

DOWNTOWN ARCHITECTURAL REVIEW BOARD AGENDA

November 1, 2016
12:00 PM

Meeting Room D
City-County Government Center

160 South Macy Street
Fond du Lac, Wisconsin

I. CALL TO ORDER

- A. Attendance
- B. Declaration Quorum Present

II. APPROVAL OF MINUTES

October 4, 2016

III. ACTIONS

- A. 91 S Main Street (*Coliseum Sports Bar & Grill*)

Applicant: Smith Builders o/b/o Peter Katris, Property Owner

Project Representative: Chris Smith, Smith Builders

Project: Install new half-circle windows (10) and limestone sills on the west and south facades; install sill and replace material of closed window openings (4) on south facade.

- B. 59 N Main Street (*Charis Pregnancy Help Center*)

Applicant: Charis Pregnancy Help Center

Project Representative: Charis Pregnancy Help Center

Project: Replace panel in nonconforming cabinet sign.

IV. ADJOURN

“The City of Fond du Lac provides equal opportunities and services to all individuals, including those individuals with disabilities.”

DOWNTOWN ARCHITECTURAL REVIEW BOARD MINUTES

October 4, 2016

12:00 P.M.

Meeting Room D
City-County Government Center

160 South Macy Street
Fond du Lac, Wisconsin

CALL TO ORDER

ROLL CALL: Present: Deborah Doll
Howard Floeter
Sam Meyer
Steve Schoofs

Absent: Jamie Molitor
Stan Ramaker
Scott Stelmacher

Administrative Staff: Joellyn Dahlin, Principal Planner

DARB Staff Representative Joellyn Dahlin declared a quorum present.

ELECTION OF OFFICERS

Chairperson

Motion made by Schoofs to elect Howard Floeter as Chairperson of the Downtown Architectural Review Board.

Seconded by Doll.

ROLL CALL VOTE: Aye – Doll, Floeter, Meyer, Schoofs
Nay – None

Carried.

Howard Floeter assumed the Chair and opened the nomination for Vice-Chairperson.

DOWNTOWN ARCHITECTURAL REVIEW BOARD MINUTES

October 4, 2016

Page 2

Vice-Chairperson

Motion made by Meyer to elect Steve Schoofs as Vice-Chairperson of the Downtown Architectural Review Board.

Seconded by Doll.

ROLL CALL VOTE: Aye – Doll, Floeter, Meyer, Schoofs
 Nay – None

Carried.

Secretary

Motion made by Floeter to elect Scott Stelmacher as Secretary of the Downtown Architectural Review Board.

Seconded by Doll.

ROLL CALL VOTE: Aye – Doll, Floeter, Meyer, Schoofs
 Nay – None

Carried.

APPROVAL OF MINUTES

September 6, 2016

Motion made by Schoofs to approve the minutes of the regular meeting of the September 6, 2016 Downtown Architectural Review Board as presented.

Seconded by Doll.

ROLL CALL VOTE: Aye – Doll, Floeter, Meyer, Schoofs
 Nay – None

Carried.

ACTIONS

59-61 North Main Street

Project: Replace windows—main façade.

Appearance:

Brian Carter, Property Owner, 59 North Main Street

Motion made by Doll to approve the project based on findings that the proposed renovation complies with the spirit and intent of the Downtown Design Overlay District regulations and the Downtown Fond du Lac Partnership Design Guidelines.

Seconded by Meyer.

ROLL CALL VOTE: Aye – Doll, Floeter, Meyer, Schoofs
 Nay – None

Carried.

44 North Main Street

Project: Install wall sign on main façade.

Appearance:

Kelly Martin, Project Representative, 131 South Main Street, #103

Motion made by Floeter to approve the wall sign based on findings that the sign complies with the spirit and intent of the Downtown Design Overlay District regulations and the Downtown Fond du Lac Partnership Guidelines, subject to the following conditions:

1. Reduce sign in size to conform proportionate to the area of the bottle glass on the building façade above the storefront window.
2. Provide border on sign.

Seconded by Doll.

ROLL CALL VOTE: Aye – Doll, Floeter, Meyer, Schoofs
 Nay – None

Carried.

DOWNTOWN ARCHITECTURAL REVIEW BOARD MINUTES

October 4, 2016

Page 4

ADJOURN

Motion made by Schoofs to adjourn.

Seconded by Meyer.

ROLL CALL VOTE: Aye – Doll, Floeter, Meyer, Schoofs
 Nay – None

Carried.

Meeting adjourned at 12:20 p.m.

MARGARET HEFTER, CITY CLERK

MH/ke

CITY OF
Fond du Lac
DOWNTOWN DESIGN REVIEW

PROJECT APPLICATION

DATE SUBMITTED: 10-3-2016 DARB MEETING DATE: 11-1-2016

PROJECT LOCATION: 91 S. MAIN ST. Fond du Lac, WI

BUSINESS NAME: Nestani FdI LLC - Coliseum Sports Bar + Grill

APPLICANT INFORMATION

PROPERTY OWNER: Peter Katris

ADDRESS: 91 S. MAIN ST. Fond du Lac, WI

EMAIL ADDRESS: _____

PHONE: 

PROJECT REPRESENTATIVE: SMITH Builders

___ ARCHITECT ___ ENGINEER CONTRACTOR ___ OTHER

ADDRESS: 227 Morris Ct. Fond du Lac, WI

EMAIL ADDRESS: 

PHONE: 

PROJECT INFORMATION

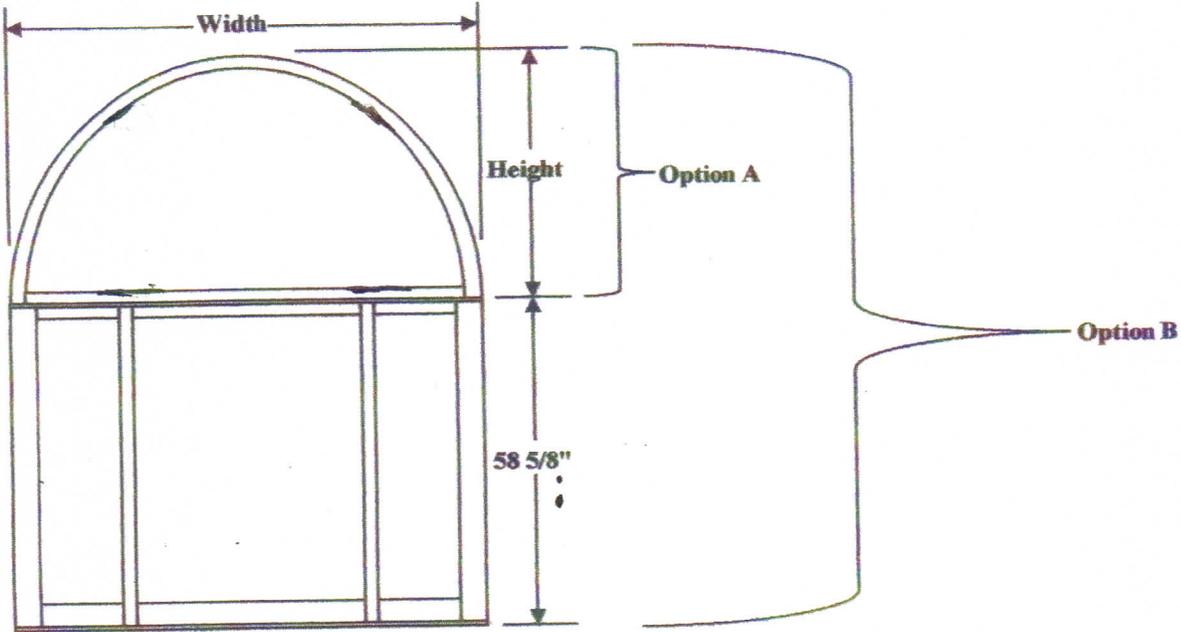
- MINOR REPAIR/ALTERATIONS (PAINT, ROOF, WINDOWS)
- EXTERIOR RENOVATION
- SIGN(S)
- AWNING(S)
- BUILDING ADDITION/EXPANSION
- NEW BUILDING

DESCRIPTION OF PROPOSED PROJECT:

Replace (7) windows with 1/2 Round
+ Replace (3) 1/2 Round windows
Add limestone sill between 1/2-circle windows and picture windows.
Replace wood window cover with block and add limestone sill. (Note: Work
done without review or approval.)

CONTRACT WITH HOMETOWN GLASS & IMPROVEMENT, INC.

<u>Mark</u>	<u>Quantity</u>	<u>Width</u>	<u>Height</u>	<u>Location</u>	
A	Phase 1	71"	49"	West Elevation	1 of Upper Only
B	Phase 1	88"	49"	West Elevation	1 of Upper Only
C	Phase 1	92"	51"	West Elevation	2 of
D	Phase 2	80"	44"	South Elevation	6 of



Exterior

- 2" x 4 1/2" Thermally Broken Aluminum Frames
- Dark Bronze Anodized Finish
- 1" Bronze Tinted Insulated Glass w/High Performance Low-e
- Perimeter Caulk

****Demo & Interior Trim By Others****

MAIN STREET VIEW OF BUILDING – WEST FACADE



FIRST STREET VIEW OF BUILDING – SOUTH FACADE



SOUTH FAÇADE
EXISTING STONE BANDS BETWEEN HALF-ROUND WINDOW OPENINGS AND LOWER
ADD STONE BANDS WITH INSTALLATION OF PROPOSED NEW WINDOWS



CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: October 27, 2016
To: Downtown Architectural Review Board
From: Joellyn Dahlin, Principal Planner
Re: Project Review – 91 S Main Street

Project Analysis

Proposal: Install new half-circle windows and limestone sill (10); install limestone sill and replace material of closed window openings (4).

Historic Status: Contributing property of South Main Historic District; the property does not retain a local historic designation. The South Main Street Historic District is a national district; historic review of the proposal is not required.

Design Review: The Downtown Architectural Review Board must determine that the proposed change to the building appearance complies with the spirit and intent of the Downtown Design Overlay District regulations and the Downtown Fond du Lac Partnership Design Guidelines.

The installation of new windows is proposed for the Coliseum Sports Bar and Grill. The project affects existing window openings on the Main Street (west) façade of the building as well as the 1st Street (south) building façade. Ten new half-circle windows are planned; four on the west façade and six on the south façade. The half-circle windows will replace eight wood-painted panels and two single-pane glass windows. The new window glass is 1” bronze tinted insulated glass; the aluminum frames are dark bronze anodized finish.

The project also includes the installation of a limestone sill to separate each half-circle window from the lower picture window. The proposed sill is the same as that recently installed within four covered window openings on the east end of the south façade. It should be noted that work has been completed to modify the covered window openings –

including the addition of new sills and the installation of concrete block to replace wood panels – without the benefit of review or approval.

Findings

The Downtown Design Overlay District is intended to:

-) Preserve and restore unique and historic buildings;
-) Ensure the coordinated design of new buildings and changes to existing buildings;
-) Minimize adverse impacts on adjacent properties from buildings that may detract from the character and appearance of the district;
-) Aid in improving the overall economic vitality of the district.

Recommendation

The Downtown Architectural Review Board must determine that the proposed changes comply with the spirit and intent of the Downtown Design Overlay District regulations and the Downtown Fond du Lac Partnership Design Guidelines.

Reflective of the requirements of the Downtown Design Overlay District and the Downtown Fond du Lac Partnership Guidelines, Community Development staff recommends approval of the project as proposed.

DOWNTOWN DESIGN REVIEW



PROJECT LOCATION: 59 N. MAIN ST

BUSINESS NAME: Charis Pregnancy Help Center

APPLICANT INFORMATION

PROJECT REPRESENTATIVE BUSINESS OWNER PROPERTY OWNER

ADDRESS: 59 N Main Street Fond du Lac.

EMAIL: [REDACTED]

PHONE: [REDACTED]

PROPOSED PROJECT

- EXTERIOR PAINT
- ROOF
- WINDOWS (REPLACEMENT WINDOWS AND/OR NEW WINDOW OPENING)
- EXTERIOR DOORS (REPLACEMENT AND/OR NEW DOOR OPENING)
- SIGN(S)
- AWNING(S)
- EXTERIOR REPAIR/ALTERATION
- BUILDING ADDITION/EXPANSION
- NEW BUILDING

DESCRIPTION OF PROPOSED PROJECT

Existing sign to be updated with new business name

Submit application package to the Community Development Office
(4th floor, City-County Government Center)

The submittal of a project application package via email is acceptable.
Please contact the Community Development office at (920) 322-3440 prior to submittal.
Electronic application submittals should be directed: jdahlin@fdl.wi.gov





727

59

Charis
Worship Center

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: October 27, 2016
To: Downtown Architectural Review Board
From: Joellyn Dahlin, Principal Planner
Re: Project Review – 59 N Main Street (*Charis Pregnancy Help Center*)

Project Analysis

Proposal: Replace sign panel in nonconforming cabinet sign.

Historic Status: Contributing property of North Main Historic District; the property does not retain a local historic designation. The North Main Street Historic District is a national district; historic review of the proposal is not required.

Design Review: The Downtown Architectural Review Board must determine that the existing cabinet sign is architecturally or historically significant, or unique in design or structure to complement the building.

The subject building is located on the east side of North Main Street south of Merrill Avenue. *Charis Pregnancy Help Center* plans to rent the first-floor tenant space and would like to install a new panel in the existing nonconforming wall cabinet sign. The cabinet sign was installed for a former business prior to the adoption of design standards for the downtown.

Sign regulations in the Downtown Design District do not allow a wall cabinet sign to be modified, altered, refurbished or replaced, including the replacement or refacing of a sign panel. Zoning regulations stipulate that special consideration may be given to modification or replacement of a wall cabinet sign that is architecturally or historically significant, or unique in design or structure to complement the building to which it is affixed.

Findings

The Downtown Design Overlay District is intended to:

-) Preserve and restore unique and historic buildings;
-) Ensure the coordinated design of new buildings and changes to existing buildings;
-) Minimize adverse impacts on adjacent properties from buildings that may detract from the character and appearance of the district;
-) Aid in improving the overall economic vitality of the district.

Recommendation

To approve the proposed sign the Downtown Architectural Review Board must determine that the existing cabinet sign is architecturally or historically significant, or unique in design or structure to complement the building.