

DOWNTOWN ARCHITECTURAL REVIEW BOARD AGENDA

September 3, 2013
12:00 P.M.

Meeting Rooms D&E
City-County Government Center

160 South Macy Street
Fond du Lac, Wisconsin

I. OPENING CEREMONIES

- A. Attendance
- B. Declaration Quorum Present

II. APPROVAL OF MINUTES

- A. August 6, 2013

III. REPORTS OF OFFICERS

- A. Project Address: 78 North Main Street
Applicant: Scott Draves d/b/a/ *Blueprint Solutions*
Project Description: Repaint exterior wood siding
& trim; replace fabric
awnings.

IV. ADJOURN

DOWNTOWN ARCHITECTURAL REVIEW BOARD MINUTES

August 6, 2013
12:00 P.M.

Meeting Rooms D&E
City-County Government Center

160 South Macy Street
Fond du Lac, Wisconsin

OPENING CEREMONIES

ROLL CALL: Present: - Scott Draves (arrived @ 12:05)
Terrence Gaffney
Tom Meiklejohn III
Steve Schoofs
Brent Schumacher
Sam Meyer

Absent: - Stan Ramaker (excused)

Administrative Staff: - Joellyn Dahlin, Principal Planner

Chairperson Meiklejohn declared a quorum present.

APPROVAL OF MINUTES

July 2, 2013

Motion made by Gaffney to approve the minutes of the regular meeting of the July 2, 2013 Downtown Architectural Review Board as presented.

Seconded by Schoofs.

ROLL CALL VOTE: Aye - Gaffney, Meiklejohn, Meyer, Schoofs, Schumacher

Nay - None

Carried.

REPORTS OF OFFICERS

Project Address: 40 East Division Street

Applicant: Brent Schumacher o/b/o *Trinity*

Project Description: Install 10'-high noise reducing cedar fence.

CITY OF
Fond du Lac
DOWNTOWN DESIGN REVIEW

PROJECT APPLICATION

DATE SUBMITTED: 8-15-2013 DARB MEETING DATE: Sept. 3, 2013

PROJECT LOCATION: 78 N MAIN ST.

BUSINESS NAME: BLUEPRINT SOLUTIONS HD.

APPLICANT INFORMATION

PROPERTY OWNER: SCOTT + PAULA DRAVES

ADDRESS: 78 N MAIN ST. FLD WI 54935

EMAIL ADDRESS: scotta.d@blueprintsolutions.net

PHONE: (920) 922-3592

PROJECT REPRESENTATIVE: SCOTT DRAVES

ARCHITECT ENGINEER CONTRACTOR OTHER

ADDRESS: SAME AS ABOVE

EMAIL ADDRESS: _____

PHONE: (____) _____

PROJECT INFORMATION

- MINOR REPAIR/ALTERATIONS (PAINT, ROOF, WINDOWS)
- EXTERIOR RENOVATION
- SIGN(S)
- AWNING(S)
- BUILDING ADDITION/EXPANSION
- NEW BUILDING

DESCRIPTION OF PROPOSED PROJECT:

1. REPAINT EXTERIOR WOOD SIDING + TRIM.

2. INSTALL NEW FABRIC CANOPY RE-COVERINGS.

78 N Main St

*Current View from
Main Street
Looking West*



82 N Main St

*Current View from
Main Street
Looking Northwest*

*Current View from
Merrill Avenue
Looking Northeast*





Sunbrella ~ Moreland Clay '4882-0000'

Dutchboy ~ Subtle Squash 'C8-2'

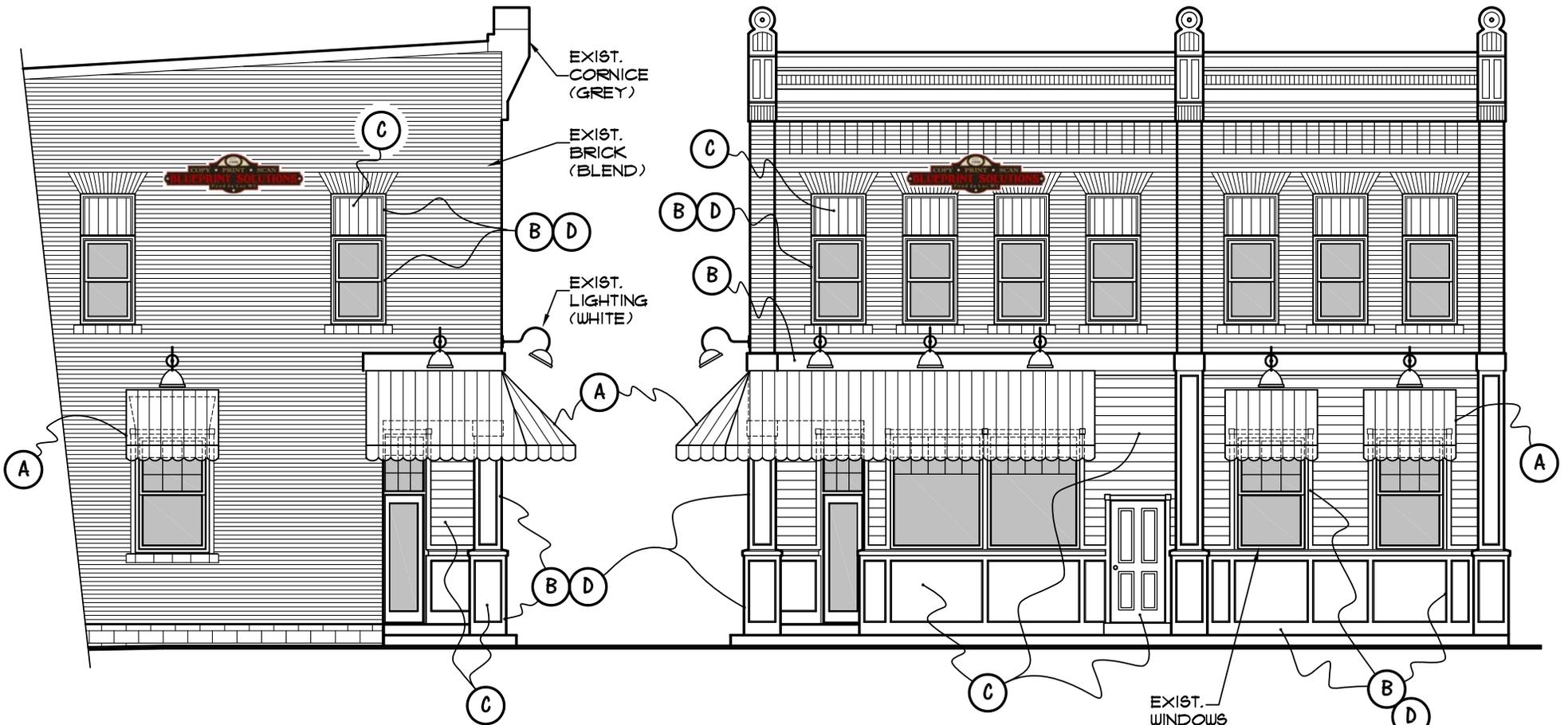


Dutchboy ~
Butterscotch
Candy
'B5-2'

Dutchboy ~
Bulldog
'B-15-1'



~ Sample Window ~



EXISTING "PARTIAL"
South Elevation

Scale: 1/8" = 1'-0"

EXISTING
East Elevation

Scale: 1/8" = 1'-0"

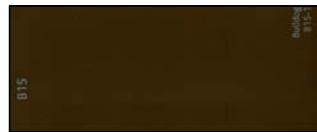


(A)

CANOPY FABRIC

"SUNBRELLA"

Moreland Clay 4882-000



(B)

TRIM DETAILS

"DUTCHBOY"

Bulldog 'B15-1'



(C)

PANELS & SIDING

"DUTCHBOY"

Subtle Squash 'C8-2'



(D)

COVE ACCENTS

"DUTCHBOY"

Butterscotch Candy 'B5-2'

CITY OF
Fond du Lac
DOWNTOWN DESIGN REVIEW

P R O J E C T R E V I E W

DARB MEETING DATE: September 3, 2013

PROJECT NUMBER: 2013-07

PROJECT LOCATION: 78 North Main Street

BUSINESS NAME: Blueprint Solutions

COMMUNITY DEVELOPMENT STAFF REVIEW: Joellyn Dahlin, Principal Planner

HISTORIC: N/A

PROJECT: Repaint exterior wood siding & trim; replace fabric awnings.

The Downtown Architectural Board cannot waive, modify or allow any deviation from the requirements of the Building Code, Zoning Code or any ordinances or regulations. An appeal of a decision of the Downtown Architectural Review Board may be considered by the Board of Appeals.

PROJECT COMPLIES WITH ZONING CODE REGULATIONS
Downtown Design Overlay District

The proposed changes to the building do not conflict with zoning code regulations.

PROJECT COMPLIES WITH DOWNTOWN FOND DU LAC PARTNERSHIP
DESIGN GUIDELINES

To be determined by Downtown Architectural Review Board.

DOWNTOWN DESIGN DISTRICTION REGULATIONS – FOND DU LAC ZONING CODE

- **CONTEXT** New design elements should match or complement the structure. The visual continuity of roofs and contributing elements should be maintained in new building/addition design.
- **BALANCE & PROPORTION** The vertical pattern of building elements should be compatible with buildings in the area. The horizontal pattern of windows and doors should be spaced at regular intervals and be compatible with buildings in the area.
- **UNITY & THEME** Consistent style and purpose.
- **COLOR & MATERIALS** Elements applicable to a building exterior visible to a public street and/or alley:
 - **Building color** should be non-reflective and relate to neighborhood patterns. High intensity, florescent, day glow, neon and metallic colors are discouraged.
 - **Primary exterior building materials** should be similar or complementary to neighboring buildings. Combination of primary and secondary materials may be used for side or rear elevation not exposed to view from a public street.
 - **Acceptable materials:** Glass, brick, ceramic tile, terra cotta, cultured stone, cut stone, carved stone, stucco, EIFS, wood, decorative concrete block. Stone or brick should be of consistent size and coloration. OSB or similar materials prohibited; non-decorative concrete block, pre-engineered metal building systems and sheet metal is discouraged. Metal roofs, decorative metal and metal accents may be considered.
 - Utilize traditional storefront design theme of horizontal and vertical rhythms formed by building openings, columns, cornices, kick plates, sign bands, large display windows and transom windows for new nonresidential buildings.
 - Brackets, wiring, meter boxes, gutters, downspouts and other appurtenances must be colored to blend with the building exterior.
 - Use clear or slightly tinted glass. No mirror glass, smoked glass or heavily tinted glass.
 - Restore or replace architectural elements and original materials when practical.
- **WINDOWS & DOORS** Windows/doors should be similar in size, and proportion/alignment based on building style. Maintain original door/window openings where practical. First floor windows are required for transparency along the street. Replacement windows/doors should match original opening in size, shape and arrangement of panes, minimizing the amount of filler panels.
- **SIGNS** Sign shape, color, materials and illumination must complement the character and architecture of the building for which it serves. Allowable sign area is limited by zoning regulations.
- **AWNINGS & CANOPIES** Utilize same type/style/mounting for a single building or property. Use consistent horizontal awning alignment across building front, unless sidewalk slope or grade requires a horizontal stagger. Size/color/placement should complement building character of the building. Canvas or vinyl materials should be used. Internal illumination is discouraged.
- **MECHANICAL EQUIPMENT** Screen utility service/mechanical equipment, trash/recycling receptacles from public view. Locate equipment at the rear of building; screen with architectural walls and/or landscaping. Site rooftop equipment to screen from view of adjacent streets.



Complementary Paint Colors



Complementary Paint Colors



Screened Mechanics

Paint Color

The color of a building, window trim or door is, to some extent, a personal decision. It is an expression of yourself and your commercial establishment. However, there are other issues to consider. The following guidelines can help you decide what colors to use on your building.

- Look at your building in the context of the entire block or downtown. The color of your building can affect the overall character of a street.
- Traditionally, building trim was painted as decoration, often in a contrasting shade lighter or darker than the primary building color. This paint treatment defined the trim, but it was not so overpowering that the trim colors dominated the building.
- Aluminum frames have frequently replaced traditional wood doors and windows. The shine and metallic color of aluminum does not complement historic buildings, therefore, paint it a more neutral color or choose darker, anodized frames.
- Paint color should be used to tie together all building elements, including the cornice, upper facade, windows, storefront and doors. To do this, limit the number of colors you use; in most cases, choose no more than three colors, and select complementary colors.
- Building color should be non-reflective and relate to existing neighborhood patterns. High intensity, florescent, day glow and/or neon, and metallic colors are discouraged; where such colors constitute a component of a standardized corporate theme or identity, muted versions of colors should be used.

Metering and Mechanicals

Metering and mechanicals are elements of utility service and mechanical heating, cooling and ventilation systems that are foreign to the architecture (transformers, gas and electric meters, rooftop units, etc.). Utility service boxes, cables, conduits, vents, turbines, flues, chillers and fans, telecommunication devices, trash/recycling storage receptacles should be screened from public view by incorporating the following design standards:

- Locate mechanical equipment and service areas at the rear of the building, along an alley façade or on the building rooftop;
- Screen mechanical equipment and service areas using architectural partitions or walls, screening devices and/or landscaping; and
- Locate rooftop mechanical equipment a sufficient distance from the building edge to screen the equipment from view of adjacent streets.

An awning or canopy can be both a decorative and a functional addition to a storefront. It serves as an energy saver by regulating the amount of sunlight that enters the windows. Shaded by an awning or canopy, shoppers are enticed to stop, look and step inside.

As a visual element, an awning or canopy can add character and interest to your storefront. You should think about how it will appear in relation to the scale of your building. Awning and canopy size, color and placement should complement the architectural character of a building. How will it affect existing architectural features? Will it overpower the proportion of your windows and facade? Look at neighboring buildings and imagine what impact the addition of an awning or canopy will have on the character of the streetscape. Internal illumination or backlighting is discouraged.

Awnings and canopies should be the same type and style for a single building or property and utilize the same mounting characteristics. Awnings on a single building should have a consistent horizontal alignment across the front of the entire building, unless the slope of a pedestrian walk or ground requires a horizontal stagger.

Awnings can be constructed from a variety of materials. Soft, weather-treated canvas or vinyl materials which allow for flexible or fixed installations should be used. Canvas is traditionally popular. Modern canvas materials are available in many colors and are very durable. Vinyl awnings are often very shiny and therefore inappropriate for many downtown buildings. Canopies are usually constructed of metal. When considering a color for your awning or canopy, look at the entire building. Select an awning or canopy color that enhances the features of the building features. Awning patterns are important too. Plain and simple, striped or bold solid - what image do you want to convey?

An awning or canopy requires a permit approved by the City of Fond du Lac. Consult with City officials for regulations for minimum clearance from sidewalks, etc. Awnings and canopies have long been used to display the names of businesses. If you choose to include a business name or logo on your awning or canopy, keep the text simple.



Striped Awning



Striped Awning



Canopy