



**Historic Preservation Board**  
**REGULAR MEETING MINUTES**  
**Wednesday, July 22, 2020 | 5:00 PM**  
**Zoom Meeting**

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**CALL TO ORDER**

The Regular Historic Preservation Board meeting of July 22, 2020, was called to order at 5:09 p.m., via Zoom, by Chair Foulkes, and the following proceedings were had to wit.

**ROLL CALL**

HPB Members Present:

Michael Foulkes, Chair  
Yvonne Kendall, Vice Chair  
Susan Blake  
Laura Taylor Moore  
Todd Walter

HPB Members Absent

None

Staff Members Present:

Daniel Fama, Senior Planner  
Corinne Shinn, Recording Secretary

**AGENDA MODIFICATIONS OR POSTPONEMENTS**

None

**APPROVAL OF MINUTES**

1. Approval of Minutes of January 22, 2020.

**Motion:** Upon motion of Member Kendall, seconded by Member Blake, the Historic Preservation Board approved the minutes of the meeting of January 22, 2020. (5-0)

2. Approval of Minutes of February 26, 2020.

**Motion:** Upon motion of Member Moore, seconded by Member Blake, the Historic Preservation Board approved the minutes of the meeting of February 26, 2020. (4-0-0-1; Member Kendall abstained)

**ORAL REQUESTS**

None

**BOARD AND STAFF ANNOUNCEMENTS****3. 1940 Hamilton Avenue – Historic Review (*Informational Only – No Action Required*)**

The owner of 1940 Hamilton Avenue commissioned an historic review of the property, prepared an historic resource consultant. The consultant's materials were peer-reviewed by the City's Architectural Advisor Mark Sandoval, who concurred with the determination that the property does not meet any of the minimum threshold eligibility requirements needed to be listed on the California Register of Historic Resources or as a local historic resource by the City as either a Structure of Merit or a Landmark property.

- Historic Review Materials
- Peer-Review Memo (Mark Sandoval)

Planner Daniel Fama advised that this item is informational only as this property is not included on the HRI (Historic Resource Inventory).

Member Blake:

- Reported that she had reached out to this property's current owner to suggest consideration of addition to the HRI.
- Advised that that property owner was not interested at all in historic designation.
- Pointed out that this property was presented with a commendation after the remodeling of the house on this property for commercial use.
- Lamented that many years ago the then-owners of this house wanted to donate the structure to the City if the City found a property on which to relocate it.
- Admitted that "we" did not succeed in that task.

Chair Foulkes asked staff if any changes to the existing structure would be brought forth to the HPB.

Planner Daniel Fama replied no. He said that oversight would not be within the purview of the HPB but rather would be reviewed by the Planning Commission.

Member Moore:

- Pointed out that this situation reflects the "downside" of our preservation ability.
- Said in that in her opinion there is no question that this house should be considered potentially historic when one looks at it.
- Suggested that the consideration of materials salvageability should be looked into if/when this structure were to be completely demolished.

Planner Daniel Fama said that suggestion could be considered when this project is submitted. Either that the building be allowed to be relocated in whole or as architectural salvage of any viable materials.

Chair Foulkes:

- Stated that he was surprised about the data provided in the peer review responses.
- Admitted that he agrees with Member Moore that if this house is not considered historic-worthy, what is?

- Opined that this house seems to be the most historic in appearance. More than others that are on the HRI. However, this one is not included on the HRI.
- Reminded that the HPB wants to preserve its buildings rather than tearing them down. This structure seems more valuable than others that are on HRI.
- Reiterated that the goal of the HPB is to push hard to encourage worthy structures from being kept and well-maintained as historic structures.
- Stated that this situation here perplexes him.
- Added that he finds it unfortunate that review of plans for this structure will not come to us (HPB).

Member Moore:

- Reported that the original owner of this home was named Hamilton.
- Suggested it might behoove doing some research to see if this home is named for something unrelated to Campbell such as Mt. Hamilton.
- Stated perhaps the house was named by the circa 1840's original Hamilton Family that was important to Campbell.
- Pointed out that that Hamilton Avenue itself comes through their property and may be the reason for naming both the house and Hamilton Avenue.

Planner Daniel Fama said he, as a city planner, is not able to dispute what the owner's historic consultant has prepared. That report was properly peer-reviewed for the City by Mark Sandoval.

Member Kendall said that many properties included on the HRI are not considered to be either Structures of Merit or Historic Landmarks.

Planner Daniel Fama:

- Said that the HIR lists Structures of Merit, Historic Landmarks and potentially historic properties.
- Reminded that a property owner has to agree and sign-on in order to be added to the HRI.
- Added that the City would have required the owner to pay for a historic evaluation on this structure if they hadn't already had one prepared pro-actively as they did.
- Concluded that now when they bring forth their redevelopment proposal for a new office building, that requirement (box) is already checked.

Chair Foulkes:

- Agreed that the report provided has gone through all the right channels.
- Added that it serves as an example of why our current system doesn't work.
- Suggested that the process should work differently in the future.

Member Kendall asked staff what it would take to update the HPB Ordinance.

Planner Daniel Fama replied he would first need to discuss that topic with Director Kermoyan and get back to the HPB with a response.

Member Walter:

- Asked staff if there's a way HPB can have Mark Sandoval provide it with some "lessons learned" outline to help us moving forward with other structures(s) in the future.
- Suggested Mark Sandoval might be able to explain/compare other properties to this one.

Planner Daniel Fama:

- Said that the bigger issue is how the criteria is set up and how they interpret it.
- Added that he would see if Mark Sandoval is willing to provide that feedback.
- Suggested that request be postponed until he can get direction from Director Kermoyan and perhaps Council.
- Explained that Council has to buy off on new projects that require staff time to process such an update and ensure it is a priority to Council to allow it.

Chair Foulkes suggested taking further discussion of this proposal off-line and bring it back when appropriately sanctioned.

## **PUBLIC HEARING**

### **4. 20 Alice Avenue – Tier 1 Historic Resource Alteration Permit (Resolution/Roll Call Vote)**

Public Hearing to consider the application of Barzin Keyhankhadiv for a Tier 1 Historic Resource Alteration Permit (PLN-2020-12) to allow 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 Categorically Exempt under CEQA.

Planner Daniel Fama:

- Reported that the applicant is requesting a Tier 1 Historic Resource Alteration Permit for a residence on 20 Alice Avenue. This home is located east of Winchester Boulevard.
- Said that the owners are proposing an approximately 800 square addition to an existing single-family residence.
- Advised that this home is not a Landmark but is located within an Historic District (Alice Avenue Historic District).
- Stated that staff has worked with the applicant to ensure compliance with standards.
- Pointed out that the addition is proposed for the back of the home.
- Said that the siding of the new portion of this home would be thicker so as to be obviously different from the older and new sections of this home.
- Recommending the HPB adopt a resolution approving this application.

Member Blake:

- Reminded that these applicants came before the HPB a few years ago with a larger addition.
- Added that HPB worked with them on their project and it then went on to the Planning Commission where it was approved.

- Pointed out that this proposal under consideration this evening is less large and doesn't affect the garage at the back as the original approval would have done.
- Stated that this is a very nice design and she supports it with no hesitation.

Member Moore concurred.

Member Kendall concurred as well.

Chair Foulkes opened the Public Hearing for Agenda Item No. 4.

There was no one present wishing to speak.

Chair Foulkes closed the Public Hearing for Agenda Item No. 4.

Chair Foulkes asked if there are any thoughts or comments from the HPB.

Member Kendall:

- Said that this is a well-designed project.
- Recounted that Alice Avenue is a narrow street with lots of street parking along both sides.
- Added that it can sometimes be challenging to drive down Alice Avenue.
- Suggested that as part of the site management condition of approve that the project be required to have its trucks arrive and depart from Winchester rather than driving a long way on Alice Avenue from the other direction.

Chair Foulkes:

- Echoed the comments of the other HPB Members.
- Said that this project provides thoughtful design.
- Added that it is the kind of project that the HPB likes to see that upgrades the livability of the home while retaining its historic architecture as seen from the street frontage.

**Motion:** Upon Motion of Member Blake, seconded by Member Moore, the Historic Preservation Board adopted Resolution 2020-04 approving a Tier 1 Historic Resource Alteration Permit (PLN-2020-12) to allow 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, with the added condition to require project construction related truck traffic to access the project site from Winchester Boulevard , by the following roll call vote:

**AYES:** Blake, Foulkes, Kendall, Moore and Walter

**NOES:** None

**ABSENT:** None

**Abstain:** None

## **NEW BUSINESS**

Member Kendall advised that she has to recuse from participating on this item as she resides within noticing distance to this property. She left the meeting during the discussion on this request.

### **5. 204 Alice Avenue – Review of Windows**

Approval of windows as required by an approved Tier 1 Historic Resource Alteration Permit (PLN2019-110) for property located at **204 Alice Avenue**.

Planner Daniel Fama:

- Reported that the Board needs to approve the windows being proposed for this property.
- Added that the proposed materials are identified in packet.
- Advised that the property owners are present this evening.

Chair Foulkes asked if there were questions for staff. There were none.

Chair Foulkes opened the Public Hearing for Item No. 5.

Marie & Kornel Kovacs, Applicant/Owners of 204 Alice Avenue, introduced themselves.

Marie Kovacs:

- Reminded that wood windows were originally approved for this house when the previous owners owned the home.
- Stated that she and her husband, Kornel, would like to consider use of wood-clad windows instead due to the cost and maintenance differences.

Kornel Kovacs:

- Showed examples of what was originally approved (all wood) with what they are now proposing instead (wood-clad).
- Pointed out that all-wood windows require lots of maintenance and upkeep while wood-clad windows offers the same outside appearance as wood but comes pre-finished. That equates to no maintenance being required for years to come. These wood-clad windows withstand weather better. They shrink less and stay as beautiful as the day they were installed into the future.
- Assured that these wood-clad windows would look exactly the same with a significant price difference. All-wood windows for this project would cost \$9,000 while the wood-clad windows for this project would cost \$5,000.

Chair Foulkes opened the Public Hearing for Item No. 5.

Chair Foulkes asked for comments from the HPB.

Member Walter:

- Pointed out that the HPB has allowed aluminum and similar wood-clad windows in previous projects as long as they match the house.

- Admitted that he is fine with this proposed product and would himself want to put in wood-clad windows versus solid wood.

Member Blake:

- Reminded that the Secretary of Interior Standards need to be reconsidered.
- Assured that architectural details can be matched as she did so herself.

Chair Foulkes said that what the Board has done in the past was to be a stickler for wood windows in the front elevation. He agreed that the Board needs to follow its prior more recent approvals that allowed other than wood windows.

Member Blake said that she is excited that these owners will also include shutters. She is ecstatic about that addition.

**Motion: Upon Motion of Member Walter, seconded by Member Moore, the Historic Preservation Board took action to approve a Tier 1 Historic Resource Alteration Permit (PLN2019-110) to allow fiber clad windows for property located at 204 Alice Avenue, with the requirement that said fiber-clad windows matches what is already there on this home, by the following roll call vote:**

**AYES: Blake, Foulkes, Moore and Walter**

**NOES: None**

**ABSENT: None**

**Abstain: Kendall**

Member Kendall returned to the meeting at the conclusion of Item No. 5.

## 6. Certified Local Government Annual Report

Review and approve the 2018-2019 Certified Local Government Annual Report.

Planner Daniel Fama:

- Advised that this is opportunity for the Board to review and approve this annual report as required by our CLG status.
- Added that its submittal was delayed a bit.
- Stated that it is up to the HPB to review, approve and adopt a Resolution for this action.

Member Blake said that the report was straight and well said.

Member Moore concurred.

Member Walter as well.

Chair Foulkes said that in looking at attendance records he extends his congratulations to Members Blake and Walters for their perfect attendance records.

**Motion: Upon motion of Member Kendall, seconded by Member Blake, the HPB Adopted a Resolution approving the 2018-2019 Certified Local Government Annual Report. (5-0)**

## **OLD BUSINESS**

### 7. Mills Act *ad hoc* Subcommittee Report

The Subcommittee will provide a monthly update on its activities to the Board.

Member Walter:

- Said that there are two parts to the actions of the Subcommittee.
- Advised he and Member Blake met in February with Planner Daniel Fama and Planning Intern Michael Sze. At that meeting they talked about the audit and discussed development of what criteria should be created to evaluate potential Mills Act approvals.
- Added that a letter was sent out to all eight current Mills Act holders. He and Member Blake each took on four.
- Reported that they received back information from each holder.
- Advised that the next step will be to look at materials provided by each owner and compare what was accomplished with what was included on the original Mills Act contract. This work will be split between City staff and members of the Mills Act *ad hoc* Subcommittee to determine if the materials for each home commemorate with the contract.

Planner Daniel Fama suggested that a meeting be scheduled with him and the Subcommittee.

Member Blake said that is a good idea.

Member Walter:

- Continued with the second part of the plan of the Subcommittee, which is looking at the Mills Act contract.
- Reported that they have scoured cities throughout the State to find good examples of a Mills Act Contract from which we can compare our program.
- Added that info was part of a desk item that Planner Daniel Fama sent out by email.
- Said they wrote out a first recommendation for everyone's input and revision suggestions. Once revised, the Mills Act topic would go back before the City Council with a recommendation for approval.
- Encouraged feedback from the rest of HPB.

Chair Foulkes asked if there are any initial comments from the Board.

Member Blake:

- Reminded that the City of Monrovia did a webinar that we all watched.
- Stated that it is exciting to see how they handled their Mills Act program.
- Admitted that she and Member Walter used a lot of information from Monrovia in preparing their initial draft.

Member Walter:

- Suggested that the Board send their individual comments to Planner Daniel Fama by email. Daniel can then forward them on to the Subcommittee.
- Stated that by the next meeting there can be a refined list based on the feedback received.

Planner Daniel Fama reminded all Members to use their City email not their personal.

Chair Foulkes:

- Stated that perhaps the whole next meeting could be devoted to the Mills Act.
- Pointed out that Monrovia shows just how flexible cities can be with their Mills Act contracts. Reporting and oversight can be implemented.
- Added that with issues such as windows could be assisted within the Mills Act.
- Opined that if property taxes for a Mills Act property are reduced and those savings can be used to defray rehab costs.
- Expressed support for the concept of a limited-duration Mills Act Contract. It would be nimbler.
- Said that we have unique issues in Campbell in regard to preservation. It seems as if we are not optimally utilizing the Mills Act Contracts with their long-term duration.

Member Walter referred to the desk item from Deb Craver and asked if Ms. Crave holds a Mills Act Contract.

Planner Daniel Fama replied yes.

Member Moore said that Ms. Craver provided the perfect balance for what we do. What we need to hear.

Member Blake encourage all members to review the draft materials.

Member Walter asked for Ms. Craver's address.

Member Blake replied 110 S. Second Street.

Member Walter asked if there are any questions for the Subcommittee at this time.

Chair Foulkes:

- Stated his appreciation for the time and effort of the Subcommittee.
- Added that he hopes HPB can focus on this Mills Act project.
- Pointed out that the Council has been asking for more information.
- Advised that he would be participating in a joint Zoom meeting the next day hosted by the Mayor and including all the other Board and Commission Chairs.
- Supported spending more time on this task so Member Kendall won't have to continue to recuse for much item once it is completed.

Member Blake said that the Mills Act is pretty interesting.

Member Moore agreed.

Member Walter said that it is amazing just the variety of different Mills Acts out there. We may well have the best of all by including the best aspects of others out there.

Ms. Maria Kovacs stepped forward and said she is currently going through the application packet for a Mills Act Contract. She asked if she could ask questions. They are looking to paint their home and wonders if she needs to present her proposed paint colors for approval.

Planner Daniel Fama suggested that Ms. Kovacs call him directly about the Mills Act application process and also advised her that she doesn't need approval for her paint choices. She is free to select her own paint colors.

**ADJOURNMENT**

Adjourned at 6:05 p.m. to the next Regular Historic Preservation Board meeting scheduled for **August 26, 2020**, at 5:00 PM, using Zoom.

PREPARED BY: \_\_\_\_\_  
Corinne Shinn, Recording Secretary

APPROVED BY: \_\_\_\_\_  
Michael Foulkes, Chair

ATTEST: \_\_\_\_\_  
Daniel Fama, HPB Staff Liaison