

# DOWNTOWN ARCHITECTURAL REVIEW BOARD AGENDA

June 4, 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. ELECTION OF OFFICERS

- A. Chairperson
- B. Vice-Chairperson
- C. Secretary

## III. APPROVAL OF MINUTES

- A. April 2, 2013

## IV. REPORTS OF OFFICERS

- A. Project Address: 45 North Main Street  
Applicant: Don Du Bois dba Big Guns Tattoo  
Project Description: Install wall sign on Main Street façade of building.
- B. Project Address: 213 South Main Street  
Applicant: Tony Mand dba Ziggy's Corner Pub  
Project Description: Construct a 12'x20' elevated (2<sup>nd</sup> story) deck at the rear of the building.

## V. ADJOURN

# DOWNTOWN ARCHITECTURAL REVIEW BOARD MINUTES

April 2, 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: - Terrence Gaffney  
Tom Meiklejohn III  
Steve Schoofs  
Sam Meyer

Absent: - Scott Draves (excused)  
Brent Schumacher (excused)  
Stan Ramaker (excused)

Administrative Staff: - Joellyn Dahlin, Principal Planner

Chairperson Meiklejohn declared a quorum present.

## APPROVAL OF MINUTES

### December 5, 2012

Motion made by Meyer to approve the minutes of the regular meeting of the December 5, 2012 Downtown Architectural Review Board as presented.

Seconded by Schoofs.

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

Nay - None

Carried.

## REPORTS OF OFFICERS

Project Address: 23 North Main Street

Applicant: Amanda Harry of Plus Me Beautiful

Project Description: Replace existing 202" x 82" window with a new 202" x 72" window.



CITY OF  
**Fond du Lac**  
DOWNTOWN DESIGN REVIEW

**PROJECT APPLICATION**

DATE SUBMITTED: 5-21-13

DARB MEETING DATE: June 4, 2013

**PROJECT LOCATION:** 45 North Main Street

**BUSINESS NAME:** Big Guns Tattoo

**APPLICANT INFORMATION**

**BUSINESS OWNER:**

*Don DuBois*  
ADDRESS: *45 N Main ST*  
EMAIL ADDRESS: *biggunstondy@yahoo.com*  
PHONE: *920-322-9100*

**PROJECT REPRESENTATIVE:**

ARCHITECT  ENGINEER  CONTRACTOR  BUSINESS OWNER

ADDRESS: *45 W Main ST*  
EMAIL ADDRESS: *biggunstondy@yahoo.com*  
PHONE: *(920) 322-9100*

**PROJECT INFORMATION**

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

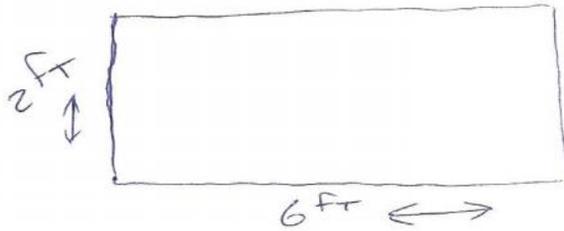
DESCRIPTION OF PROPOSED PROJECT:

Install wall sign on Main Street façade of building.

45 N Main St

length of building 20'

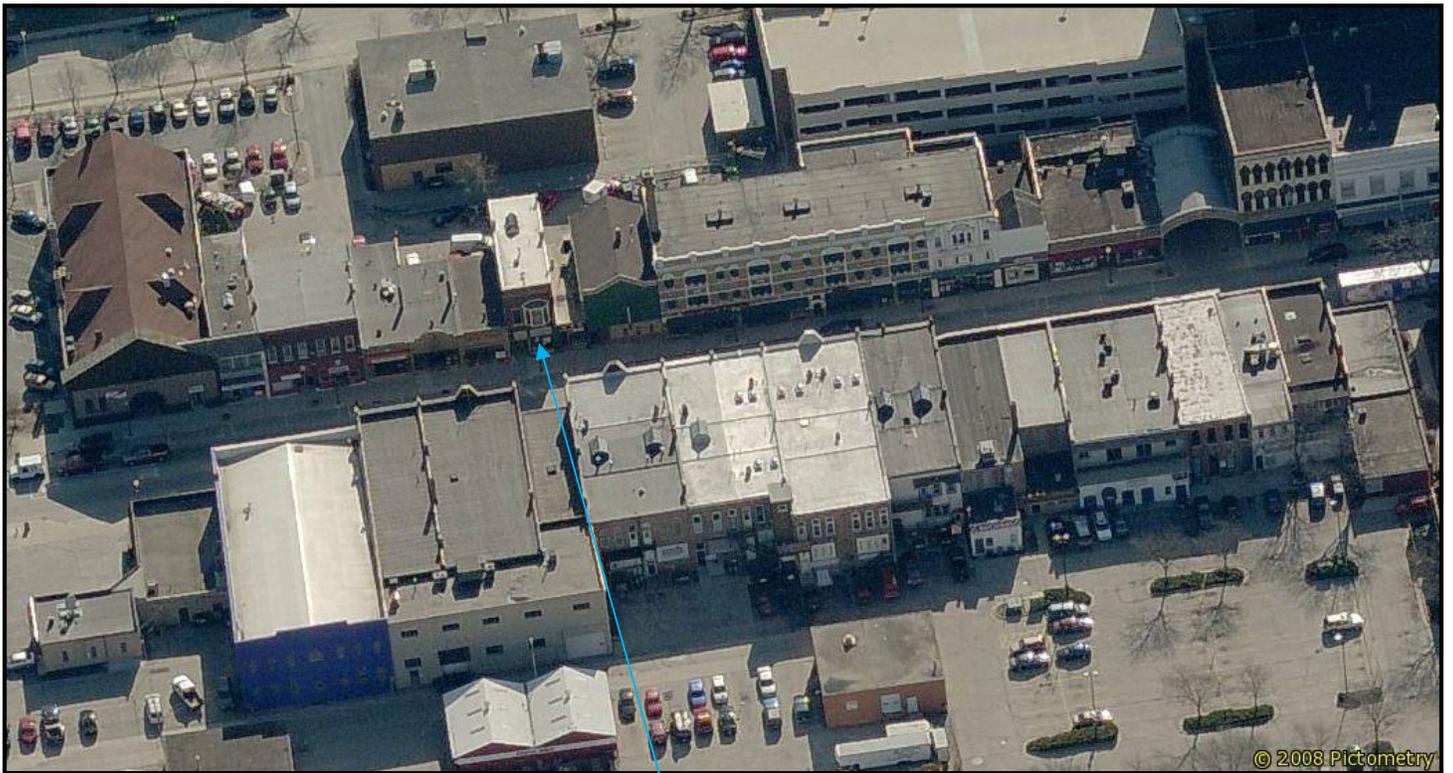
Size of Sign





BIG GUNS TATTOO  
45 NORTH MAIN STREET

MAIN STREET BUILDING FACADES – VIEW LOOKING EAST



© 2008 Pictometry

site

CITY OF  
**Fond du Lac**  
**DOWNTOWN DESIGN REVIEW**

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

**DARB MEETING DATE:** June 4, 2013

**PROJECT NUMBER:** 2013-03

**PROJECT LOCATION:** 45 N Main Street

**BUSINESS NAME:** Big Guns Tattoo

**COMMUNITY DEVELOPMENT STAFF REVIEW:** Joellyn Dahlin, Principal Planner

**HISTORIC:** Contributing property of North Main Historic District

**PROJECT:**         WALL SIGN  
                       PROJECTING SIGN

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**

Proposed sign area complies with zoning regulations for permitted size.

**PROJECT COMPLIES WITH DOWNTOWN FOND DU LAC PARTNERSHIP**  
**DESIGN GUIDELINES**

**SIGN DESIGN**

- Zoning Code: Sign shape, color, materials and illumination shall be complimentary to the character and architecture of the building for which it is affixed.
- Downtown Fond du Lac Partnership Design Guidelines: Maximum of three colors, two materials and one lettering style.

**SIGN SIZE (ZONING CODE REGULATIONS)**

WALL SIGN:

- Two square feet of sign area permitted for each linear foot of building façade
- No sign shall obscure the architectural features or openings of the building.
- Ground floor businesses in multi-story buildings may not install wall signs higher than the bottom of the second floor window sill.
- A wall sign shall be placed no higher than the bottom window sill of the second floor or 18 feet, whichever is less. No sign shall obstruct any window, door, fire escape, stairway or any opening intended to provide air, egress or ingress for any building or structure.
- No wall cabinet sign installed prior to September 1, 2012 shall be modified, altered, refurbished or replaced, including the replacement or refacing of sign panels, except where such sign has previously been approved by the Downtown Architectural Review Board. Special consideration may be given to modification or replacement of a sign that is architecturally or historically significant or unique in design or structure to complement the building to which it is affixed. A nonconforming sign shall be removed prior to installation of any new sign(s).

# DOWNTOWN FOND DU LAC PARTNERSHIP DESIGN GUIDELINES

## SIGNAGE



Sign Outline



Sign Illumination from above.



Illuminated Sign

### Function and Purpose

Signs are a vital part of the streetscape and contribute to the overall image of downtown Fond du Lac. Not only is signage intended to call attention to your business, it creates an individual image for your building. The major function of a sign is to introduce the storefront and its contents. Because signs are an extremely visible element of the storefront, they must be used carefully so as not to distract from the facade. Signs should combine with the entire storefront to make a meaningful statement.

Consider the following guidelines in designing and utilizing signs:

- Wall sign design should take into consideration the age and architecture of the building. Simple, dimensional letters mounted in the sign panel area were popular on buildings built around 1900. Look at the building's architectural features and try to mimic some of those features in the shape or design of the wall sign. A sign outline that is complementary to the building design is preferred over a simple rectangular sign.
- A sign should not dominate the building facade and it should not obscure or destroy the architectural features of a building such as stone arches, glass transom panels or decorative brick work. Sign shape and proportion should fit the building in the same way a window or door fits. For example, a sign hung under the cornice complements the building's architecture and therefore presents a strong image.
- Sign size should be appropriate for the distance from which the sign will be viewed in the downtown setting. Utilizing a sign size that is the *maximum* allowed by City ordinances does not always produce the best results. Simple wording is easier to read by pedestrians and street traffic; *descriptive* words should be used, rather than *lists of items* for sale. Filling the sign panel area to the edges creates a crowded, cluttered look.

- Many of the historic buildings in downtown Fond du Lac have a sign panel area above the storefront window and door; wall signage should be mounted in this area only, below the sill of the second story windows.
- Architectural design regulations do not allow wall signs and projecting signs above the windowsill of the second story. Signs cannot obstruct any window, door, fire escape or stairway. Signs cannot interfere with public fixtures such as street trees, street lights, directional signs, traffic devices or streetscape elements.
- Use colors, materials and lettering size that harmonize with the building facade. Limit each sign to a maximum of three colors, two materials and one lettering style. Look at the color of your building and the colors you see on the surrounding structures, and take hints from these when selecting colors for your sign. Lettering should be scaled to occupy no more than 65 percent of the sign surface.
- Consider the use of sign materials other than plastic, such as wood, metal, stone, neon, canvas and etched glass. Each has unique qualities that can be exploited to create a sign suited to the building and your business needs. The most suitable use of plastic materials is to create a sign made of individually formed letters, symbols or numbers. Internally lit florescent "box" signs are not allowed in the Downtown.
- Sign illumination is important, but the light source should be as inconspicuous as possible. Lighting should be done tastefully to highlight the building and signage, using appropriate retro-styled fixtures for historic buildings. A neon wall sign should be used only if the design complements the age and design of the building. Neon was popular from the 1920's to the 1940's.
- Signs provided by national distributors are not appropriate; they do not reflect the individuality of a business and usually appear as add-ons to your storefront advertising. The signs you display should advertise your personal business message.



Sign Panel Area



Window Lettering



Wall Sign

CITY OF  
**Fond du Lac**  
DOWNTOWN DESIGN REVIEW

**PROJECT APPLICATION**

DATE SUBMITTED: May 17, 2013

DARB MEETING DATE: June 4, 2013

**PROJECT LOCATION:** 213 S Main Street

**BUSINESS NAME:** Ziggy's Corner Pub

**APPLICANT INFORMATION**

■ **PROPERTY OWNER:** Tony Mand

ADDRESS: 498 Austin Lane, Fond du Lac, WI 54935

EMAIL ADDRESS: tmand21@msn.com

PHONE: (920) 979-8848

□ **PROJECT REPRESENTATIVE:** Tony Mand

\_\_\_ARCHITECT \_\_\_ENGINEER \_\_\_CONTRACTOR  OWNER

ADDRESS: \_\_\_\_\_

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:

Construct 12'x20' elevated deck at the rear of the building. The deck would provide a second exit for a proposed one-bedroom apartment within the second floor of the building, as well as cover for an existing patio for the tavern. The deck is visible to 5<sup>th</sup> Street.

ZIGGY'S CORNER PUB  
213 SOUTH MAIN STREET

5<sup>TH</sup> STREET SIDE OF BUILDING



AREA OF PROPOSED 2ND STORY DECK



ZIGGY'S CORNER PUB  
213 SOUTH MAIN STREET

REAR OF BUILDING – VIEW LOOKING WEST



AREA OF PROPOSED 2ND STORY DECK

ZIGGY'S CORNER PUB  
213 SOUTH MAIN STREET

REAR OF BUILDING – VIEW LOOKING WEST



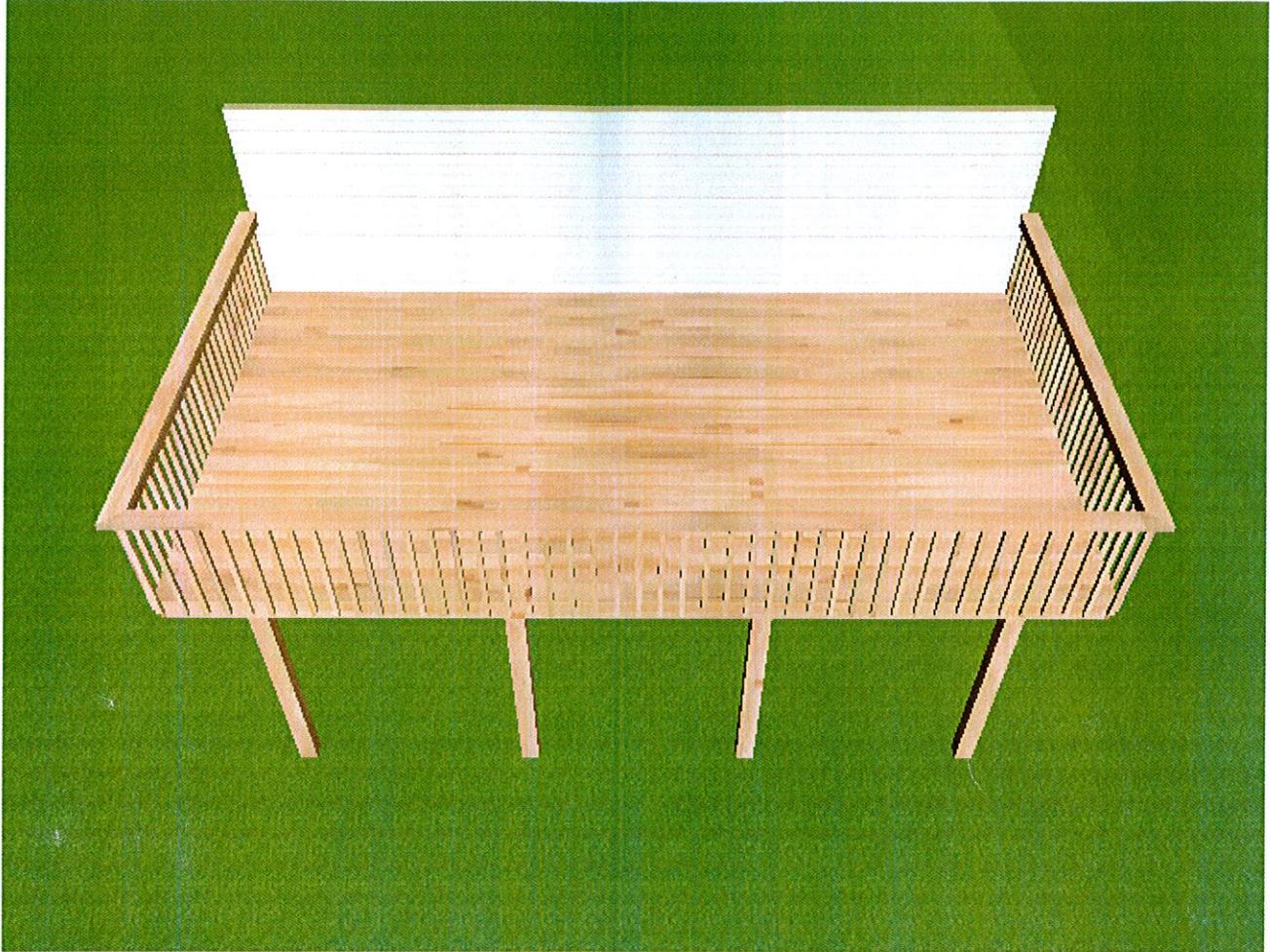


Illustration intended to show general deck size and shape. Some Options selected may not be shown for picture clarity.

Today's cost for materials estimated in this design with options: **\$1,210.66**

You may buy all the materials or any part at low cash and carry prices. Because of the wide variable in codes, Menards cannot guarantee that materials listed will meet your code requirements. Check with your local municipality for plan compliance and building permit. These plans are suggested designs and material lists only. Some items may vary from those pictured. We do not guarantee the completeness or prices of these structures. Tax, labor and delivery not included.

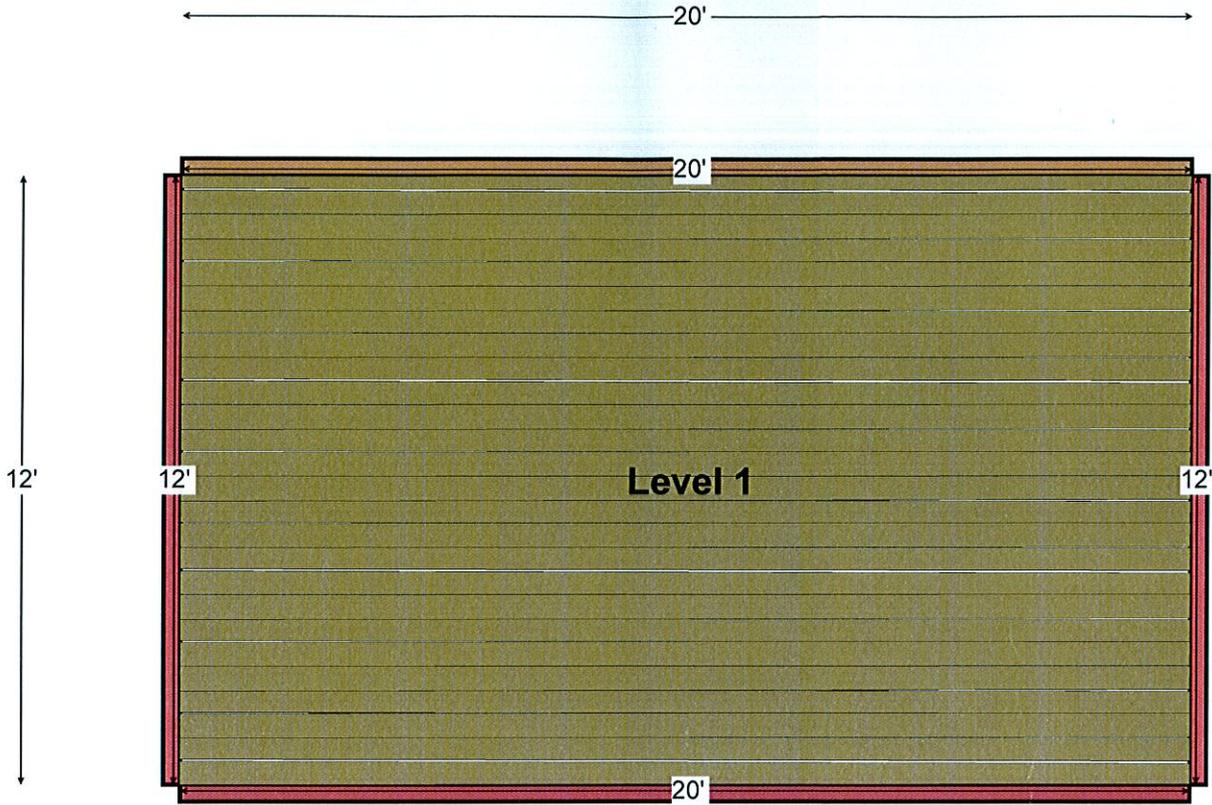
Tax, labor and delivery not included.

\*(Base Price): \$1,149.07

The base price includes: 40 PSF deck live load, AC2 2x6 deck boards in horizontal direction, AC2 4x4 framing posts, precast concrete (1 bag) footing, AC2 joists and beams with two feet cantilever, galvanized framing fasteners and joists hangers, and premium deck board screws.

\*\*\*If purchased today, you save: \$52.04\*\*\*

\*\*\*Monthly BIG Card Payment would be: \$25.00\*\*\*



Today's cost for materials estimated in this design with options: **\$1,210.66**

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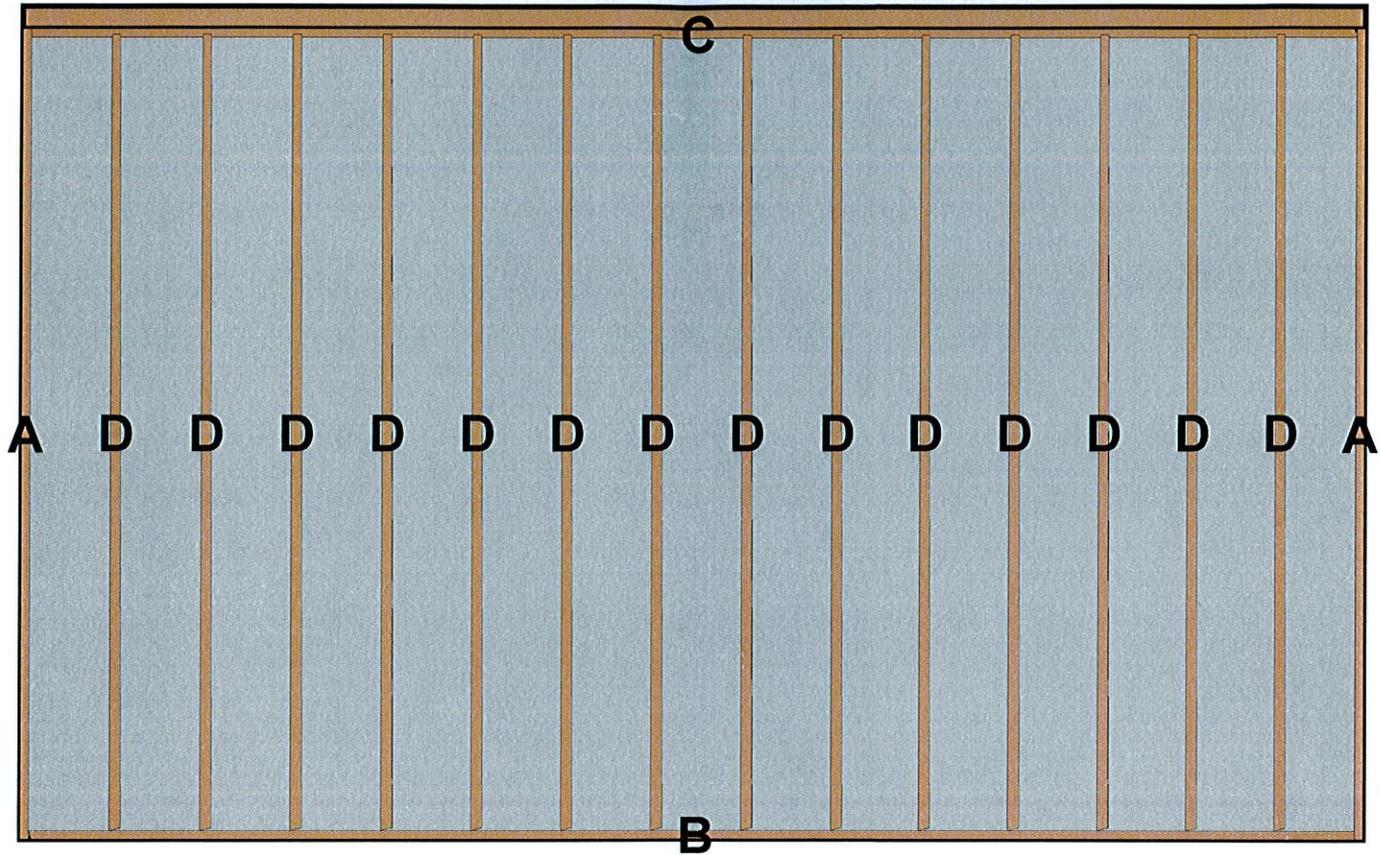
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### Joist Layout for Level 1



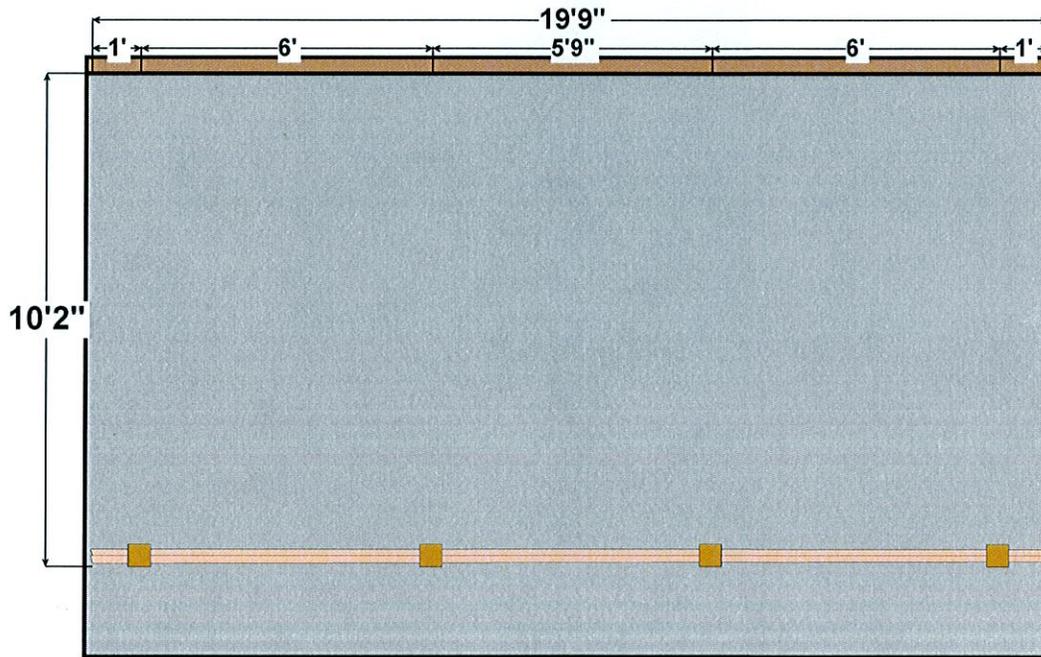
Mark	Length	Description	Usage
A	12' 0"	2-2X8 AC2	Rim Joist
B	19' 9"	1-2X8 AC2	Rim Joist
C	19' 9"	1-2X8 AC2	Ledger Joist
D	11' 10"	14-2X8 AC2	Internal Joist

Joist to be on 16"  
 Joist to be toe-nailed to beams with 3-1/2" fasteners  
 Rim joists to be faced-nailed to joist and ledgers with 3-1/2" fasteners  
 Y bracing is estimated, but not shown. Blocking and bridging may be required by your local code

Layout dimension sheets are intended as a construction aid. Not all options selected are shown.

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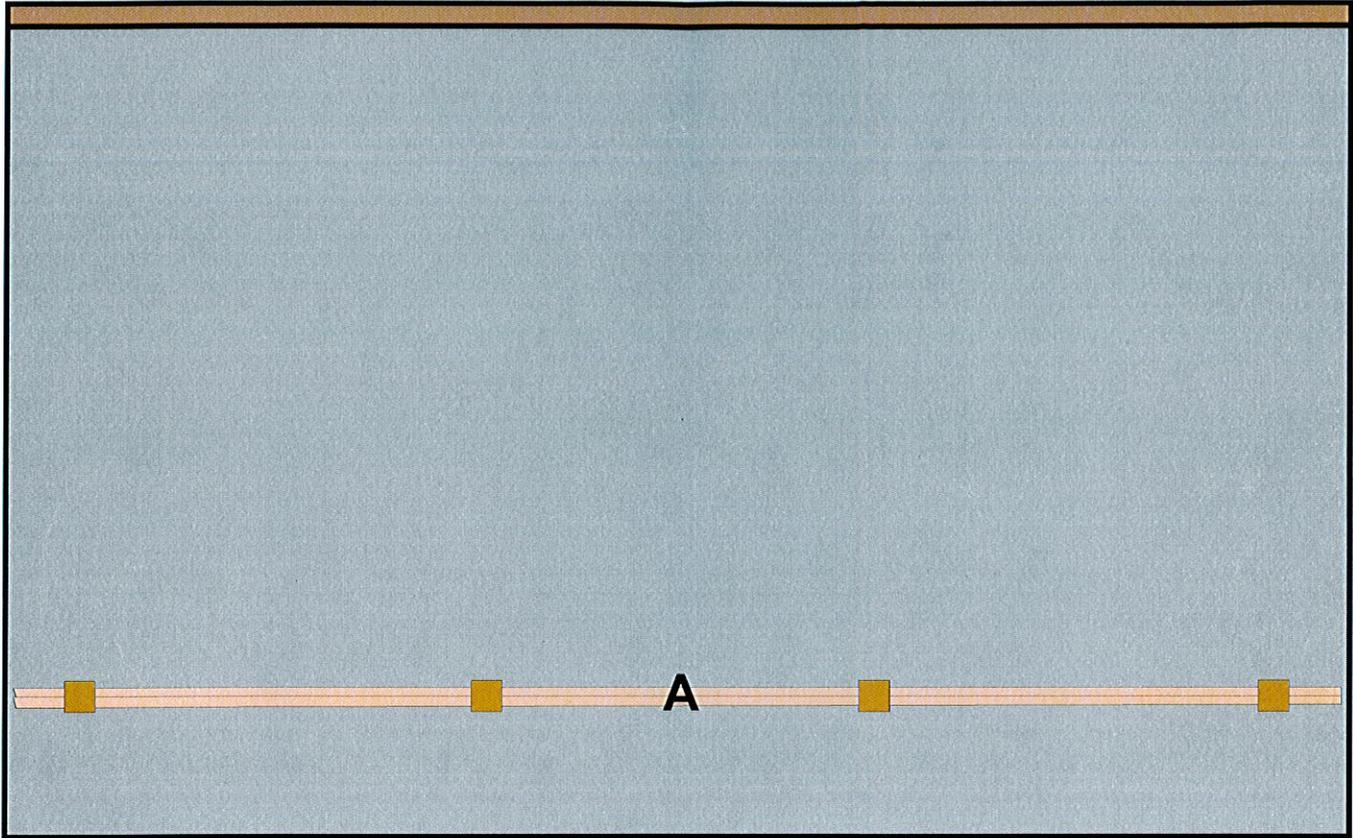
Post and Beam Dimension Sheet for Level 1



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### Beam Layout for Level 1



Mark	Length	Description
A	19' 9"	2-2X8 AC2

Layout dimension sheets are intended as a construction aid. Not all options selected are shown.

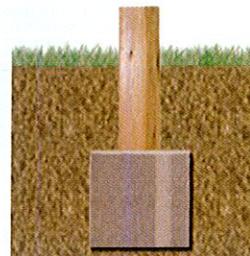
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### Level Information

20' 0" Length X 12' 0" Width X 10' 0" Height, Standard Deck, 40 PSF Load Rating, Horizontal Decking Direction

### Framing Information

- 6X6 AC2 Framing Posts
- Concrete (1 bag per post) Footing
- 2X8 AC2 Joists
- 2X8 AC2 Beams
- Solid Placement for Beam Positioning on Framing Posts
- Beam and Joist Cantilever - 2 Feet



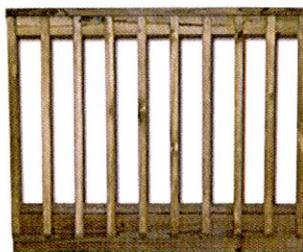
### Deck Board Information

- 5/4"x6" AC2 Decking
- Square Drive Premium Gold Screws
- No Endcaps
- No Cladding



### Railing Information

- AC2 Railing Type
- 36" T Handrail to Joist without Posts Railing Style
- 2X2X42 Beveled One End Spindles
- AC2 2X6 Plain Horizontal Hand Rail



### Other Material Information

- Triple Zinc Joist Hangers
- Galvanized Framing Fastener



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Tax, labor and delivery not included.

\*(Base Price): \$1,149.07

The base price includes: 40 PSF deck live load, AC2 2x6 deck boards in horizontal direction, AC2 4x4 framing posts, precast concrete (1 bag) footing, AC2 joists and beams with two feet cantilever, galvanized framing fasteners and joists hangers, and premium deck board screws.

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CITY OF  
**Fond du Lac**  
**DOWNTOWN DESIGN REVIEW**

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

**DARB MEETING DATE:** June 4, 2013

**PROJECT NUMBER:** 2013-02

**PROJECT LOCATION:** 213 S Main Street

**BUSINESS NAME:** Ziggy's Corner Pub

**COMMUNITY DEVELOPMENT STAFF REVIEW:** Joellyn Dahlin, Principal Planner

**HISTORIC:** Contributing property of South Main Historic District

**PROJECT:** Construct 12'x20' elevated deck at the rear of the building. The deck is visible to 5<sup>th</sup> Street. The deck would provide cover for an existing patio for Ziggy's at the rear of the building; the deck would provide a second exit for a proposed second floor apartment.

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 deck is subject to setback requirements of the B-4 zoning district. The B-4 district requires a rear yard building setback of 25 feet. A site plan is required to determine compliance with setback requirements.

**PROJECT COMPLIES WITH DOWNTOWN FOND DU LAC PARTNERSHIP**  
**DESIGN GUIDELINES**

## 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.

# DOWNTOWN FOND DU LAC PARTNERSHIP DESIGN GUIDELINES

## STOREFRONT DESIGN

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### Rear Entrances

The appearance of the back areas of buildings is important. A rear entrance is a potential benefit to a business by allowing direct entry from a parking lot into a building - customers don't need to walk around the block to reach a shop. If you do not have an attractive rear entrance to your business, but are considering making improvements, think about these issues:

- The rear entrance should be maintained and developed to support the overall appearance of the downtown and convenience of your customers.
- Like the storefront, the rear entry requires identification. It should be inviting and attractive. A glass panel in the back door is one way to open your store to potential customers. A small sign on or near the door is another way to identify your business.
- Dumpsters should be screened from view. Before constructing an enclosure, consult with the waste collection company to be sure that your design will not hamper their service. Also, contact the City Building Department to determine permit requirements for constructing a trash enclosure.

### Upper Facade and Building Cornice

The visual importance of the upper facade and building cornice is evident in their steady march down Main Street. The windows in the upper facades are very important because they create a repeated pattern that creates a unified appearance.

#### Cornices

Building cornices are often constructed of sheet metal applied over a wood frame, decorative wood molding, brick or stone.

- Sheet metal cornices should be painted regularly to prevent rust. Replacements for missing pieces can be fabricated. Be sure to check the wood support structure for rot or insect damage; if found, replace the deteriorated portions.
- Decorative molded wood cornices should also be painted regularly. Missing or damaged pieces can be duplicated by a local wood worker.
- If a projecting masonry (brick or stone) cornice has been destroyed during a previous remodeling, consider duplicating the original cornice design in another material.



*Rear Entrance*



*Upper Façade & Cornice*



*Façade & Cornice*

### Building Materials

The choice of materials can be critical to the overall success of your building design. Again, take a cue from the traditional storefront, whose simple and unobtrusive materials emphasized display windows and the entry door. Today, many remodeled storefronts are made of materials that look out of place in the downtown because of color, texture or a combination of the two. Not only do they clash with traditional commercial building facades, often they are unattractive designs for any building.

As significant as materials is the way the materials are used. It is common to see a renovated facade that appears sloppy and disorganized because the materials have been carelessly applied. Haphazard combinations can destroy an otherwise pleasing design.

Primary exterior building materials should be similar and/or complementary to existing structures within the immediate area and the downtown area as a whole. Building materials should consider the facades of the structure and an adjoining structure to provide a suitable transition between facades. Where a side and/or rear elevation is not exposed to view from a public street, a combination of primary and secondary materials may be used.

Acceptable materials include glass, brick, ceramic tile, terra cotta, cultured stone, cut stone, carved stone, stucco, EIFS, wood, decorative concrete block. Stone or brick facing should be of relatively even coloration and consistent size. The use of non-decorative exposed concrete block, pre-engineered metal building systems, and sheet metal is discouraged. The use of plywood or Oriented Strand Board (OSB) or similar materials is prohibited. Metal roofs, decorative metal and metal accent components may be considered. Other building materials may be considered when appropriate to a property and the downtown as a whole.



*Brick & Terra Cotta*



*Stucco*



*Decorative Stone*