

DOWNTOWN ARCHITECTURAL REVIEW BOARD AGENDA

February 4, 2014
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. December 3, 2013

III. REPORTS OF OFFICERS

- A. Project Address: 13 E 1st Street

Applicant: Tom Meiklejohn/13 First, LLC

Project Description: Replace awning (ground floor), install two new awnings (second floor); modify façade color.

IV. ADJOURN

DOWNTOWN ARCHITECTURAL REVIEW BOARD MINUTES

December 3, 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
Tom Meiklejohn III
Steve Schoofs
Brent Schumacher
Sam Meyer

Absent: Terrence Gaffney (excused)
Stan Ramaker (excused)

Administrative Staff: Joellyn Dahlin, Principal Planner

Chairperson Meiklejohn declared a quorum present.

APPROVAL OF MINUTES

October 1, 2013

Motion made by Schumacher to approve the minutes of the regular meeting of the October 1, 2013 Downtown Architectural Review Board as presented.

Seconded by Schoofs.

ROLL CALL VOTE: Aye - Draves, Meyer, Schoofs,
Schumacher

Nay - None

Abstain - Meiklejohn

Carried.

REPORTS OF OFFICERS

Project Address: 103 S Main Street

Applicant: Ben Spittel o/b/o Efficient Technology Services

Project Description: Paint front building façade and install new wall sign.

CITY OF
Fond du Lac
DOWNTOWN DESIGN REVIEW

PROJECT APPLICATION

DATE SUBMITTED: 01.23.2014 DARB MEETING DATE: FEB 04, 2014

PROJECT LOCATION: 13 EAST FIRST STREET

BUSINESS NAME: TRUSTA HOLZ STUDIOS

APPLICANT INFORMATION

PROPERTY OWNER: Tom MCKEY JOHN / 13 FIRST, LLC
ADDRESS: 13 E. FIRST STREET
EMAIL ADDRESS: TWM3ARCH@GMAIL.COM
PHONE: () 920.923.3163

PROJECT REPRESENTATIVE: Tom MCKEY JOHN / TRUSTA HOLZ
 ARCHITECT ENGINEER CONTRACTOR OTHER / OWNER
ADDRESS: 13 E FIRST ST. FDL, WI 54935
EMAIL ADDRESS: TWM3ARCH@GMAIL.COM / TRUSTHOLZ@GMAIL.COM
PHONE: () 920.923.3163 / 920.517.1210

PROJECT INFORMATION

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

DESCRIPTION OF PROPOSED PROJECT:

REPLACE EXISTING AWNING WITH NEW AWNING - NEW NAME
SEE ATTACHED. ALSO, UPPER LEVEL AWNINGS - NEW.



**FOND DU LAC
TENT & AWNING COMPANY**

321 W. SCOTT ST. P.O. BOX 1045
FOND DU LAC, WI 54936-1045

(920) 921-6942 (800) 558-4890 (920) 921-7329

QUOTATION

Quote Number: 2852 Rev. 1

Quote Date: Jan 23, 2014

Page: 1

Quoted To:

TRISTA HOLZ STUDIOS
82 N. PIONEER
FOND DU LAC, WI 54935

Contact/Fax:

Customer ID	Good Thru	Payment Terms	Customer Phone
TRISTA HOLZ STUDIOS	2/22/14	Net 30 Days	922-2363

Quantity	Item	Description	Unit Price	Amount
1.00		2 Complete awnings - welded aluminum frames, Sunbrella Fabri, 2nd Floor - open ends		
1.00		Awning: 3' high x 2' projection x 11' wide	1,100.00	1,100.00
1.00		Awning: 3' high x 2' projection x 4'6" wide	650.00	650.00
1.00		Complete Solair Pro Retractable Awning for bottom level: 2' proj. x 13'4" wide to extend 8'7" with protective hood & 12" valence	3,700.00	3,700.00
<p>Price includes installation, but does not include any lettering or graphics. We will need 50% down to proceed with order.</p> <p>If you have any questions, please feel free to contact us. Thank you.</p>				

Quoted By:

Subtotal	5,450.00
Sales Tax	
Approx. Freight	
TOTAL	\$5,450.00



(920) 251-1579

www.facebook.com/rockows
deanrockow@aol.com

PRICE ESTIMATE

SHIP TO:

Trista Holz Studios

Fond du Lac, WI 54935
(920)517-1216

BILL TO:

Trista Holz Studios

Fond du Lac, WI 54935
(920)517-1216

JOB#	ORDER DATE	ORDER TAKEN BY	DELIVERY DATE	Payment Terms
	1/22/2014	Dean Rockow		

JOB DESCRIPTION	QUANTITY	PRICE	TOTAL
Valence Lettering Gold Deca Sparkle 10" X 63"	1	\$75.00	\$75.00
Ghost Swirls across awning face 13.4' X 9'	1	\$450.00	\$450.00
SUB TOTAL			\$525.00
TAX			\$28.88
PRE PAID			\$0.00
TOTAL			\$553.88

THANK YOU

We accept payment in the forms of **Cash** or **Credit Card**. Sorry, **NO PERSONAL CHECKS**

If you have any questions please call Dean E Rockow at (920) 251-1579

218 Lewis St

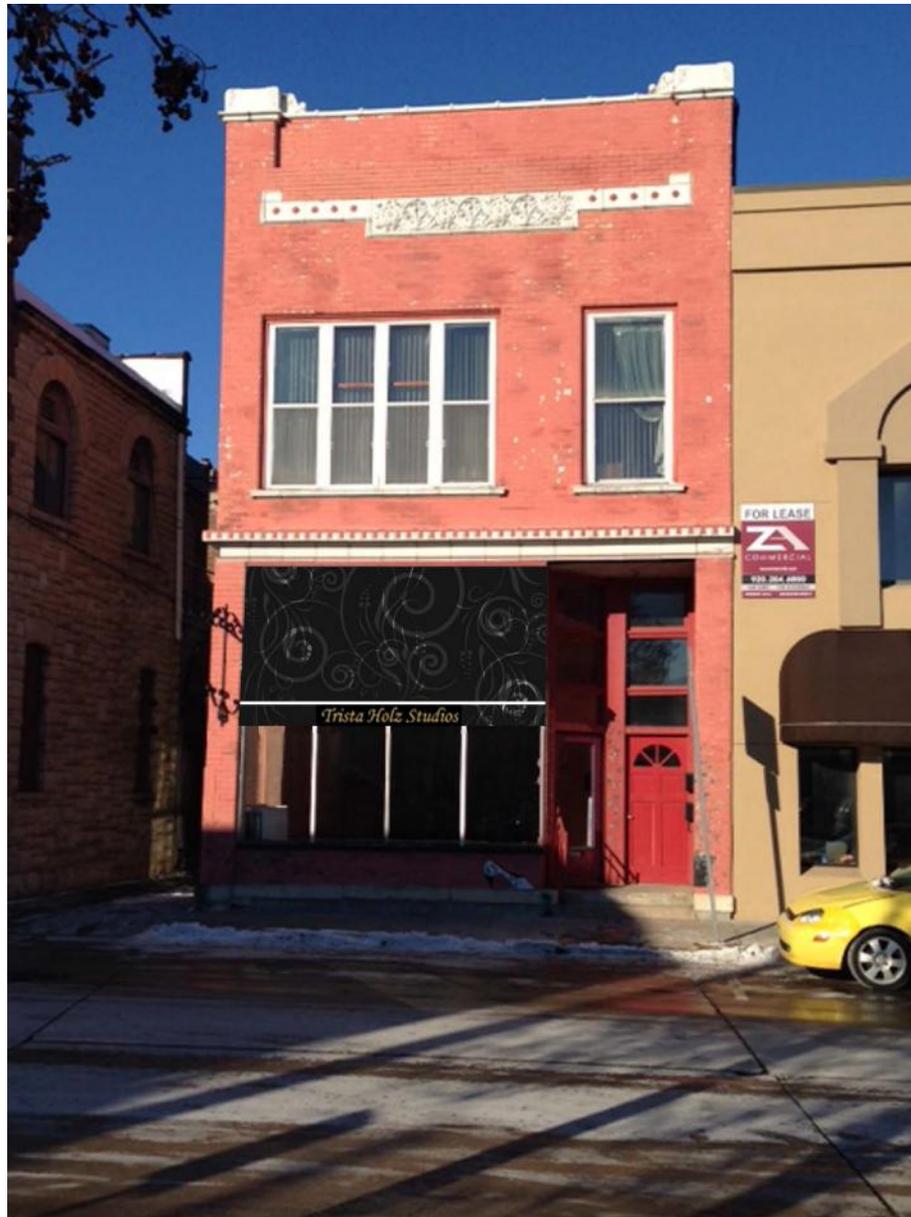
2/3

13 E 1ST STREET
EXISTING BUILDING CONDITION

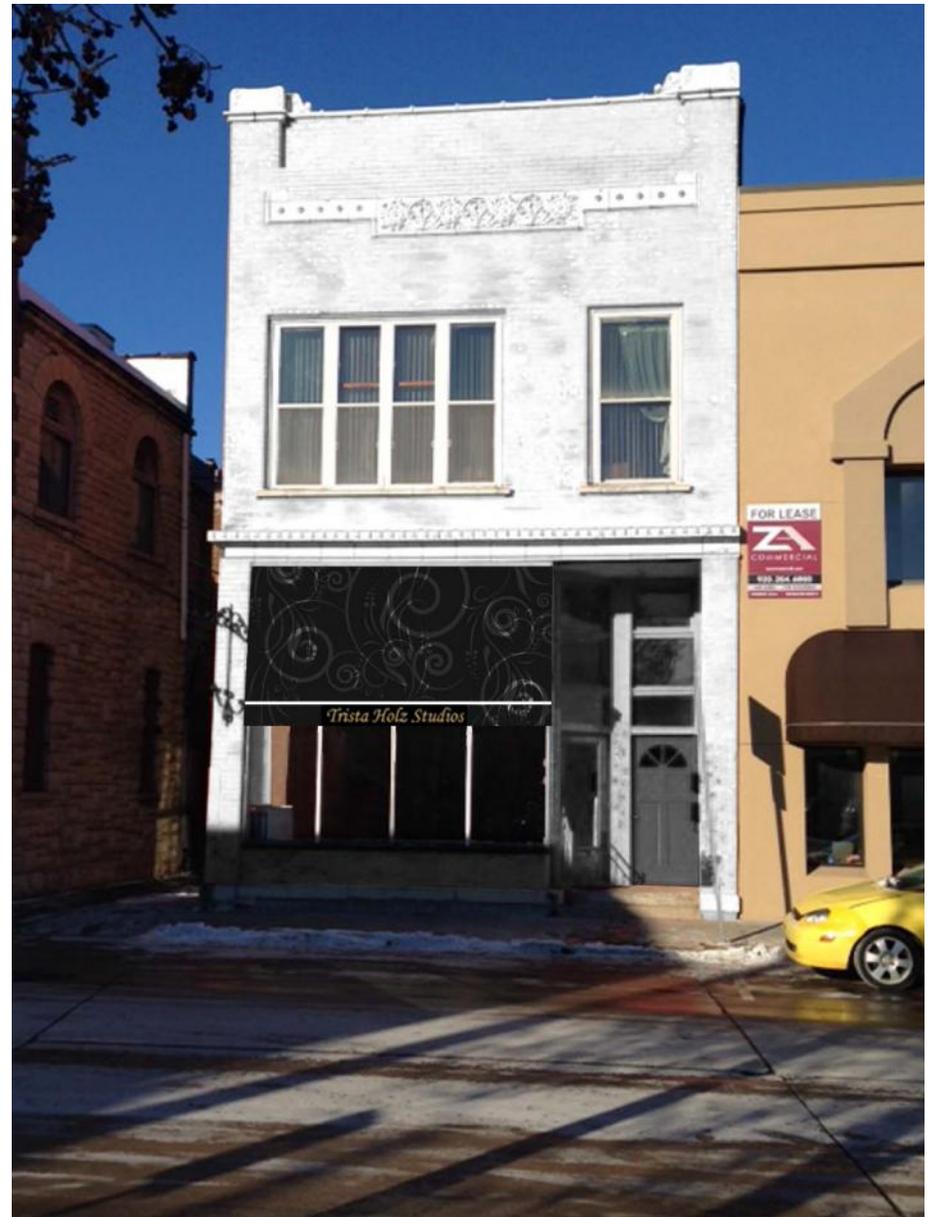


13 E 1ST STREET
REPLACEMENT AWNING - GROUND FLOOR

BUILDING EXTERIOR - EXISTING



BUILDING EXTERIOR - POWER WASH



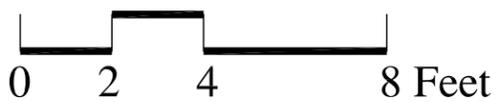


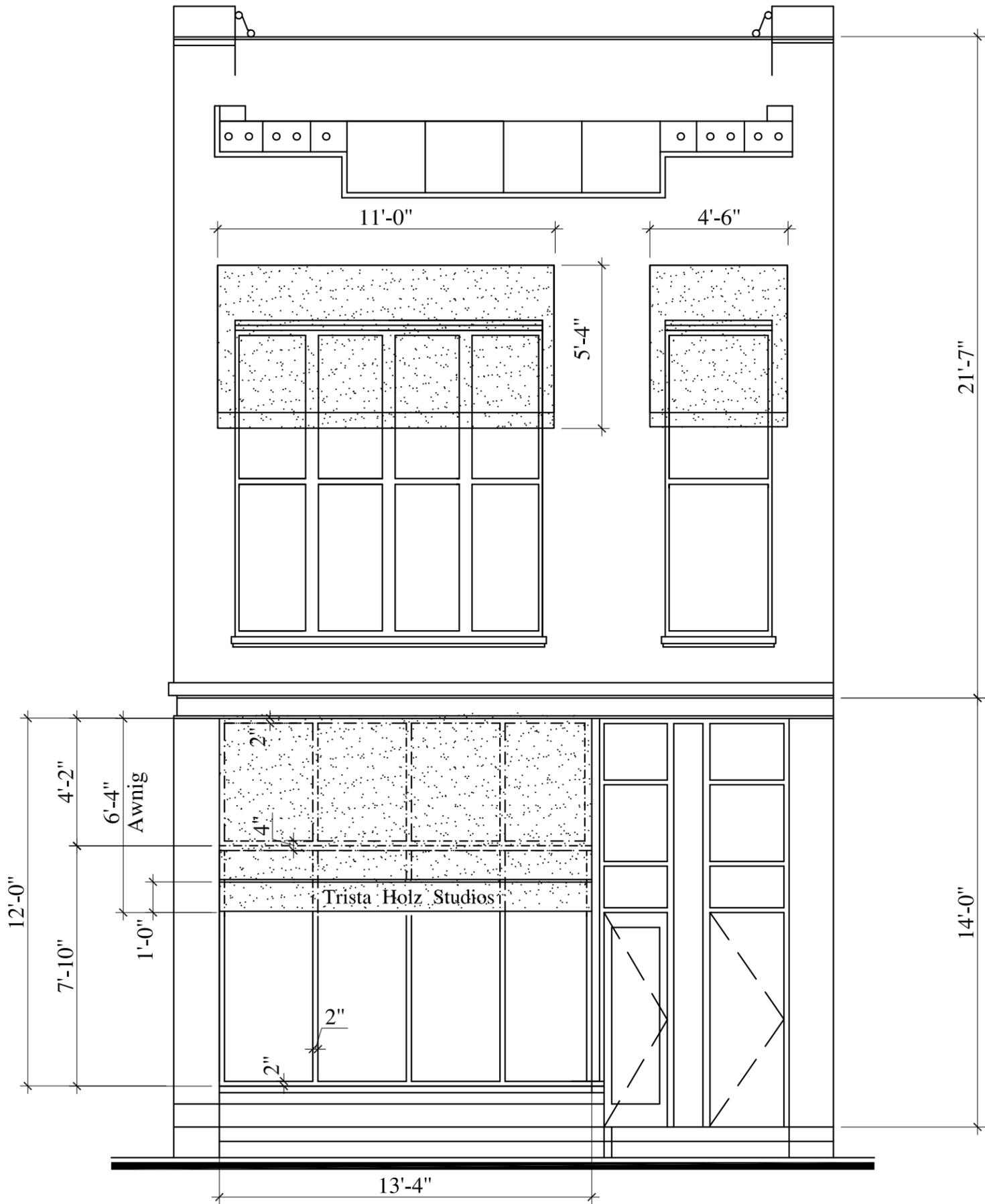
South Elevation

Trista Holz Studios

Scale: 1/4" = 1'-0"

13 E. First Street
Fond du Lac, WI



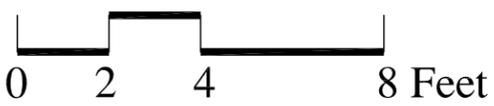


South Elevation

Trista Holz Studios

Scale: 1/4" = 1'-0"

13 E. First Street
Fond du Lac, WI



CITY OF
Fond du Lac
DOWNTOWN DESIGN REVIEW

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

DARB MEETING DATE: February 4, 2014

PROJECT NUMBER: 2014-01

PROJECT LOCATION: 13 E 1st Street

BUSINESS NAME: Trista Holz Studio

COMMUNITY DEVELOPMENT STAFF REVIEW: Joellyn Dahlin, Principal Planner

HISTORIC: N/A

PROJECT: Replace ground floor awning, install two new second floor awnings, power wash brick façade to restore original color.

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

Awning placement and installation require compliance with zoning regulations for clearance; building permit required.

NOTE: Zoning Code Section 11.12 C.7 requires the removal of a sign/sign structure where a sign structure remains unused for a period of 6 months or more. Subject building has been vacant for several years. Sign brackets for former projecting sign must be removed by March 1, 2014 or prior to Certificate of Occupancy, whichever occurs first.

PROJECT COMPLIES WITH DOWNTOWN FOND DU LAC PARTNERSHIP DESIGN GUIDELINES

To be determined by Downtown Architectural Review Board.

ZONING CODE DOWNTOWN DESIGN DISTRICT REGULATIONS

- CONTEXT** New design elements should match or complement the structure. The visual continuity of roofs and contributing elements (parapet walls and cornices) should be maintained in the design of a new building or building addition.
- BALANCE & PROPORTION** A building façade should contain a proportion of height and width. The vertical pattern of building elements should be compatible with buildings in the area. The horizontal pattern of building elements formed by patterns of windows and doors should be spaced at regular intervals on visible facades of the building 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. Where a side or rear elevation is not exposed to view from a public street, a combination of primary and secondary materials may be used.
 - **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. Oriented Strand Board (OSB) or similar materials are prohibited; non-decorative exposed concrete block, pre-engineered metal building systems and sheet metal is discouraged. Metal roofs, decorative metal and metal accent components 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 and doors should be similar in size, and proportion and alignment based on the style of the building. Maintain original door and window openings and accenting features where practical. First floor windows are required for visibility and transparency along the street. Replacement windows/doors should match original opening in size, shape and arrangement of panes, minimizing the amount of blocking and/or filler panels.
- MECHANICAL EQUIPMENT** Screen utility service/mechanical equipment, trash/recycling receptacles from public view. Locate mechanical equipment and service areas at the rear of the building; screen with architectural walls and/or landscaping. Site rooftop equipment a sufficient distance from the building edge to screen from the 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



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.