MINUTES OF THE REGULAR MEETING OF THE REDEVELOPMENT DESIGN REVIEW COMMITTEE

COUNCIL CONFERENCE ROOM

FULLERTON CITY HALL

THURSDAY AUGUST 27, 2009 4:00 PM

CALL TO ORDER: The meeting was called to order at 4:06 p.m. by Chairman Hoban

ROLL CALL: COMMITTEE MEMBERS Chairman Hoban, Vice Chairman Cha,

PRESENT: Committee Member Daybell, and

Committee Member Blumer

COMMITTEE MEMBERS Committee Member Lynch

ABSENT:

STAFF PRESENT: Senior Planner Eastman, and

Secretary Flores

MINUTES: MOTION made by Committee Member Daybell, SECONDED by

Committee Member Cha and CARRIED unanimously by voting members present, to APPROVE the July 11, 2009 minutes AS

WRITTEN.

PUBLIC COMMENTS

There were no public comments.

PUBLIC HEARINGS

There were no public hearing items.

OTHER MATTERS

PRESENTATION AND DISCUSSION ON PENDING PRESERVATION ZONE WINDOW SURVEY.

Senior Planner Eastman presented a report on an on-going study staff is conducting regarding window replacements in the City's Preservation zones. Senior Planner Eastman identified that the study is in process, that the presentation is for the RDRC's information only, and no determination is to be made at this time. Senior Planner Eastman identified that a difficult issue to deal with in historic preservation zones is the replacement of windows, both because they are often done without permits, and because new windows typically are not made to have the same dimensions or installation as historic windows. Senior Planner Eastman explained that the City has initiated a study with the help of an intern to identify good installation and window selections. The hope is to create a list of pre-approved windows and to identify preferred window instillation procedures. This will provide better customer service and make the process more efficient. Senior Planner Eastman described the parts of a typical pre-1940s double hung window and went over construction practices, showing sills, trim, frame, sash and other features. Senior Planner Eastman showed a

number of photographs of windows in preservation zones and discussed their various characteristics.

There was discussion regarding one of the photos of vinyl windows installed at a 539 West Jacaranda residence. The Committee discussed the vinyl widows, cladding and trim. Staff expressed concern with the vinyl siding in the photo, stating that the vinyl trim is wavy and isn't flat on the stucco. There was discussion on how a normal Spanish or Mission Colonial structure would have windows, and it was identified that there would traditionally be a bead molding (stucco stop) flush with the stucco, rather than four inch trim on top of the stucco. Bob Linnell, resident representing Fullerton Heritage, identified that windows at the Jacaranda house were changed out in one day. He didn't think the new windows look too bad, but had concerns with the trim. Committee Member Blumer thought he needed to see a better picture or the house in person to determine if the vinyl was appropriate. Chairman Hoban didn't like the "oil can" (wavy) effect. Member Daybell thought that the smooth vinyl surface looked too perfect (there is no wood grain; it looks glossy).

Staff discussed a photograph of a house that had a double hung window with half screens on the bottom panes, and a narrow post between the windows, and windows flush with the exterior siding. The positives included good window frames, and mullions applied to the outside (creates a shadow line). Senior Planner Eastman explained that when mullions are placed between window glazings, or on the inside of the window, reflections on the exterior glazing extend over the top of the grid, making the mullions appear fake, and not traditional. Committee Member Blumer said grids inside the exterior glazing are obvious and look fake.

There was discussion regarding reconstructing existing windows, the difficulty of installing window putty to caulk glazing, and the energy efficiency of existing windows. Energy efficiency was discussed using weather stripping to get better efficiency, and the need to replace old windows to also achieve better UV rated glazing and soundproofing.

There was Committee discussion stating the post between the windows in the picture is too narrow to reflect a traditional design. Committee Member Daybell asked how much detail the City wants to get into on window selection. Senior Planner Eastman clarified that this exercise will ultimately determine what is appropriate and what isn't. Committee Member Daybell stated that duel glazing on new windows may be a problem because the window is thicker than a traditional window.

Senior Planner Eastman identified the biggest problems with vinyl windows, in that they frequently are not recessed into the fenestration, have oversized sashes and stiles, and have a vinyl trim that detracts from the traditional appearance of the house.

More examples of new windows in the Preservation Zone were shown.

Committee Member Blumer asked if new guidelines would be for existing homes only, or if they would apply to existing and new homes, and additions. Senior Planner Eastman stated that the determination to have a different standard for new versus existing is yet to be determined. The RDRC is to consider if there should be a difference.

Committee Member Blumer stated that one way to address window design on a new house is to construct walls with 2x6s and recess 2x4 in window fenestrations to accommodate nail flanges. He said this method of construction ensures windows appear recessed and not flush with the exterior siding or stucco. Committee Member Blumer said two "standard"

August 27, 2009 Page 2 RDRC Minutes

details" might be needed; one for new construction, and one for existing dwellings. Senior Planner Eastman clarified that the recess can be achieved on existing houses using a "block" type window, versus a "nail flange" type. Bob Linnell stated that there should be a standard by which windows should be recessed to accommodate a perceived depth. Mr. Linnell stated there may be four or five different ways to achieve a recessed look. Committee Member Daybell stated that there are numerous different ways to do the same thing; so just having a requirement for what the recess needs to be would be good. Committee Member Blumer stated that standard details would be helpful in showing how windows could be installed. There was also discussion regarding the depth of glazing from the face of the window frame, and that some new windows have a beveled edge that is not historic in character. There was discussion as to what the depth of the window glazing's recess should be. Senior Planner Eastman reiterated the intent of this exercise is to ultimately select appropriate window manufactures and products.

Additional photos were shown of windows in the Preservation Zones. In reviewing trim detail for a house with siding, Committee Member Blumer indicated that he believes the top horizontal trim over a window should extend beyond the vertical trim on the sides of the windows. He said the trim detail is important.

Senior Planner Eastman showed a new second dwelling constructed over a garage. He discussed design features that included recessing block windows, and the use of hung windows that have good frame width. Although the windows do not have good glazing to window frame depth, it is helped by the block windows being recessed into the fenestration to create a shadow line. The Committee discussed the benefit of using a block type window instead of a nail flange.

Senior Planner Eastman showed more photos of other windows in the preservation zone. Committee Member Blumer stated vinyl windows only come in a few different colors, typically white and tan. Senior Planner Eastman clarified that some manufacturers have unique colors, including green, brown and red, but white and tan are the most common.

Additional photos of windows were shown and discussions related to their pros and cons were discussed.

Senior Planner Eastman discussed the past approach to development in preservation zones, identifying different approaches for new buildings versus existing. Senior Planner Eastman stated the City treats street views differently than views that are not seen from the public right-of-way. For instance, the City has allowed sliders in limited circumstances when hidden. In most cases these are small bathroom windows. Staff encourages wood windows facing the street, but the price is usually a detriment. Staff looks at each project in a preservation zone separately, and reviews window selections for an elevation and profile that reflects an historic character (width of sash and stiles, recess of glazing from frame, depth of window from building face, window sill, etc.). Staff also looks at trim for consistency with traditional applications, and looks for posts to be installed between ganged windows, rather than manufactured connectors between two windows. Committee Member Blumer stated that a post between two windows on a craftsman style house should have a dimension similar to the surrounding trim. Committee Member Daybell inquired whether it is better to "require", rather than "encourage" wood windows facing the street. Committee Member Daybell stated wood should be required for anything facing the street, regardless of whether the building is new or old. He thought windows facing the side property line could be vinyl as a compromise, but believes the City needs to be more critical of windows facing the street.

August 27, 2009 Page 3 RDRC Minutes

Vice Chairman Cha believed the first thing to do is to categorize different circumstances. One case is the remodeling of existing house and replacing windows; the second is when doing an addition; a third is building a new unit in an existing house; and the fourth is when a whole new house is being constructing. Vice Chairman Cha believed that there may be different requirements for each case. He stated he is bothered when one window is very different than all the other windows on the same building, and doesn't like when vinyl is used on one part, and wood on the other. Vice Chairman Cha believed requirements should be flexible to address each of the four circumstances. Senior Planner Eastman clarified that the foundation for consideration is community aesthetics, so theoretically it doesn't make a difference if the building is new or old; the windows need to fit in with the neighborhood. Vice Chairman Cha agreed with the big picture context; but believed individual standards are needed for each circumstance.

Chairman Hoban stated he supports the vinyl windows, provided they are recessed into the facade and have a nice wood sill and wood trim. He did not support retrofits where vinyl trim extends out on the sides of the window. Committee Member Blumer agreed that the retrofit vinyl trim is not appropriate. Senior Planner Eastman showed a picture of an existing building undergoing a window replacement with retrofit windows, where the stucco under the windows is damaged and the sill was removed. Chairman Hoban stated the example shown looks horrible and should not be allowed. Committee Member Blumer said that windows need to be recessed and the frames need to be specified with a certain thickness. The idea would be to have criteria that encourage a wood window; but if a vinyl window could be found with the same dimensions, then the vinyl could be used.

Senior Planner Eastman clarified the current policy is not to allow slider windows because they are not consistent with the historic era. However, the design guidelines don't specifically prohibit sliders, so the Committee might want to consider a recommendation to revise the Design Guidelines to be specific on sliders. Chairman Hoban and Committee Member Blumer discussed grid patterns and expressed that if grids are to be used, they should be applied by the manufacturer to the outside of the window.

Committee Member Daybell asked what the penalty is for people who put in windows without permits. Senior Planner Eastman was not aware of any penalties, although there is a real cost if the owner can not use the windows that are installed.

Senior Planner Eastman provided a summary of the next steps in the study and what he would like to accomplish in the coming months.

Chairman Hoban asked if there was any motion or determination needed for this item. Senior Planner Eastman stated that this was informational discussion, and no action was necessary.

STAFF/COMMITTEE COMMUNICATION

None

REVIEW OF PLANNING COMMISION/COUNCIL ACTIONS

Senior Planner Eastman gave a brief overview of recent Planning Commission actions.

August 27, 2009 Page 4 RDRC Minutes

ADJOURNMENT

Respectfully Submitted,

Jay Eastman, AICP Senior Planner