

DOWNTOWN ARCHITECTURAL REVIEW BOARD AGENDA

December 6, 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

November 1, 2016

III. ACTIONS

- A. 49-51 N Main Street (*Russtiques Antiques*)

Applicant: Russ Turk dba *Russtiques*

Project Representative: Russ Turk

Project: New awnings (2), projecting sign, exterior lighting.

IV. REPORT OF OFFICERS

Discussion of Downtown Architectural Review Board.

V. ADJOURN

DOWNTOWN ARCHITECTURAL REVIEW BOARD MINUTES

November 1, 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: Howard Floeter
Sam Meyer
Jamie Molitor
Steve Schoofs (arrived at 12:04)
Scott Stelmacher

Absent: Deb Doll
Stan Ramaker

Administrative Staff: Joellyn Dahlin, Principal Planner

Chairperson Floeter declared a quorum present.

APPROVAL OF MINUTES

October 4, 2016

Motion made by Meyer to approve the minutes of the regular meeting of the October 4, 2016 Downtown Architectural Review Board as presented.

Seconded by Molitor.

ROLL CALL VOTE: Aye – Floeter, Meyer, Molitor
Nay – None
Abstain – Stelmacher

Carried.

ACTIONS

91 South Main Street

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

Appearance:

Chris Smith, Project Representative, 227 Morris Court
Peter Katris, Property Owner, 91 South Main Street

Motion made by Schoofs to approve the project as proposed, including 10 new half-circle and lower windows with a limestone sill between the windows, and accept the (unauthorized) sill and replacement material of 4 closed window openings on the south façade, 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 – Floeter, Molitor, Schoofs, Meyer
 Nay – Stelmacher

Carried.

59 North Main Street

Project: Replace panel in nonconforming sign cabinet.

Appearance:

Maggie Wiesen, Project Representative, 798 Ruggles Street

Appeared in Support:

Barbara Kuhls, N8003 Lakeshore Drive

Motion made by Stelmacher that the existing wall cabinet sign is not architecturally or historically significant to the building, and thereby deny modification of the sign for reuse.

Seconded by Meyer.

DOWNTOWN DESIGN REVIEW



PROJECT LOCATION: 49/51 N. Main St.

BUSINESS NAME: Rashtiques

APPLICANT INFORMATION

PROJECT REPRESENTATIVE BUSINESS OWNER PROPERTY OWNER

ADDRESS: N5610 Valley Creek Rd., Fond Du Lac, WI 54937

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

Replacing and adding 2 awnings
Adding 2 warehouse lights above
Adding Sign Bracket and hanging sign.

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

DOWNTOWN DESIGN REVIEW



PROJECT LOCATION: 49-51 N. Main

BUSINESS NAME: Russbiques

APPLICANT INFORMATION

- PROJECT REPRESENTATIVE
 BUSINESS OWNER
 PROPERTY OWNER

ADDRESS: _____

EMAIL: _____

PHONE _____

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 & Two new awnings

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



TRAVEL LEADERS®

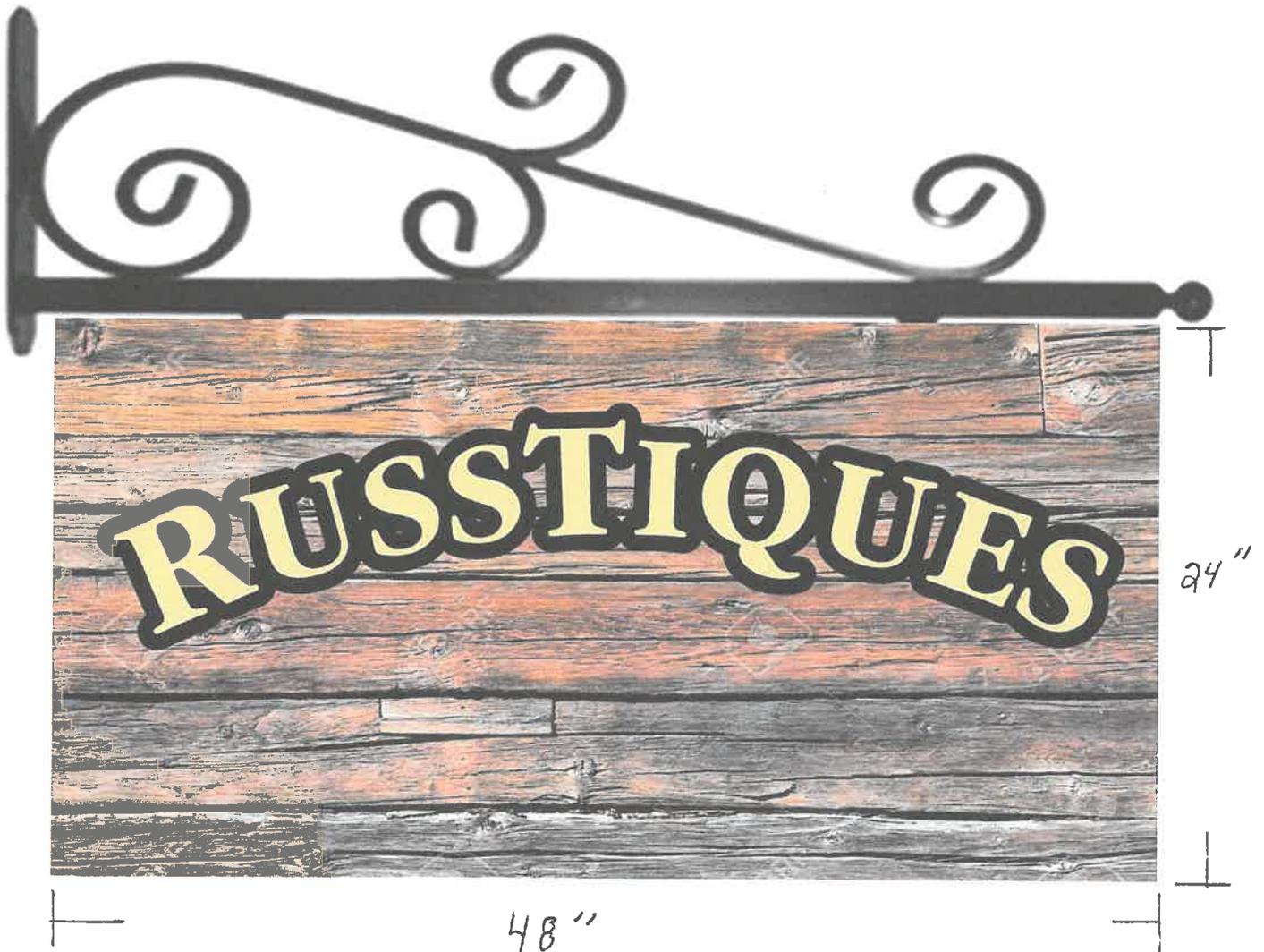
51-49



NEW SIGN

Russtiques 49-51 N. main

John Papenheim -

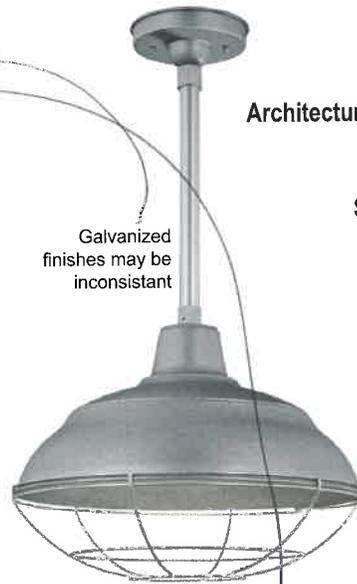




RWHS17-ABR
Shade Only.
Shown with optional RSCK-ABR
Canopy Kit, RS1-ABR Stem and
RWG17-ABR Wire Guard



RWHS17-SG
Shade Only.
Shown with optional RSCK-SG
Canopy Kit and RS1-SG Stem

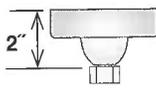
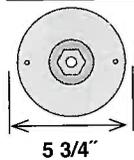


Galvanized
finishes may be
inconsistent

RWHS17-GA
Shade Only.
Shown with optional RSCK-GA
Canopy Kit, RS1-GA Stem and
RWG17-GA Wire Guard

- Finishes:
Architectural Bronze - ABR
Galvanized - GA
Satin Black - SB
Satin Green - SG
Satin Red - SR
White - WH

CANOPY KITS (for Ceiling Applications)



RSCK

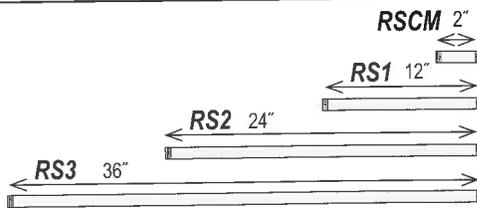
RSCK-ABR	W: 5 3/4"
RSCK-GA	W: 5 3/4"
RSCK-SB	W: 5 3/4"
RSCK-SG	W: 5 3/4"
RSCK-SR	W: 5 3/4"
RSCK-WH	W: 5 3/4"

Canopy Kits will Swivel up to 25°

EASY TO ORDER:

1. Choose a Shade
2. Choose a Goose Neck for Wall Mount OR Choose a Stem & Canopy Kit for Ceiling Mount
3. Wire Guard Optional

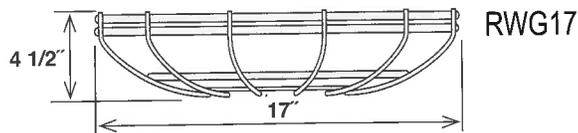
STEMS



RSCM-ABR	ID: 3/4"	L: 2"	RS2-ABR	ID: 3/4"	L: 24"
RSCM-GA	ID: 3/4"	L: 2"	RS2-GA	ID: 3/4"	L: 24"
RSCM-SB	ID: 3/4"	L: 2"	RS2-SB	ID: 3/4"	L: 24"
RSCM-SG	ID: 3/4"	L: 2"	RS2-SG	ID: 3/4"	L: 24"
RSCM-SR	ID: 3/4"	L: 2"	RS2-SR	ID: 3/4"	L: 24"
RSCM-WH	ID: 3/4"	L: 2"	RS2-WH	ID: 3/4"	L: 24"

RS1-ABR	ID: 3/4"	L: 12"	RS3-ABR	ID: 3/4"	L: 36"
RS1-GA	ID: 3/4"	L: 12"	RS3-GA	ID: 3/4"	L: 36"
RS1-SB	ID: 3/4"	L: 12"	RS3-SB	ID: 3/4"	L: 36"
RS1-SG	ID: 3/4"	L: 12"	RS3-SG	ID: 3/4"	L: 36"
RS1-SR	ID: 3/4"	L: 12"	RS3-SR	ID: 3/4"	L: 36"
RS1-WH	ID: 3/4"	L: 12"	RS3-WH	ID: 3/4"	L: 36"

WIRE GUARDS

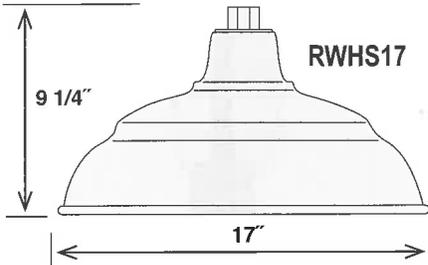


RWG17-ABR	W: 17"
RWG17-GA	W: 17"
RWG17-SB	W: 17"
RWG17-SG	W: 17"
RWG17-SR	W: 17"
RWG17-WH	W: 17"

R SERIES

17" WAREHOUSE SHADES

17" WAREHOUSE SHADES



RWHS17-ABR	W: 17"	H: 9 1/4"	Wire: 100"	Med. 200W A21
RWHS17-GA	W: 17"	H: 9 1/4"	Wire: 100"	Med. 200W A21
RWHS17-SB	W: 17"	H: 9 1/4"	Wire: 100"	Med. 200W A21
RWHS17-SG	W: 17"	H: 9 1/4"	Wire: 100"	Med. 200W A21
RWHS17-SR	W: 17"	H: 9 1/4"	Wire: 100"	Med. 200W A21
RWHS17-WH	W: 17"	H: 9 1/4"	Wire: 100"	Med. 200W A21



RWHS17-SR

Shade Only.
Shown with optional RSCK-SR
Canopy Kit and RS1-SR Stem



RWHS17-SB

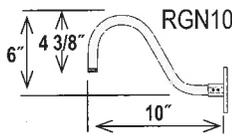
Shade Only.
Shown with optional
RGN15-SB Goose Neck



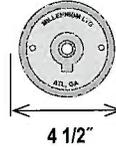
RWHS17-WH

Shade Only.
Shown with optional RSCK-WH
Canopy Kit and RS1-WH Stem

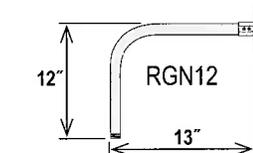
GOOSE NECKS (Actual Photos Shown on Page 72)



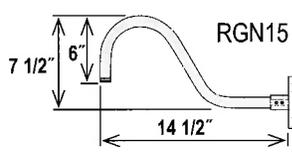
RGN10-ABR	ID: 3/4"	L: 10"
RGN10-GA	ID: 3/4"	L: 10"
RGN10-SB	ID: 3/4"	L: 10"
RGN10-SG	ID: 3/4"	L: 10"
RGN10-SR	ID: 3/4"	L: 10"
RGN10-WH	ID: 3/4"	L: 10"



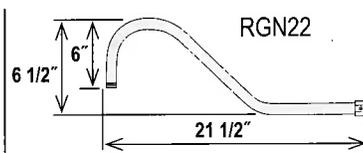
Back Plate
included
with goose
neck



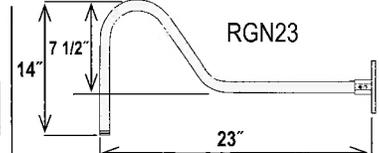
RGN12-ABR	ID: 3/4"	L: 13"
RGN12-GA	ID: 3/4"	L: 13"
RGN12-SB	ID: 3/4"	L: 13"
RGN12-SG	ID: 3/4"	L: 13"
RGN12-SR	ID: 3/4"	L: 13"
RGN12-WH	ID: 3/4"	L: 13"



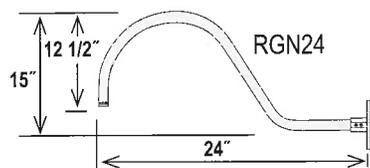
RGN15-ABR	ID: 3/4"	L: 14 1/2"
RGN15-GA	ID: 3/4"	L: 14 1/2"
RGN15-SB	ID: 3/4"	L: 14 1/2"
RGN15-SG	ID: 3/4"	L: 14 1/2"
RGN15-SR	ID: 3/4"	L: 14 1/2"
RGN15-WH	ID: 3/4"	L: 14 1/2"



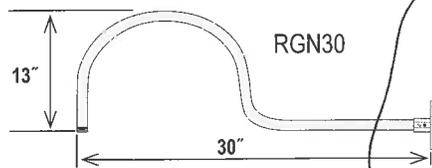
RGN22-ABR	ID: 3/4"	L: 21 1/2"
RGN22-GA	ID: 3/4"	L: 21 1/2"
RGN22-SB	ID: 3/4"	L: 21 1/2"
RGN22-SG	ID: 3/4"	L: 21 1/2"
RGN22-SR	ID: 3/4"	L: 21 1/2"
RGN22-WH	ID: 3/4"	L: 21 1/2"



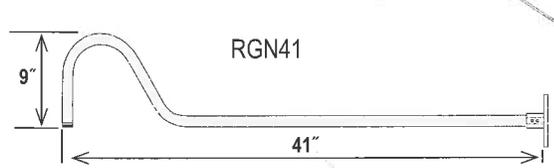
RGN23-ABR	ID: 3/4"	L: 23"
RGN23-GA	ID: 3/4"	L: 23"
RGN23-SB	ID: 3/4"	L: 23"
RGN23-SG	ID: 3/4"	L: 23"
RGN23-SR	ID: 3/4"	L: 23"
RGN23-WH	ID: 3/4"	L: 23"



RGN24-ABR	ID: 3/4"	L: 24"
RGN24-GA	ID: 3/4"	L: 24"
RGN24-SB	ID: 3/4"	L: 24"
RGN24-SG	ID: 3/4"	L: 24"
RGN24-SR	ID: 3/4"	L: 24"
RGN24-WH	ID: 3/4"	L: 24"



RGN30-ABR	ID: 3/4"	L: 30"
RGN30-GA	ID: 3/4"	L: 30"
RGN30-SB	ID: 3/4"	L: 30"
RGN30-SG	ID: 3/4"	L: 30"
RGN30-SR	ID: 3/4"	L: 30"
RGN30-WH	ID: 3/4"	L: 30"



RGN41-ABR	ID: 3/4"	L: 41"
RGN41-GA	ID: 3/4"	L: 41"
RGN41-SB	ID: 3/4"	L: 41"
RGN41-SG	ID: 3/4"	L: 41"
RGN41-SR	ID: 3/4"	L: 41"
RGN41-WH	ID: 3/4"	L: 41"

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: December 1, 2016
To: Downtown Architectural Review Board
From: Joellyn Dahlin, Principal Planner
Re: Project Review – 49-51 N Main Street

Project Analysis

Proposal: Install two awnings, projecting sign and exterior wall lights.

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 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 building is the site of the former *Travel Leaders* on North Main Street. The building is located on the east side of the street south of Merrill Avenue. Changes to the exterior are proposed for the new tenant, *Russtiques*.

The project includes removal of an existing awning that is above the south storefront window and the installation of two new awnings, one above each of the two sets of storefront windows. The new canvas awnings would be green and white stripe. A gooseneck light above each awning is planned and a projecting sign would be affixed to the wall to identify the new business. The projecting sign has a rustic design and includes a decorative supporting arm.

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 alterations 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.