

Chapter 7 Historic preservation

10.701 Intent

Although Hutto was established in 1911, the vast majority of its development took place in the 21st century. With a small percentage of its buildings being built before 2000, it is especially important to protect and perpetuate those older, inimitable elements of the built environment-individual structures, street grid and the urban fabric-that are cited with contributing the most to the unique character and small-town charm of the city.

Historic preservation regulations are intended to:

- Enhance and perpetuate landmarks and districts of historical, cultural, architectural or archeological importance that represent or reflect distinctive and important elements of Hutto’s historical, cultural, architectural, archeological, social, economic, and ethnic heritage.
- To promote the preservation and conservation of Hutto’s heritage, architecture, and culture.
- Educate elected officials, appointed bodies, city departments, and the public about the heritage of Hutto and the benefits of historic preservation.
- Foster civic pride by recognizing accomplishments of the past.
- Protect and enhance the attractiveness of city neighborhoods to visitors and prospective residents, and support and stimulate the economy.
- Encourage appropriate land uses that respect the historic character and development of significant sites, features, structures and neighborhoods.
- Engage the public in discourse on the preservation of the city, its benefits, and participation in planning for historic preservation.
- Encourage the stabilization, restoration and improvement of property and property values.
- Maintain a generally harmonious outward appearance of historic structures, which are compatible and complementary in scale, form, color, proportion, texture and material.

10.702 Historic preservation officer

The Historic Preservation Commission must appoint a qualified Development Services staff member to serve as Historic Preservation Officer. The Historic Preservation Officer will administer this chapter and advise the Historic Preservation Commission on submitted matters. The Historic Preservation Officer is also responsible for coordinating the city’s historic preservation activities when delegated, and maintaining and updating the city’s historic resources survey.

10.703 Historic districts

10.703.1 Applicability

This section applies in the following areas.

City of Hutto conventional zoned areas	City of Hutto FBC Form Based Code zoning district	City of Hutto OT Old Town zoning district	Hutto extraterritorial jurisdiction (ETJ)
Yes	Yes	Yes	No

10.703.2 Creation of historic districts

10.703.2.1 Designation of historic districts

An historic district may be established to preserve property, buildings, structures and areas of exemplary architectural, archaeological, cultural or historic value.

The process for creating a historic district is the same as for rezoning a property. The original zoning district remains, with a historic overlay (H zone).

Determination of sites and landmarks appropriate for historic district designation are evaluated using the following criteria:

- Significance in history, architecture, archaeology or culture.
- Association with certain events that made a significant contribution to the broad patterns of local, regional, state or national history.
- Association with the lives of significant persons in the past.
- Embodiment of the distinctive characteristics of an architectural or engineering type, period or method of construction.
- Representation of the work of a master designer, builder or craftsman.
- Representation of an established and familiar visual feature of the community.
- Possession of archaeological value in that it produced or can be expected to produce data affecting theories of historic or prehistoric interest.

10.703.2.2 Designation of individual buildings

Buildings in a historic district are designated as either contributing or noncontributing.

- A contributing structure or site adds to the historical integrity or architectural qualities that make the historic district significant. A contributing structure or site helps make a historic district “historic”.
- A noncontributing structure or site does not add to the historical or architectural qualities of the district either because it was not present during the time of significance, or because of alteration so extensive it is no longer recognizable as having been present during the time of significance. Noncontributing structures and sites are exempt from the certificate of appropriateness review process and from conforming to historic district design requirements (but not other design standards).

On designation of properties in an historic overlay district, designation of contributing and noncontributing structures will be recorded. The record will be considered part of city’s official zoning map, even if it is not on the main map. Building designation may also be recorded with the county and the tax appraisal office.

10.703.3 Designation of initial historic district

Parcels inside the 1911 incorporation boundaries and the site of the Hutto Grain and Gin Co-op are designated as the initial historic district. The historic overlay district will apply to the initial historic district and underlying zoning.

10.703.4 Uses not affected by historic designation

Historic district designation will not affect the present legal or legal nonconforming use of a property. Uses that requires the demolition, razing, remodeling, or alteration of buildings or structures in a historic district that will affect the character of the district or a landmark are prohibited, except on conformance to the terms of this code.

10.704 Certificate of appropriateness

10.704.1 Applicability

This section applies in the following areas.

City of Hutto conventional zoned areas	City of Hutto FBC Form Based Code zoning district	City of Hutto OT Old Town zoning district	Hutto extraterritorial jurisdiction (ETJ)
No	No	Yes	No

10.704.2 Process**10.704.2.1 Applicability**

Any of the following changes to the exterior of a structure in a historic district, or with designated or pending historic designation, require a certificate of appropriateness.

- Visible change to the exterior of a designated contributing structure.
- Addition to a designated contributing structure in a historic district.
- Demolition or relocation of a designated contributing structure. The Historic Preservation Commission may require the owner to conform to a salvage plan as a condition for approving a certificate of appropriateness.
- Construction of a new detached structure.

The certificate of appropriateness process is detailed in Chapter 2.

10.704.2.2 Exceptions

The following changes do not require a certificate of appropriateness.

- Work that does not involve a change to material, configuration, dimension, or outward appearance, such as ordinary maintenance and repair, changes in paint color, and replacement of existing materials, will be considered in-kind repair and does not require a certificate of appropriateness.
- Work that is required for a property to come into compliance with federal and state laws pertaining to persons with disabilities.

10.704.3 Applicability before inventory and designation of contributing structures and sites

Changes described above where a certificate of appropriateness is required will be examined on a case-by-case basis, where Development Services staff will make an interim determination of whether a building or site is contributing or not, until an inventory of contributing and noncontributing sites and structures is conducted and designation made official.

10.704.4 Design standards

Projects granted a certificate of appropriateness must meet architectural standards in Section 10.503

10.705 Violations**10.705.1 Applicability**

This section applies in the following areas.

City of Hutto conventional zoned areas	City of Hutto FBC Form Based Code zoning district	City of Hutto OT Old Town zoning district	Hutto extraterritorial jurisdiction (ETJ)
No	No	Yes	No

10.705.2 Unauthorized alterations

Failure to obtain a certificate of appropriateness for changes to contributing structures or sites in designated historic districts as required by this section are considered violations of this code.

10.705.3 Demolition by neglect

10.705.3.1 Determination

Allowing a designated contributing structure to deteriorate to the point where a state of demolition by neglect occurs is prohibited. Criteria for determination of demolition by neglect include any of the following:

- The deterioration of a building(s) as specified by the International Property Maintenance Code.

10.706 Reserved
