



# 576 Texas Street

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Major Certificate of Appropriateness  
(MAJCOA 14030-2020)

Applicant: Pablo and Ana Gonzalez

Planner: Alina Barron



# Historic Preservation Commission Meeting

Request

Location

Site Plan  
& Floor Plan

Compliance

Summary

- 1. Major Certificate of Appropriateness:** request to allow a 309 square foot first-story rear addition to an existing multi-family dwelling located at 576 Texas Street in the Wilton Heights Historic District.



# Historic Preservation Commission Meeting

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- **Major Certificate of Appropriateness:**

Per Section .5809-13(F)(1), no work including exterior alteration and demolition, may be conducted on... existing or new buildings... within a designated historic district without first obtaining a certificate of appropriateness from the city.



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**SUBJECT SITE**



# Historic Preservation Commission Meeting

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North of Garey Avenue  
East of White Avenue

**SUBJECT SITE**





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North of Garey Avenue  
East of White Avenue

Council District 1

**SUBJECT SITE**



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North of Garey Avenue  
White Avenue

Council District 1

R-1 7,200, Single-Family  
Residential

**SUBJECT SITE**





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North of Garey Avenue  
White Avenue

Council District 1

R-1 7,200, Single-Family  
Residential

Wilton Heights Historic District

**SUBJECT SITE**





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North of Garey Avenue  
White Avenue

Council District 1

R-1 7,200, Single-Family  
Residential

Wilton Heights Historic District

General Plan Designation  
Residential Neighborhood

**SUBJECT SITE**































NO  
OPENING

NOTICE  
24 HOUR  
VIDEO  
SURVEILLANCE



Pitch In!  
Put Trash  
In Its  
Place













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6 EXISTING WEST ELEVATION  
SCALE: 1/8" = 1'-0"



4 EXISTING SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



7 EXISTING EAST ELEVATION  
SCALE: 1/8" = 1'-0"



5 EXISTING NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



# Historic Preservation Commission Meeting

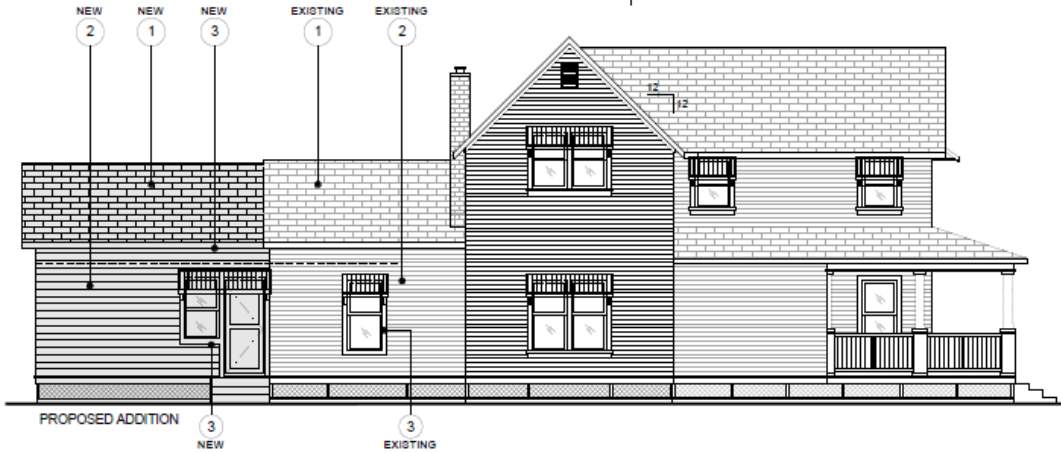
Request

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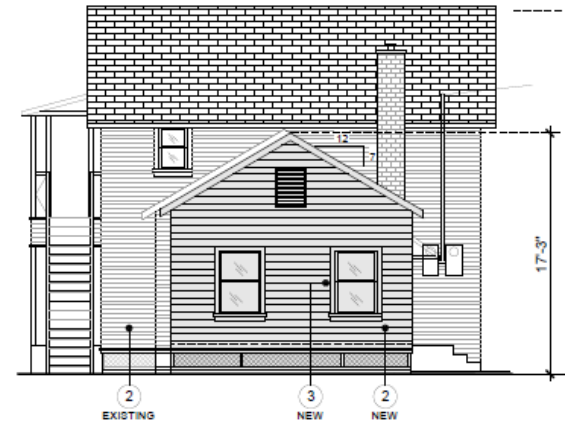
6 PROPOSED WEST ELEVATION  
SCALE: 1/8" = 1'-0"



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# Historic Preservation Commission Meeting

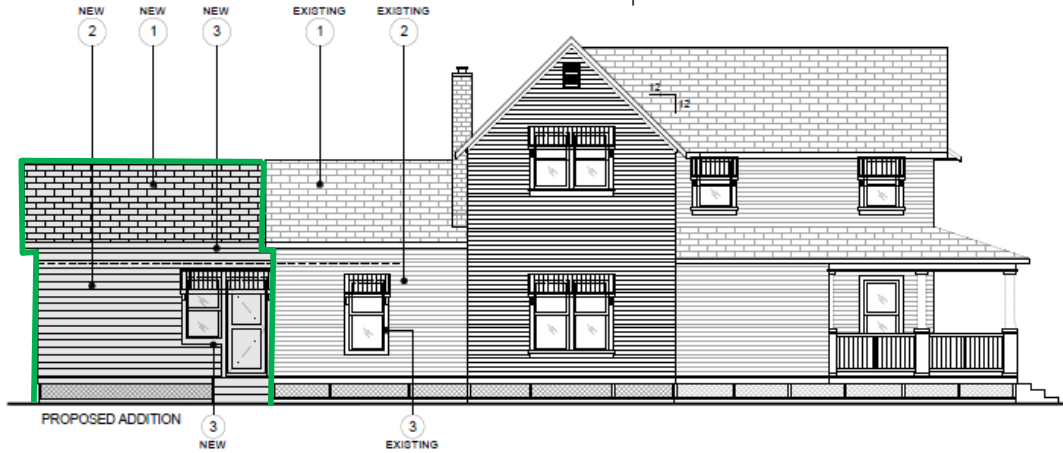
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# Historic Preservation Commission Meeting

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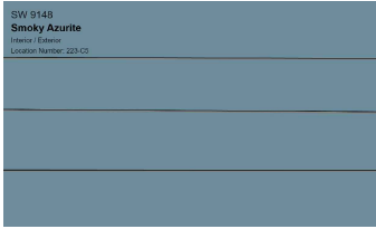
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HARDIEPLANK® LAP SIDING  
SMOOTH



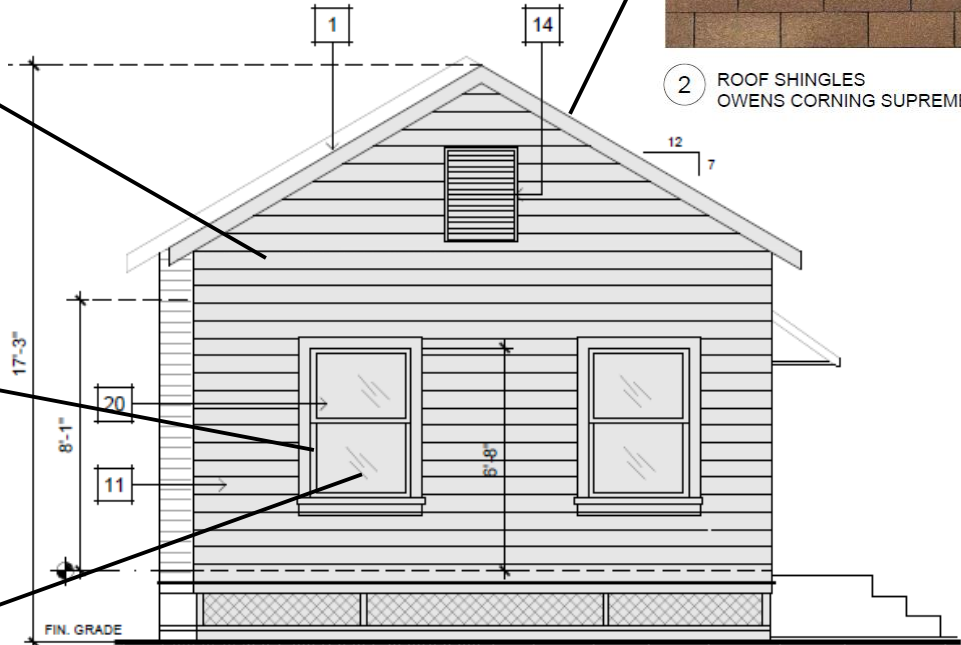
1 HORIZONTAL SIDING  
COLOR: SW 9148 SMOKEY AZURITE



3 DOOR, WINDOW AND FASCIA TRIM  
COLOR: SW 7005 PURE WHITE



2 ROOF SHINGLES  
OWENS CORNING SUPREME DESERT TAN



100 SERIES  
SINGLE-HUNG WINDOW





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## COMPOSITE - THE SMART ALTERNATIVE TO VINYL

We developed a material that is 2x as strong as vinyl, performs better when exposed to extreme temperatures and delivers exteriors that **won't fade, flake, blister or peel**. We call it Fibrex® material. It's made up of reclaimed wood fiber and thermoplastic polymer that is fused together and is unique to Andersen.

### What Is Fibrex® Material?

- A blend of 40 percent wood fiber by weight, mostly reclaimed from Andersen manufacturing processes, with 60 percent thermoplastic polymer by weight, some of which is also reclaimed.
- Blocks thermal transfer nearly 700 times better than aluminum to help reduce heating and cooling bills.
- Reduces VOC emissions because no wood preservative treatments or painting is required.
- Twice as strong as vinyl, so weathertight seals stay weathertight.
- Retains its stability and rigidity in all climates.
- A unique fabrication process blends the color with the Fibrex® material during production for long-lasting beauty.
- Resists rot, decay and fungal growth, and won't flake, blister, peel, pit or corrode\*



A two-story house with a gabled roof and a front porch. The house has light-colored siding and dark trim. An American flag is flying from a pole on the porch. There are several plants and bushes in the front yard. A white SUV is parked in the driveway on the left. The image has a blue tint.

**Built 1928**

**Re-roof 1939**

**Second Floor converted to additional unit 1948**

**Re-roof 1965**

**Exterior staircase repair 2005**





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## **Environmental**

- The proposed project may be considered for a Categorical Exemption under Article 19, Section 15301, Class 1, (Existing Facilities) of CEQA in that the proposed addition will not result in an increase of more than 50 percent of the existing floor area.

## **Noticing**

- All public noticing was completed as required by law.
- No opposition has been received to date.



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- The project meets each of the four (4) findings for a Major Certificate of Appropriateness as required per Section .5809-13(F)(6).
- The project is also consistent with the SOI standards and Historic Preservation Design Guidelines.





# Historic Preservation Commission Meeting

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Staff recommends that the Historic Preservation Commission adopt the attached resolution approving Major Certificate of Appropriateness (MAJCOA 14030-2020), subject to conditions.