot

Length	144"	144"	96"
Width	12"	16"	24"
Pcs./Pallet	216 ColorPlus 200 Primed	156 ColorPlus 150 Primed	108 ColorPlus 100 Primed

Villa Terraces 106 W. Pecan Hutto, Tx

WINDOWS & TRIM



◀ Ply Gem Windows
& Doors

◀ Windows

Single Hung



1110 Single Hung Window (Builder Series - Vinyl)

BUILDER SERIES 1110 SERIES single hung vinyl windows are available in singles, twins, triples, combinations, fixed and a wide selection of architectural shapes. They feature a brick mould appearance, and come with simple tilting sash system. Frame options include 1" or 1-3/8" nail fin setback or flange.

