

Appendix B Old Town Architectural Design 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.

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. The key design principles are:

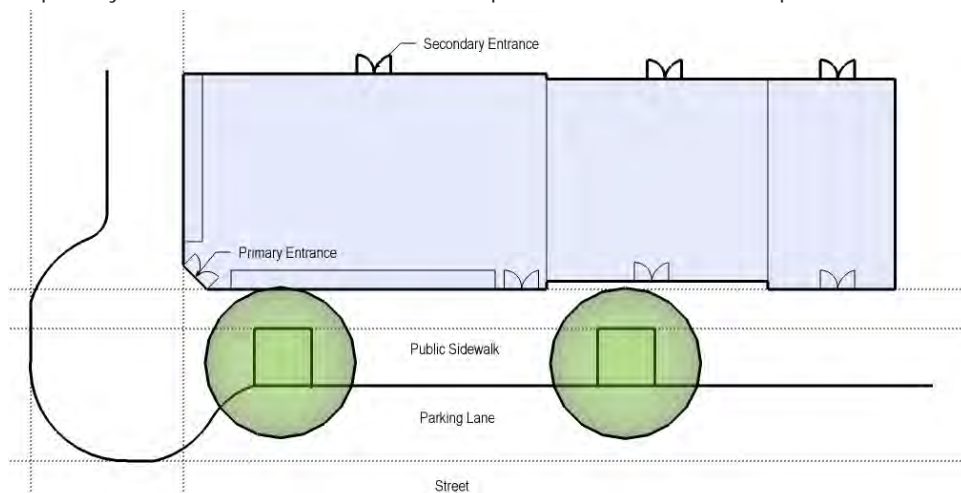
- New buildings/building facades shall utilize building elements and details to achieve compatibility with existing buildings in Old Town.
- Compatibility is not meant to be achieved through uniformity, but through the use of variations in building elements to achieve individual building identity.
- Building facades must include appropriate architectural details and ornament to create variety and interest.
- Buildings shall be built to, or close to, the sidewalk to define and enhance the pedestrian environment. The Hutto SmartCode Table 14B shall establish the build-to line and zones within which new buildings shall be constructed.
- Open space(s) shall be incorporated to provide usable public areas integral to the downtown environment.

A. Specific to all OT-5 zones in Old Town:

The following design standards and guidelines shall provide property owners, developers, city staff, and decision makers adequate design guidance for new and existing commercial buildings.

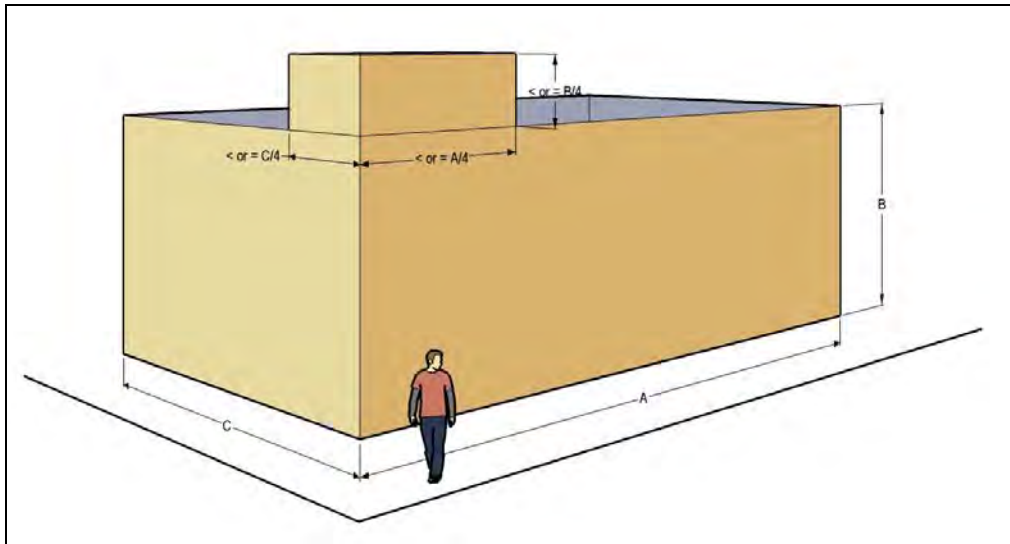
1. Location on the street:

- (i) Buildings shall be oriented toward the major street with the primary entrance located on that street. All primary entrances shall be oriented to the public sidewalk for ease of pedestrian access.



Graphic showing location of primary and secondary entrances to buildings.

- (ii) At key intersections buildings located on corner lots shall utilize variations in building massing to emphasize street intersections as points of interest in the district. Maximum building heights shall be permitted to exceed by 25% for approximately 25% of the building frontage along each street façade.



Schematic showing how permitted variations in building massing in Old Town Hutto are calculated.

2. Pedestrian-Friendly Building Massing and Scale :

- (i) A building's massing shall serve to define entry points and help orient pedestrians.
- (ii) Buildings and/or facades shall emphasize and frame or terminate important vistas.
- (iii) Buildings in the OT-5 zones, to the extent practicable, shall maintain a 25' – 35' building facade widths or multiples thereof.
- (iv) Variations in the rhythms within individual building facades shall be achieved within any block of building facades with architectural elements such as bays, columns, doors, windows, etc.
- (v) Breaks in the predominant rhythm may also be used to reinforce changes in massing and important elements such as building entrances, terminated vistas, or corner sites.
- (vi) Porches, stoops, eaves, awnings, blade signs, arcades, colonnades and balconies should be used along commercial storefronts and they may protrude beyond the setback line provided that they do not inhibit pedestrian movement within the public right-of-way. Balconies shall have external bottom supports.



Variations in building rhythm using architectural features



Building massing used to emphasize entrances



Allowed encroachments into the setback line



Retail buildings with balconies and architectural details that add interest along the streetscape

3. Feature Buildings

- (i) Buildings which are located on axis with a terminating street or at the intersection of streets shall be considered as Feature Buildings. Such buildings shall be designed with features which take advantage of that location, such as an accentuated entry and a unique building articulation which is off-set from the front wall planes and goes above the main building eave or parapet line.



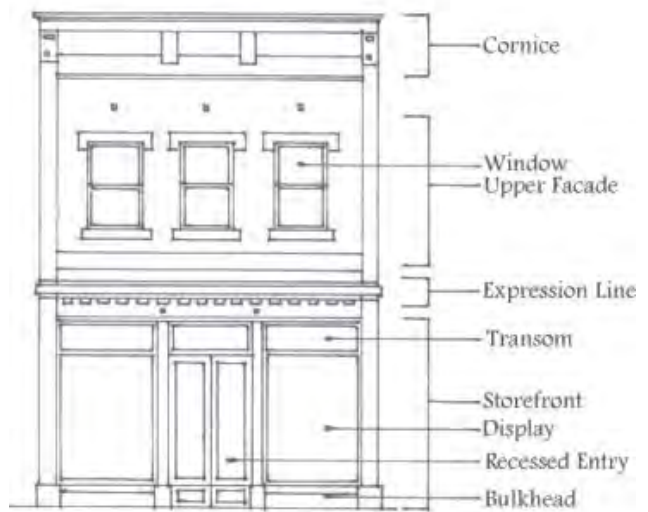
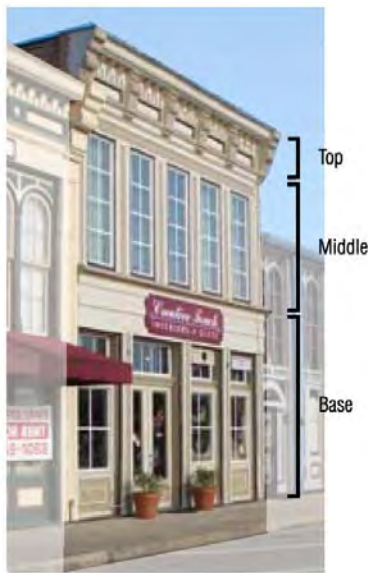
Recommended treatment of terminated vistas



Not recommended treatment of terminated vistas

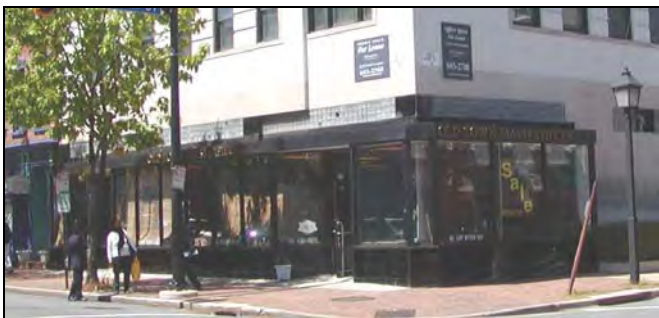
4. Architectural Elements and Storefronts:

- (i) Buildings shall be designed and built in tri-partite architecture so that they have a distinct base, middle, and top.



Figures showing desired architectural elements in Shopfront buildings

- (ii) Architectural elements shall be designed to the appropriate scale and proportions of the selected architectural style. For example, building designs based on an Art Deco style shall utilize architectural elements of a scale and proportion characteristic of that style.
- (iii) An expression line or equivalent architectural element shall delineate divisions between floors of all buildings, and a cornice shall delineate the tops of facades that do not utilize a pitched roof. For retail storefronts, a transom, display window area and bulkhead at the base shall be utilized.
- (iv) Infill buildings shall maintain the alignment of horizontal elements along the block.
- (v) Building entrances may be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, porticos, porches, overhangs, railings, balustrades, and others as appropriate. All building elements should be compatible with the architectural style, materials, colors, and details of the building as a whole. Entrances to upper level uses may be defined and integrated into the design of the overall building facade. Doors and windows that operate as sliders are prohibited along A-Grid Streets Frontages.
- (vi) Roofs: Flat roofs enclosed by parapets or sloped roofs shall be used to screen rooftop mechanical equipment. Mansard roofs are prohibited and flat membrane-type roofs that are visible are prohibited.
- (vii) Doors and Windows: Generally, windows shall be oriented vertically, and bay windows shall have external bottom supports. Dormer windows shall also be vertically proportioned and slightly shorter than the windows below. In order to provide clear views of merchandise and perceived connections.
- (viii) Transparency required: For all new construction and renovation in the OT-5H and OT-5C zones, the street-level floor shall have transparent storefront windows covering no less than 70% of the façade area. Each upper floor of all building façades facing a street or plaza shall contain transparent windows covering at least 35% of the façade area. Glass curtain wall buildings are prohibited. For all new construction and renovation in the OT-5T and OT-5A zones, the required street facing façade transparency (each floor) shall be at least 30%.
- (ix) Ground floor retail building plate heights generally shall be at least 15 feet in height. Upper floor to floor heights shall be a minimum of 10 feet.
- (x) Storefronts: Retailers located at the street level shall primarily use storefronts to orient and advertise merchandise to customers. Retail buildings shall provide street-level pedestrian-oriented uses at the ground floor level. Storefronts on facade treatments that span multiple tenants shall use architecturally compatible materials, colors, details, awnings, signage, and lighting fixtures.



Retail storefronts with transparent windows



Vertically oriented windows with emphasis on corners and entrances.

5. Building Materials:

- (i) At least 80% of the street facing (except alleys) facades of all new buildings (excluding doors and windows) shall be finished in one or more of the following materials:

- Masonry (brick, stone, cast stone, rock, marble, granite, glass block and/or tile)
 - Cementitious-fiber clapboard (not sheet) with at least a 50-year warranty
 - Split face concrete block or poured-in-place concrete
 - Up to 20% Wood, metal, or Exterior Insulating Finishing System (EIFS) as an accent only
 - Roofing materials (visible from any public right-of-way): copper, factory finished painted metal, slate, synthetic slate, terra cotta, cement tile, glass fiber shingles or similar materials.
- (ii) Side facades and rear facades shall be of finished quality and of the same color and materials that blend with the front of the building. Rear facades may be painted tilt-wall or painted block matching the same color of the rest of the building if the rear façade faces an alley or is not viewable from a public street or right-of-way.

B. Specific to all OT-4 zones in Old Town:

1. Location on the street:
 - (i) All primary entrances shall address the primary street unless configured as a courtyard or forecourt building.
 - (ii) 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, the 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. Front-loaded garages on residential lots less than 50 feet wide shall not be allowed. Town homes and courtyard apartments shall utilize rear-loaded garages.



Residential townhomes with primary entrances to the street



Live-work units with bay windows

2. Pedestrian-Friendly Building Massing and Scale :
 - (i) 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.
 - (ii) The base of all residential buildings 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 elevation shall be elevated at least 18 inches above the grade of the sidewalk.

3. Architectural Elements:

- (i) 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.
- (ii) 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.
- (iii) Architectural embellishments that add visual interest to the roofs, such as dormers and masonry chimneys may be provided.
- (iv) All new residential buildings shall have windows or doors covering no less than 30% of all street facing façades.



Residential townhomes with stoops, dormers, and other architectural embellishments that add visual interest along the street.

4. Building Materials:

- (i) 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;
 - Masonry (brick; stone; man-made stone and stucco utilizing a three-step process).
- (ii) The following shall be allowed up to 25% as an accent material:
 - Wood,
 - Exterior Insulating Finishing System (EIFS) or similar material over a cementitious base, rock, glass block and tile.
- (iii) Side and rear facades shall be of finished quality and of the same color and materials that blend with the front of the building.
- (iv) Roofing materials (visible from any public right-of-way): copper, factory finished painted metal, slate, synthetic slate, terra cotta, cement tile, glass fiber shingles.
- (v) An enclosed garage or carport shall be designed and constructed of the same material as the primary building

C. Specific to all OT-3 zones in Old Town:

1. Location on the street:

- i. All primary entrances shall address the primary street.
- ii. 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, the 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. Front-loaded garages on residential lots less than 50 feet wide shall not be allowed.



Residential building with garage in line with the front façade – not permitted



Residential building with garage setback from the house

2. Pedestrian-Friendly Building Massing and Scale :

- (i) 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.
- (ii) 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 elevation shall be elevated at least 18 inches above the grade of the sidewalk.

3. Architectural Elements:

- (i) All residential buildings shall have architectural elements that are consistent in scale and proportion with the architectural style chosen for the building.
- (ii) 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.
- (iii) 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.



Examples of single-family residential structures with recommended architectural elements

- (iv) Architectural embellishments that add visual interest to the roofs, such as dormers and masonry chimneys may be provided.
- (v) All new residential buildings shall have windows or doors covering no less than 30% of all street facing façades.

- (vi) 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.
5. Building Materials:
- (i) The following shall be permitted finishes for street fronting facades of all residential buildings. No more than 3 different materials shall be used on any single facade:
 - Cementitious-fiber clapboard (not sheet) with at least a 50-year warranty;
 - Masonry (brick; stone; man-made stone and stucco utilizing a three-step process).
 - (ii) The following shall be allowed up to 25% as an accent material:
 - Wood,
 - Exterior Insulating Finishing System (EIFS) or similar material over a cementitious base, rock, glass block and tile.
 - (iii) Side and rear facades shall be of finished quality and of the same color and materials that blend with the front of the building.
 - (iv) Roofing materials (visible from any public right-of-way): copper, factory finished painted metal, slate, synthetic slate, terra cotta, cement tile, glass fiber shingles.
 - (v) An enclosed garage or carport shall be designed and constructed of the same material as the primary building