



The 400 block of West Malvern Avenue



The 100 block of North Cornell Avenue



The 100 block of East Valencia Drive



The 500 block of West Whiting Avenue

**CITY OF FULLERTON
DESIGN GUIDELINES FOR
RESIDENTIAL PRESERVATION ZONES**



ACKNOWLEDGMENTS

1996 Fullerton City Council

Chris Norby, Mayor
Peter Godfrey, Mayor Pro Tem
Don Bankhead, Councilmember
Jan Flory, Councilmember
Julie Sa, Councilmember

1996 Fullerton Planning Commission

Charles Munson, Chairman
Paul Simons, Vice-Chairman
Larry Ballard, Commissioner
John King, Jr., Commissioner
James Ranii, Commissioner
Wade Richmond, Commissioner
Mary Sandoval, Commissioner

2001 Fullerton City Council

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Don Bankhead, Mayor Pro Tem
Michael Clesceri, Councilmember
Jan Flory, Councilmember
Chris Norby, Councilmember

BACKGROUND

This set of design guidelines was adopted by the Fullerton City Council by Ordinance 2886 on March 5, 1996, as part of an Amendment to Chapter 15.17 of the Fullerton Municipal Code. Amendment A-1430 was a culmination of considerable study and public participation. Staff of the Development Services Department--in partnership with Fullerton Heritage, a local preservation organization--first drafted proposed changes to the Zoning Ordinance to achieve two basic objectives: 1) to streamline the process of review for new construction and rehabilitation work for property in the City's residential preservation zones and 2) to establish a set of guidelines that would be used to indicate how proposed improvements should be designed in keeping with the traditional character of these neighborhoods. A public workshop was conducted to explain the proposed changes. Property owners and residents from three separate neighborhoods where the design guidelines would take effect voiced solid support for the proposal. Consequently, later public hearings held before the Planning Commission and City Council were remarkable for their lack of controversy.

With the City Council's approval of Amendment A-1830 in 1996, the design guidelines were first applied to three neighborhoods. Since that time, additional neighborhoods have been given a residential preservation zone. The Residential Preservation Zones map (following this section) shows the parcels where the design guidelines are now being applied.

RESIDENTIAL PRESERVATION ZONES

These design guidelines specifically apply to residential properties found in identified neighborhoods as shown by the shaded areas on the following maps. These shaded areas are classified with a residential preservation zone--either an R-1P, R-2P or R-3P. For the properties in these preservation zones, minor construction or improvements that comply with the design guidelines may be approved by staff from the Development Services Department without further review. Only major additions or new residential dwellings proposed in the preservation zones will be subject to a more formal review for approval by the Redevelopment Design Review Committee.

The identified residential neighborhoods are characterized by post-World War I working class housing: dwellings originally intended for households with modest or middle incomes, of which most were built between 1920 and 1940. California bungalows are the predominant architectural type in these neighborhoods, but other styles are also prevalent, especially housing with a Spanish Colonial Revival design. Many of the properties still exhibit the original housing essentially intact with little alteration or addition.

At the request of property owners within these neighborhoods, the City has established a series of preservation zones--R-1P, R-2P and R-3P--and applied them to the properties of these neighborhoods.

These preservation zones allow new development and additions to existing housing, but construction is specified to be in keeping with the traditional character of the area. The adopted design guidelines are intended to indicate how proposed construction and improvements to the property should be designed to protect and retain the area's historical context--both the prevailing streetscape as well as the traditional building styles found in these neighborhoods.

As an underlying policy, **the original architectural elements of existing residences should be retained, repaired or restored rather than replaced. If such elements cannot be repaired or restored, the replacement should be made with the original type of material when possible, but when necessary, substitutions may be made with materials that match in design, texture and color. Original materials shall be proven deteriorated beyond reasonable repair before substitute materials can be considered.**

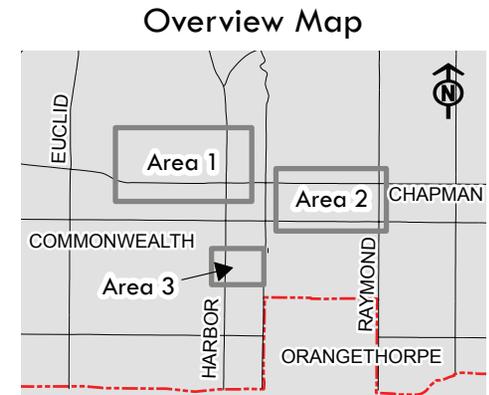
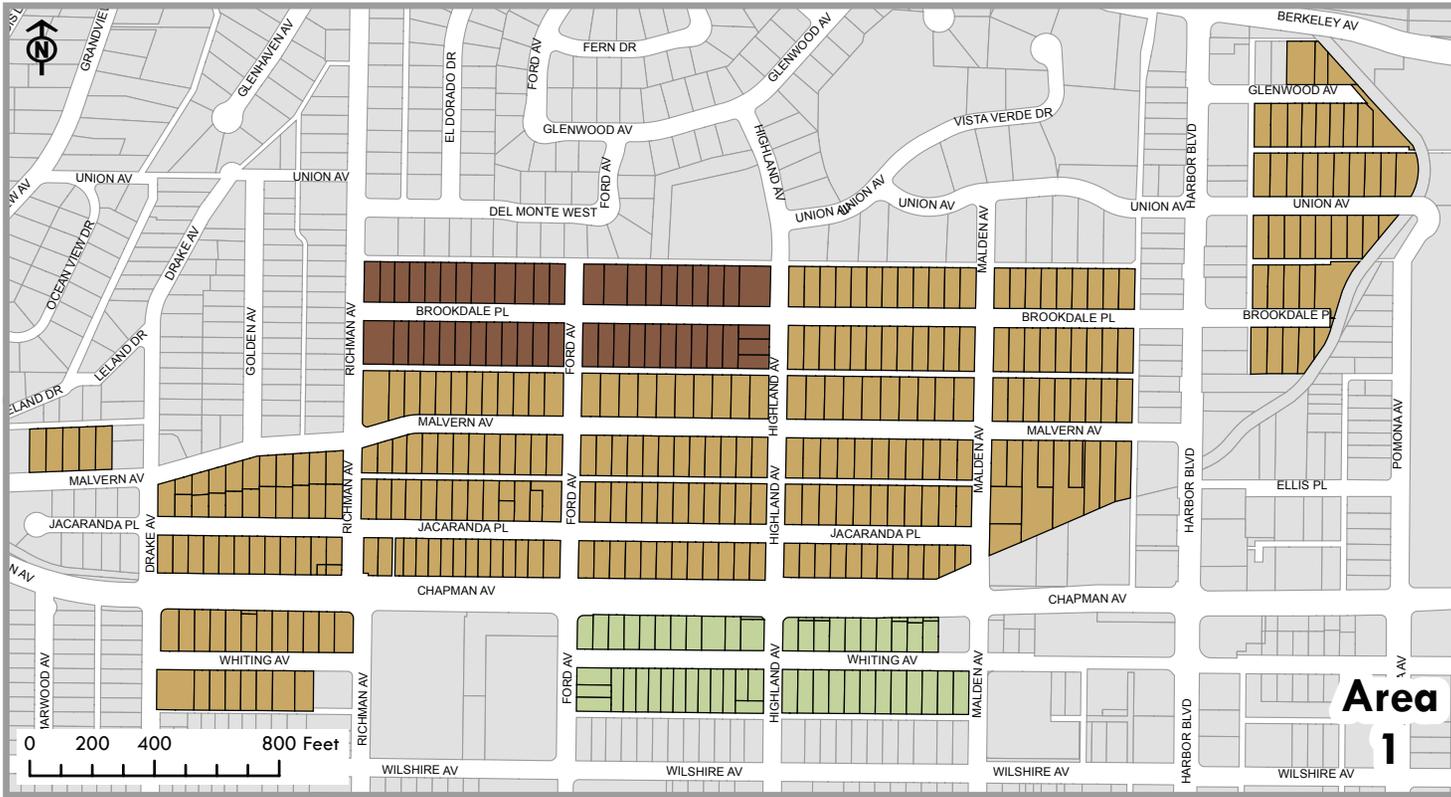
It should be noted that there are other historic areas in Fullerton that could benefit from preservation actions such as the adoption and implementation of design guidelines. Accordingly, any neighborhood that desires to be classified with one of residential preservation zones would be given some measure of protection from intrusive development or inappropriate design, as afforded by these guidelines.



Fullerton Residential Preservation Zones

Lots are shaded to indicate the year Preservation Design Guidelines were applied to the neighborhood.

- 1996
- 1997
- 2004
- 2007



The map above shows the relative location of each neighborhood within the City.



The construction of two single-family residences on the 200 block of West Whiting Avenue in 1999: the Craftsman bungalow architecture blends with the historic neighborhood of early 20th century housing.



A construction of new residences on a lot in the 100 block of North Yale Avenue in 1993: the design is representative of the 1920s architecture of the neighborhood.

DESIGN GUIDELINES FOR RESIDENTIAL PRESERVATION ZONES

These design guidelines apply to all structures within the residential preservation zones; they are in addition to the zoning standards applicable to each property. These guidelines recognize that the significance of the preservation zone results from the accumulation of historic (pre-1940) structures, rather than the architecture of isolated individual buildings. Therefore, the following criteria and standards emphasize context and compatibility with the established pattern of development in the evaluation of the design of building additions, rehabilitations or new infill structures. **The primary objective is to retain and preserve features of the building site that are important to the overall historic character of the neighborhood.**

A. General

1. New construction shall be designed in a style that is architecturally compatible with the existing structures on the property and/or structures in the immediate area.
2. New additions, exterior alterations, or related new construction shall not destroy historic features that characterize the property. The new work shall be compatible with the existing in terms of the massing, size, scale and architectural features, to protect the historic integrity of the property and its surroundings.

3. When constructing a detached garage, second unit and/or new infill construction, alternate materials such as hardboard siding, hardboard garage doors, high-density polymer (foam) architectural elements can be used where such elements and materials convey the visual appearance of the original feature.

4. For new development involving a Significant Property, as defined by Fullerton Municipal Code Section 15.48.020, any additions shall be undertaken in such a manner that if removed in the future, the historic structure would be unimpaired.

B. Building Design

1. Facades

a) Orientation - The principal facades of a new residence shall be those sides facing public streets. These facades should be oriented parallel to the street that they face.

b) Floor Elevations - The height of the floor above grade should be similar to floor height of neighboring properties. A raised floor foundation should be used in construction of new habitable space whenever possible.

c) Facade Elements - In the remodeling and the rehabilitation of an existing residence, architectural elements such as protruding bays, dormers, covered porches, and various offsets of the facade should be preserved, and in new construction, contemporary adaptations of such elements may be appropriate.

d) Additions - In order to preserve the facades of an existing residence and to generally maintain the existing character of block faces, the placement of building additions should be

discouraged within the yards adjoining public streets and should instead be confined to side and rear yards that are generally out of public view.

e) Maintenance of Facades and Elevations Facing a Public Street - Where air conditioning units, mechanical equipment, stairways, new exits, additional windows, or other such improvements must be added to accommodate a new use, these elements should be added to the least visible portions of the building. When exposed to view from the public street, such elements should be screened or have an integrated design with the existing residence.



A second unit on a corner lot at Lincoln and Wilshire Avenues: the principal facade of the new residence faces the public street.



A residence on the 200 block of North Berkeley Avenue: a good design of a railing to enclose a porch of a Craftsman bungalow.



A residence on the 500 block of West Jacaranda Place: the reconstruction of porch supports incorporates appropriate materials, dimension and scale in the design.

2. Front Entrances and Porches

a) Detailing - Railings, moldings, tilework, carvings and other detailing and architectural decorations on front entrances and porches should be typical of the style and period of the residence.

b) Enclosures - A front entrance or porch should not be permanently or fully enclosed. Removable materials may be permitted on Craftsman, Victorian, and California Bungalow style residences, if they are designed to retain the style and period of the architecture.

c) Style - Each residence should retain a front porch or entry treatment with a shape, roof form, materials, and colors that are typical of the style and period of the residence. A front entrance or porch should reflect the dominant horizontal or vertical form and profile of the residence.

3. Columns

a) Function - Columns should be permitted only as vertical supports near the front entrance of the residence or as vertical supports for porches.

b) Materials - Columns should be constructed of brick, stucco, wood, cut stone or other materials that look typical of the style and period of the residence. Metal materials are not generally acceptable for columns. Used brick is generally not suitable for an exterior material.

c) Style - Columns should be of a style typical of the style and period of the residence.

d) Width dimensions - The width of a column shaft at its widest point should be at least one-eighth of the height of the column for a one-story column, and one-tenth of the height of the column for a two-story column.

4. Windows and Doors

a) Front facade openings - The number of door openings in the front facade of the main residence should not be increased. Each story of a front facade of the main residence should contain at least two windows or one window and a door.

b) Style - The size, proportion and detailing of window and door openings located on the front and side facades of the residence must be typical of, and compatible with, the style and period of the residence. Single, fixed plate glass windows should not be allowed except as part of an original period design (e.g., transom windows and sidelights are acceptable for a Craftsman Bungalow style or large picture windows for a Spanish Revival style).

c) Shutters - Shutters should be typical of the style and period of the residence and generally match the size of the opening.



A residence on the 200 block of North Berkeley Avenue: the original features of the front façade were retained with an addition and remodel of the house in 1992.



A residence on the 500 block of West Malvern Avenue: the shutters have the proper size and design for the windows of a Spanish Colonial Revival house.



A residence on the 300 block of West Whiting Avenue: the roof of the second story addition repeats the pitch and design of the original architecture.



A duplex on the 500 block of North Malden Avenue: it exhibits an appropriate type and color of composition shingle for the mass of the roof.

5. Roofs

a) Slope and pitch - The degree and direction of roof slope and pitch should be typical of the style and period of the structure. Flat roofs may be permitted as appropriate (e.g., for Spanish Revival architecture, a covered porch or a porte cochere). Secondary roof forms for porches or dormers should also be compatible in style and placement. Generally, the roof form must be considered in the context of the existing roof forms on adjacent buildings.

b) Eaves and Overhangs - A replacement roof on an existing residence should have an overhang that is equal to the roof it replaces. Additions should maintain the same style and design of overhang, brackets, and lookout rafters. Exposed eaves, rafter tails, fascia design and material should be compatible with the existing roof style.

c) Patterns and Materials - Roof patterns and material of a residence should be typical of the architecture of the structure. Composition roofing should have sufficient thickness and texture for appearance.

d) Skylights and solar panels - Skylights and solar panels should be permitted only at locations that cannot be seen from public streets.

6. Chimneys

All chimneys must be compatible with the style and period of the residence. Chimneys on the front portion of a residence or on a corner side elevation should be finished with fired brick, stucco, or other materials that match or are compatible in texture, color and style with the residence.

C. Materials

1. In general, the only permitted facade materials are brick, wood siding, cut stone, and stucco or plaster. **The same materials should be used on all sides of the residence.** All facade treatments should be typical of the style and period of the residence, and the level of detailing shall be the same for all facades.
2. All exposed brick on facades should be fired brick.
3. Existing wood facades should be preserved as wood facades. **Covering a wood facade of an existing residence with stucco shall not be permitted.**
4. Wood shingles generally should not be permitted as a primary facade material, but they may be used in gables and on columns and foundation skirts in a manner that is typical of the style and period of the residence.
5. Material substitutes (e.g., fiberglass columns, tin cornices) will be considered during project review; however, traditional detailing and intent shall be maintained. **Any improvements, restoration or additions to an existing residence should duplicate traditional original details and materials as accurately as possible.**



A residence on the 100 block of North Cornell Avenue: a remodel of a 1920s bungalow in 1991, which does not meet the design guidelines. Although well crafted, the new construction includes the use of vertical wood siding, improper design and scale of posts supporting the roof, and the replacement of original windows.



A residence on the 300 block of West Malvern Avenue: an excellent restoration of the original features of this 1920s Craftsman bungalow in 2000.



A residence on the 300 block of West Jacaranda Place: a good use of color to accentuate architectural features.



A residence on the 400 block of East Wilshire Avenue: a good example of a front yard fence for a Craftsman bungalow.

D. Colors

1. All structures should have a predominant (base) color; the exterior colors of a residence should be compatible with, and complimentary to, the color scheme of neighboring properties.
2. Fluorescent and metallic colors should not be used on the exterior of any structure.
3. The use and color of stain should be typical of the architectural style and period of the residence.
4. Brick surfaces not previously painted should not be painted, unless it has been determined through review that painting is absolutely necessary to restore or preserve the brick, or, when adding to or renovating the existing residence, a replacement brick of similar color and texture is not obtainable.

E. Fences and Walls

1. The top edge of a fence should be along a line that is either horizontal or substantially parallel to grade.
2. Fences and walls located within the front yard setback area shall not exceed 36 inches in height. Fences and walls located along side and rear yards shall not exceed 6 feet in height. Where there is a difference in grade between adjacent properties, the maximum fence height shall be 6 feet as measured from the high-grade side and 8 feet as measured from the low-grade side.
3. The color, texture, pattern and dimensions of masonry walls, piers and pilasters should match the masonry and mortar joints

of the residence as nearly as practicable. All exposed brick should be fire bricked. Walls constructed with concrete masonry units should have a stucco finish on any side facing the public street.

4. Wrought iron and metal fences must be compatible with the style and period of the residence. If a wrought iron or metal fence is painted, the color should complement the color of the residence.

5. Wooden fences should have structural posts at least 4 inches in diameter (nominal size). The side of a wooden fence facing a public street must be the finished side. Wooden fences should be painted or stained a color that is complementary to the residence.

F. Landscape and Hardscape Features

1. The design of the residential landscaping should have a variety of plant materials. An automatic irrigation system should be installed for landscaping within the front yard.

2. All private sidewalks and curbing should be constructed of concrete or brick that matches or is compatible in texture, color, and scoring with the surrounding paving materials.

3. For driveways in new development, the minimum permitted width within the front yard is 6 feet; the maximum width is 9 feet. The driveway should be spaced a minimum of one foot from the property line of an adjacent lot.

4. Ribbon driveways are encouraged to break up the expanse of paving and to provide increased landscaping. When used, the ribbon should extend the majority of the driveway and have a minimum internal grass width of 18 inches.

G. Accessory Features

1. Porte cochere (covered entrance): An existing porte cochere should be preserved as an architectural feature and not be enclosed by fences, gates, or other structures or materials.

2. Awnings: Awnings should be designed and placed to compliment the structure's architecture; a fabric material should be used for awnings that will be seen from a public street.



A residence on the 400 block of West Malvern Avenue: a good use of awnings and a ribbon driveway.

3. Outdoor Lighting: Outdoor lighting fixtures should be compatible with the style and period of the residence and not obscure or conflict with significant architectural details of the residence. Overhead or exposed wiring and conduit for outdoor lighting is not permitted. Light from outdoor fixtures should not shine on adjoining residential properties.

H. Features within Public Rights-of-Way*

1. Mature street trees planted in parkways shall be preserved as a whole, with individual trees removed only if diseased or dying. Full consideration shall be given to the fact that the prevailing tree specie for a street is a contributing feature of the historic fabric of the neighborhood.

2. Any construction or reconstruction of a public sidewalk should be compatible in width, texture, color and scoring with the original sidewalks of the neighborhood.

3. Any installation or replacement of public streetlights should incorporate a style and placement appropriate to the neighborhood.

** Although not part of the Design Guidelines adopted by City Council in 1996, this section now represents the policy for public improvements in residential preservation zones.*



The installation of streetlights on North Lincoln Avenue in 2001: the design and placement of new light standards and lamps respects the historic nature of this neighborhood.