



CITY OF CAMPBELL
Community Development Department

February 12, 2021

NOTICE OF PUBLIC HEARING
Historic Preservation Board
This meeting will be conducted on Zoom

Notice is hereby given that the Historic Preservation Board of the City of Campbell has set the time of 5:00 p.m., or shortly thereafter, on Wednesday, **February 24, 2021**, for a Public Hearing to consider the application of Michele Babb for a Modification (PLN-2021-23) to a previously approved Historic Resource Alteration Permit (PLN-2020-12) to allow removal of existing siding to be replaced with stucco as part of the ongoing construction of an approximately 800 square-foot rear addition to an Alice Avenue Historic District property commonly known as the Mary Fablinger House, located at **20 Alice Avenue**. Staff is recommending that this project be deemed Categorical Exempt under CEQA.

This Historic Preservation Board meeting will be conducted via telecommunication and is compliant with provisions of the Brown Act and Executive Order N-29-20 issued by the Governor.

While members of the public will not be able to attend the meeting in person, anyone interested may register to electronically participate in this Zoom HPB meeting at https://us02web.zoom.us/webinar/register/WN_rzSVSHyHSX65U42rjhaR1A. The complete HPB agenda packet will be posted by Friday, February 19th, on the website at <https://www.ci.campbell.ca.us/AgendaCenter/Historic-Preservation-Board-4>, and will include all materials for this meeting. Please be advised that if you challenge the nature of the above project in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice, or in written correspondence delivered to the City of Campbell Historic Preservation Board at, or prior to, the Public Hearing by email to planning@campbellca.gov. Questions may be addressed to the Community Development Department at (408) 866-2140. Plans and architectural drawings may be viewed by Friday, February 12, on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Historic Preservation Board.'

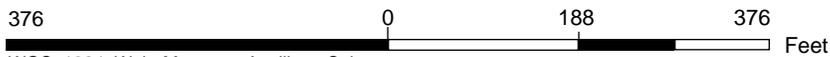
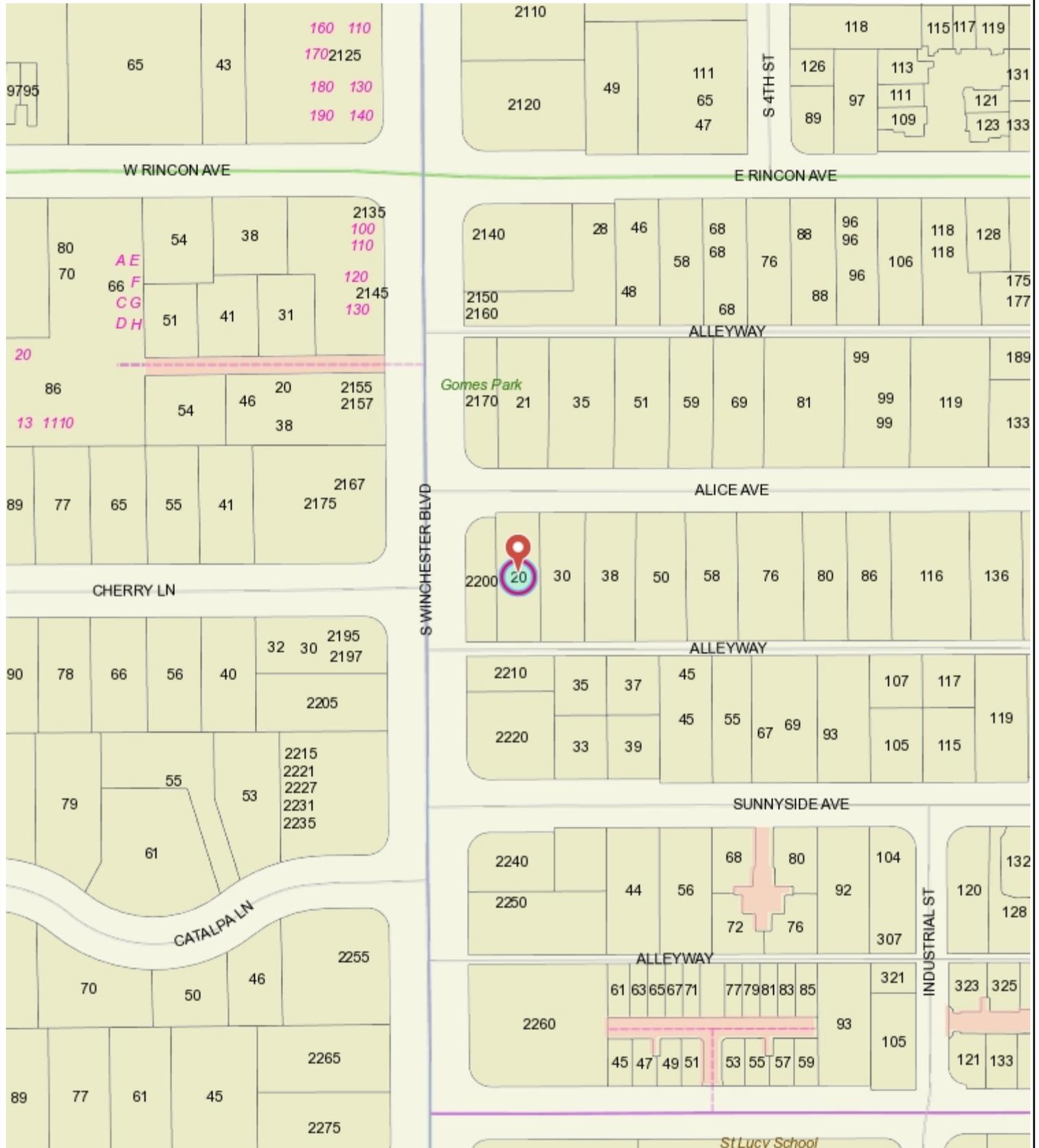
In compliance with the Americans with Disabilities Act, the City of Campbell will generally, upon request, provide appropriate aids and services leading to effective communication for qualified persons with disabilities so they can participate equally in the public hearings, including qualified sign language interpreters, listening assistive devices, and other ways of making information and communications accessible to people who have speech, hearing, or vision impairments. Anyone who requires auxiliary aid or service for effective communication should contact the City Clerk's Office at 70 N. First Street, Campbell, CA 95008, (408) 866-2117 or ClerksOffice@campbellca.gov at least one week prior to the meeting. Hearing impaired or TTY/TDD text telephones users may contact the City by dialing 711 for California Relay Service (CRS) or by telephoning any other service providers' CRS telephone number.

HISTORIC PRESERVATION BOARD
DANIEL FAMA
SECRETARY

PLEASE NOTE: When calling about this Notice, please refer to: **20 Alice Avenue**



Location Map - 20 Alice Ave



WGS_1984_Web_Mercator_Auxiliary_Sphere
Campbell IT, GIS Services

Scale 1:2,257

This map is based on GIS Information and reflects the most current information at the time of this printing. The map is intended for reference purposes only and the City and its staff is not responsible for errors.

February 9, 2021

Re: 20 Alice Ave., Campbell CA 95008

Dear City of Campbell Historic Committee Members:

I write this letter in response to Daniel Farma's request for a written statement explaining why I would like to replace the existing panel siding on my home with stucco. I have paid the application fee, and Daniel has agreed to publish a newspaper advertisement.

The reasons that I would like to replace the existing panel with stucco are as follows:

1. **Heating and Cooling Issues:** The original part of my home was built in 1939 without any installation in the walls. The walls consist of the plaster walls, frame, and the panel siding is hung directly on the frame with chicken wire. There is no insulation between the plaster walls, home frame, and the home siding. As a result, the home is very difficult to keep warm in the winter and very difficult to keep cool in the summer. Last summer, I had to send my son to live with his father for a week because it was so hot that the new air conditioner which I installed about a year ago could not keep the home cool enough to sleep comfortably. There were months this past summer where it would cost me approximately \$400 to cool my approximately 900 square foot home. The home is not energy efficient and this is not good for the environment. In fact, PG&E has sent me notices about my energy usage, but to date, there has been nothing that I have been able to do to remedy this situation. However, during construction of the addition to my home, my contractor, Reza, of Aria Build and Construction, informed me that if I were to add stucco on the existing siding of the home, it would significantly impact the heating and cooling situation by creating an additional level of insulation on the exterior of the home.
2. **Adding Insulation to the Existing Walls Would Cause Significant Damage at Significant Expense.** Because the interior of the existing home is plaster and the exterior is frame, chicken wire and panel siding, the only place that I am currently able to put insulation in the existing portion of the home is the attic. To add insulation to the walls of the home would require destroying

the plaster walls and spending tens of thousands of additional dollars in demolition and repairs. Also, I already had insulation installed in the attic when I moved into the home in 2018 and doing so provided little if any noticeable relief with the heating and cooling situation.

3. **Decreased Value of Home:** The original part of my home was built in 1939 and the wood panel is no longer being constructed. The closest wood panel that my contractor could find is nearly double in size and would be an eye sore for anyone viewing the home from the street (my home can be seen from Winchester) and any future buyer, and as such, would significantly decrease the value of the home and Alice community. On the other hand, adding stucco to the home will align with many of the other homes on the street and add value to the entire Alice community. Furthermore, other than adding stucco to the siding, I intend to fully keep the farmhouse style of the home with the round edge panels and shutters, and my contractor has confirmed that this is possible to do.
4. **Significant Additional Unforeseen Cost:** The only way we can move forward with putting panel siding on the outside of my home is to have it custom made. At the time that I applied for the permit and received approval from the Historic Committee to proceed with my building plans, neither my contractor nor I were aware that we would need to have the paneling custom made. This is a significant unforeseen cost to my contractor.
5. **Additional Delays in Completing Addition:** Having the panel custom made will also result in significant delays to the completion of the addition itself, continuing to make our living situation untenable. I applied for the permit to build the home in September of 2019. Due to significant delays, partially due to covid-19 delays during the permitting and approval process, it has been over a year and a half since my initial application and, although my contractor has made quick and significant progress over the last couple of months since I received the building permit, the home addition has not been completed and is not yet livable. My fiancé and I have four children and a dog, and five of us are currently living in the existing two-bedroom, one bathroom home, while we wait for the addition to be completed. My 21-year old daughter is moving home in April to live with us (because of the continued covid-19 remote learning situation), making our living situation--if the addition is not completed before April--even more untenable. My fiancé and I have been sleeping on the living room couch this entire time as we wait for the addition to be completed. We really would like to be able to complete the addition as soon as possible, so that we can please move into the new additional space. We request to move forward with the stucco,

which can be started immediately, to avoid the additional delays associated with waiting for the custom siding to be made.

Based on the foregoing five reasons, I am requesting permission to add stucco siding to my existing home and addition.

Thank you in advance for your consideration and time.

Sincerely,

Michele Babb