

DOWNTOWN ARCHITECTURAL REVIEW BOARD AGENDA

November 3, 2015
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

August 4, 2015

III. ACTIONS

- A. 69 South Main Street (*Knight Barry Title*)
Applicant: Knight-Barry Title
Project Representative: John Papenheim/Papenheim SignCrafters
Project: New wall signage.
- B. 72 South Main Street (*Annie's Fountain City Café*)
Applicant: Ann Culver
Project Representative: Ann Culver dba Annie's Fountain City Cafe
Project: Exterior wall and trim paint.
- C. 25 South Main Street (*M+A Design*)
Applicant: M+A Design
Project Representative: John Papenheim/Papenheim SignCrafters
Project: New projecting sign.
- D. Discussion of Downtown Architectural Board Review Process
Initiator: Community Development Director

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

August 4, 2015

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: Tom Meiklejohn III
Jamie Molitor
Steve Schoofs
Stan Ramaker

Absent: Scott Draves
Terrence Gaffney

Administrative Staff: Joellyn Dahlin, Principal Planner

Vice-Chairperson Molitor declared a quorum present.

APPROVAL OF MINUTES

July 7, 2015

Motion made by Meiklejohn to approve the minutes of the regular meeting of the July 7, 2015 Downtown Architectural Review Board as presented, with a correction to reflect the correct date of the previous meeting as July 7, 2015, rather than July 8, 2015 as stated in the minutes.

Seconded by Ramaker.

ROLL CALL VOTE: Aye – Meiklejohn, Molitor, Ramaker, Schoofs
Nay - None

Carried.

ACTIONS

211-213 South Main Street (*Ziggys*)

Project: Exterior paint and façade repair, new windows, wall sign (Main Street building façade).

Appearance:

Tony Mand, Project Applicant/Property Owner, 498 Austin Lane

Motion made by Meiklejohn to approve changes to the exterior of 213 South Main Street, based on findings that the project complies with the spirit and intent of the Downtown Design Overlay District regulations and the Downtown Fond du Lac Partnership Design Guidelines, with the following conditions:

1. The revised project approval affects the Main Street façade only; the approved color palette affects 211 and 213 South Main Street. The April 7, 2015 project approval for the 5th Street façade stands as originally proposed.
2. The natural brick in the area from the top of the tin cornice to the roof shall not be painted (211 and 213 South Main Street).
3. The natural brick columns at the north and south ends of the 213 South Main Street façade shall not be painted.
4. The tin façade elements (211 and 213 South Main Street) shall be cleaned and painted; use terra cotta paint color similar to the natural brick color.
5. Install two additional windows (213 South Main Street) as proposed, in the area above the storefront windows to the north and south of the main entrance.
6. The wood area above the storefront windows (211 and 213 South Main Street), and the wood siding (211 South Main Street) shall be painted Sherwin Williams Bees Wax (SW 7682) or similar; match and/or complement the trim on the 5th Street façade.

7. A decorative cover shall enclose the painted stone (211 and 213 South Main Street); use SW 7682 paint color or similar as required in Condition No. 6.
8. Wall sign is approved as proposed, included wooden painted letters.
9. An awning may be installed at the property owner's discretion; use pattern and colors complementary to the building.

Seconded by Molitor.

ROLL CALL VOTE: Aye – Meiklejohn, Molitor, Ramaker, Schoofs
 Nay – None

Carried.

175 South Main Street (*Connie's Diner*)

Project: Exterior paint and façade repair, new window, new awning with signage.

Appearance:

Wally Shaffer, Project Applicant/Property Owner, 175 South Main Street

Motion made by Molitor to approve the project as proposed, 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, with the following conditions:

1. Wall and trim color shall match the existing color(s) of the second story of the building. Awning color(s) shall be complementary to the wall color, as represented in the conceptual drawing.
2. Building permits are required for certain elements of the project, including but not limited to the replacement of the window, awning installation, light installation. Permits shall be secured prior to the start of work. Consult with the Chief Building Inspector to determine permit requirements.
3. All work for the project shall be completed not later than September 30, 2015.

DOWNTOWN ARCHITECTURAL REVIEW BOARD MINUTES

August 4, 2015

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Seconded by Ramaker.

ROLL CALL VOTE: Aye – Meiklejohn, Molitor, Ramaker, Schoofs
 Nay – None

Carried.

ADJOURN

Motion made by Schoofs to adjourn.

Seconded by Meiklejohn.

ROLL CALL VOTE: Aye – Meiklejohn, Molitor, Ramaker, Schoofs
 Nay – None

Carried.

Meeting adjourned at 12:40 p.m.

MARGARET HEFTER, CITY CLERK

MH/ke

CITY OF FOND DU LAC
DOWNTOWN DESIGN REVIEW



PROJECT LOCATION: 69 S Main

BUSINESS NAME: Knight- Barry Title

APPLICANT INFORMATION

PROJECT REPRESENTATIVE BUSINESS OWNER PROPERTY OWNER

ADDRESS: Papenheim SignCrafters 15 5th 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

Install dimensional letters/ logo on sign panel. Letters are CNC cut 3/4" thick PVC plastic. Black and wedgewood blue. Knight-Barry letters are approx 6" tall, Title group approx 2.5". Sign is approx 8 sq ft total.

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

EXISTING
SIGN
↓
PANEL

Knight Barry TITLE GROUP

48.510"

108.61"



69 South Main Street – Previous Signage (Ameriprise)



CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: October 29, 2015
To: Downtown Architectural Review Board
From: Joellyn Dahlin, Principal Planner
Re: Project Review – 69 South Main Street (*Knight-Barry*)

Project Analysis

Proposal: Install wall sign.

Historic Status: The property is located in the 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 signage complies with the spirit and intent of the Downtown Design Overlay District regulations and the Downtown Fond du Lac Partnership Design Guidelines.

Signage is planned for a new business that will occupy an existing commercial building. The new sign is comprised of plastic dimensional letters. The letters of the business name (*Knight-Barry*) are 6” tall; the secondary letters of the business type (*Title Group*) are 2.5” tall. The sign colors are black (*Knight-Barry*) and wedgewood blue (*Title Group*).

The proposed sign is the same type of sign utilized for the previous business. The sign would not be illuminated. The sign complies with zoning regulations for allowable size and sign type.

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 signage complies with the spirit and intent of the Downtown Design Overlay District regulations and the Downtown Fond du Lac Partnership Design Guidelines.

The Downtown Architectural Review Board must consider the materials, colors and architecture of the building in approving suitable signage, and consider the purpose and intent of appropriate signage.

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

CITY OF
Fond du Lac
DOWNTOWN DESIGN REVIEW

PROJECT APPLICATION

DATE SUBMITTED: 10-14-15 DARB MEETING DATE: November 3, 2015

PROJECT LOCATION: 72 S. Main St.

BUSINESS NAME: Annie's Fountain City Cafe

APPLICANT INFORMATION

PROPERTY OWNER: _____

ADDRESS: _____

EMAIL ADDRESS: _____

PHONE: (____) _____

PROJECT REPRESENTATIVE: Ann Culver

____ ARCHITECT ____ ENGINEER ____ CONTRACTOR OTHER

ADDRESS: 357 8th St Fond du Lac, WI 54935

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:

Paint building and clean up the awning
according to the rendering provided.

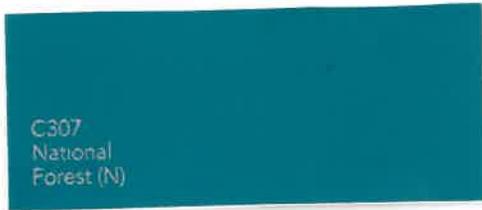
72 SOUTH MAIN STREET



EXISTING



PROPOSED



WALL COLOR



TRIM COLOR

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: October 29, 2015
To: Downtown Architectural Review Board
From: Joellyn Dahlin, Principal Planner
Re: Project Review – 72 South Main Street (*Annie's Fountain City Café*)

Project Analysis

Proposal: Paint exterior of building (front façade).

Historic Status: The property is located in the 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 subject two-story brick building has stood vacant for several years. The new owner proposes cosmetic changes to the building for a new café. The proposal includes wall and trim paint of the front façade. A sign and new windows for the front and rear building façade are planned for 2016. The new sign and windows will be a separate proposal for review by the Downtown Architectural Review Board.

The color palette for the exterior paint includes teal green for the wall, with grey trim. The existing aluminum canopy will be cleaned for a fresh appearance; changes to the canopy are not proposed.

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

In evaluating exterior paint color the Downtown Architectural Review Board must consider the color scheme of other buildings in proximity to the property in question, as well as the overall desired appearance of the downtown. The Board must also determine that a proposed color palette ties together all of the building elements, utilizing complementary colors.

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: 25 South Main

BUSINESS NAME: M+A Design Architects

APPLICANT INFORMATION

PROJECT REPRESENTATIVE BUSINESS OWNER PROPERTY OWNER

ADDRESS: SignCrafters 15 Fifth Street FdL

EMAIL: [REDACTED]

PHONE: ([REDACTED])

PROPOSED PROJECT

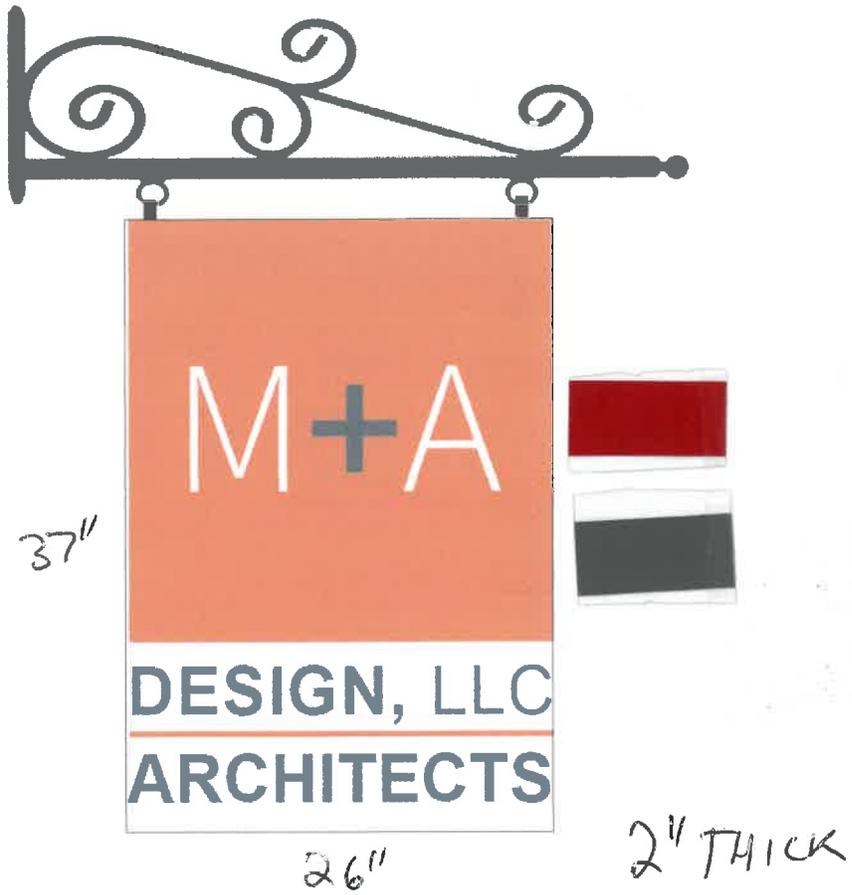
- EXTERIOR PAINT
- ROOF
- WINDOWS (REPLACEMENT WINDOWS AND/OR NEW WINDOW OPENING)
- EXTERIOR DOORS (REPLACEMENT AND/OR NEW DOOR OPENING)
- SIGN(S)
- AWNING(S)
- EXTERIOR REPAIR/ALTERATION
- BUILDING ADDITION/EXPANSION
- NEW BUILDING

DESCRIPTION OF PROPOSED PROJECT

Install projecting sign with bracket. Bracket matches Lillians just to the south. Sign is engraved high density polyurethane, painted to match logo. 7.75 Sq Ft - 2" THICK

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 to: jdahlin@fdl.wi.gov



25 South Main Street



PROPOSED SIGN LOCATION: M+A DESIGN

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: October 29, 2015
To: Downtown Architectural Review Board
From: Joellyn Dahlin, Principal Planner
Re: Project Review – 25 South Main Street (*M+A Design*)

Project Analysis

Proposal: Install projecting sign.

Historic Status: The property is located in the 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 proposed signage complies with the spirit and intent of the Downtown Design Overlay District regulations and the Downtown Fond du Lac Partnership Design Guidelines.

The subject property is commonly known as the Retlaw office building. The building is immediately south of the Retlaw Theater. The Retlaw Theater (23 South Main) is a designated historic site that requires historic review.

An architectural design firm - M+A Architects - will occupy new tenant space in the Retlaw office building. A projecting sign is proposed to identify the business. The sign would be located at the Main Street business entrance. The sign is engraved high density polyurethane; the sign bracket matches the bracket of another building tenant, Lillian's. The sign is 7.75 square feet in area and complies with the allowable area of a projecting sign. The sign colors are burgundy and dark grey, with white lettering..

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 signage complies with the spirit and intent of the Downtown Design Overlay District regulations and the Downtown Fond du Lac Partnership Design Guidelines.

The Downtown Architectural Review Board must consider the materials, colors and architecture of the building in approving suitable signage, and consider the purpose and intent of appropriate signage.

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