

DOWNTOWN ARCHITECTURAL REVIEW BOARD AGENDA

March 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

January 5, 2016

III. ACTIONS

- A. 72 South Main Street (*Annie's Fountain City Café*)

Applicant: Tom Meiklejohn o/b/o *Annie's Fountain City Café*

Project Representative: Tom Meiklejohn

Project: Building façade renovations (front and rear), wall signage, awnings.

IV. ADJOURN

DOWNTOWN ARCHITECTURAL REVIEW BOARD MINUTES

January 5, 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: Scott Draves
Deborah Doll
Howard Floeter
Jamie Molitor
Steve Schoofs

Absent: Stan Ramaker
Scott Stelmacher

Administrative Staff: Joellyn Dahlin, Principal Planner

Chairperson Draves declared a quorum present.

APPROVAL OF MINUTES

December 1, 2015

Motion made by Schoofs to approve the minutes of the regular meeting of the December 1, 2015 Downtown Architectural Review Board as presented.

Seconded by Doll.

ROLL CALL VOTE: Aye – Draves, Doll, Floeter, Molitor, Schoofs
Nay - None

Carried.

ACTIONS

14 South Portland Street (*Meyer Property Group*)

Project: Renovate building for residential use; new windows.

Appearance:

Sam Meyer, Project Applicant/Property Owner, 38 Tyler Court

Motion made by Molitor to approve changes to the previously approved building renovation plan, based on findings that the changes comply with the spirit and intent of the Downtown Design Overlay District regulations and the Downtown Fond du Lac Partnership Design Guidelines.

The approved changes include:

1. Use opaque glass for first floor windows on the north, south, and west facades.
2. Substitute faux carriage doors (black in color) on the main façade, to replace an existing storefront window. Door design per project submittal.
3. Install two new entry doors (black in color) on the main façade, including a transom window above each door. Window design per project submittal.

Condition of project approval:

1. The property owner shall provide a sample of the opaque window glass to the Community Development Department for approval prior to installation. The window glass shall be non-metallic frosted (white) appearance.

Seconded by Doll.

ROLL CALL VOTE: Aye – Draves, Doll, Floeter, Molitor
 Nay – None
 Abstain – Schoofs

Carried.

7 Sheboygan Street (*Retlaw Building Apartments*)

Project: Install metal sign letters on Sheboygan Street canopy.

Appearance:

Lauren Herlache, Project Representative, N5528 Miranda Way

Lucus Petrie, Commonwealth Development, 9 Sheboygan Street

Appeared in Support:

Motion made by Draves to approve the proposed signage 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.

Seconded by Schoofs.

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

Carried.

ADJOURN

Motion made by Floeter to adjourn.

Seconded by Molitor.

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

Carried.

Meeting adjourned at 12:21 p.m.

MARGARET HEFTER, CITY CLERK

MH/ke

DOWNTOWN DESIGN REVIEW



PROJECT LOCATION: 72 SOUTH MAIN ST

BUSINESS NAME: DANNIE'S CAFE

APPLICANT INFORMATION

PROJECT REPRESENTATIVE BUSINESS OWNER PROPERTY OWNER

ADDRESS: TOM MEIKLEJOHN 79 E DIVISION ST FDL, WI

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

RESTORE MAIN ST. ELEVATION - BASED UPON HISTORIC PHOTO'S & MAIN ST. PROGRAM ARCHITECT DESIGN (JOE LANNICZAK). DESIGN/RESTORATION WORK TO ALSO INCLUDE WINDOWS, PAINT & AWNINGS ON WEST (ALLEY) ELEVATION.



EXISTING

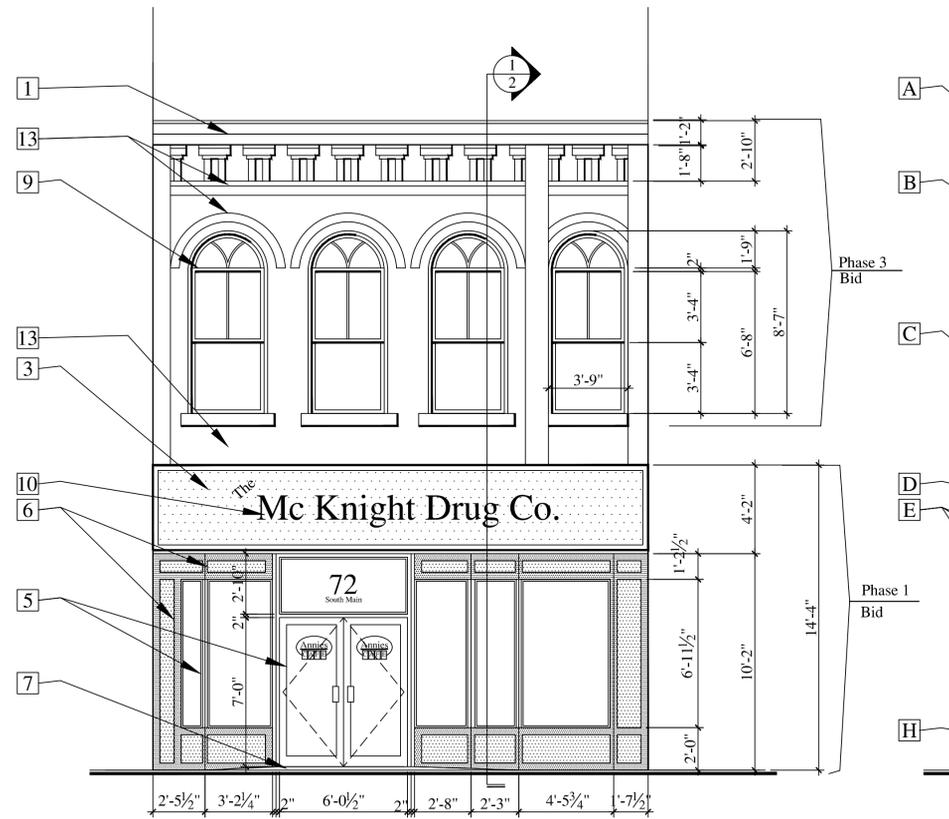
Demo Notes

- A Remove Existing Cap Flashing and prep for New Wall and Accent Cornice and New Cap Flashing
- B Remove Existing Windows. Prep for New Window at existing opening.
- C Remove existing Plywood Accent Board. Prep for New Roofing and Sign.
- D Remove existing Metal Sign Board, Steel / Wood Framing, etc and prep for New Parapet Sign Wall.
- E Remove existing Storefront Frames, Glass and Door / Frame
- F Remove existing In-Fill Wall and Prep for New Windows.
- G Remove existing HM Door and Prep for New Door.
- H Remove existing Concrete Walk Area and Prep for New Pitched Concrete Walk.

New Construction Key Notes

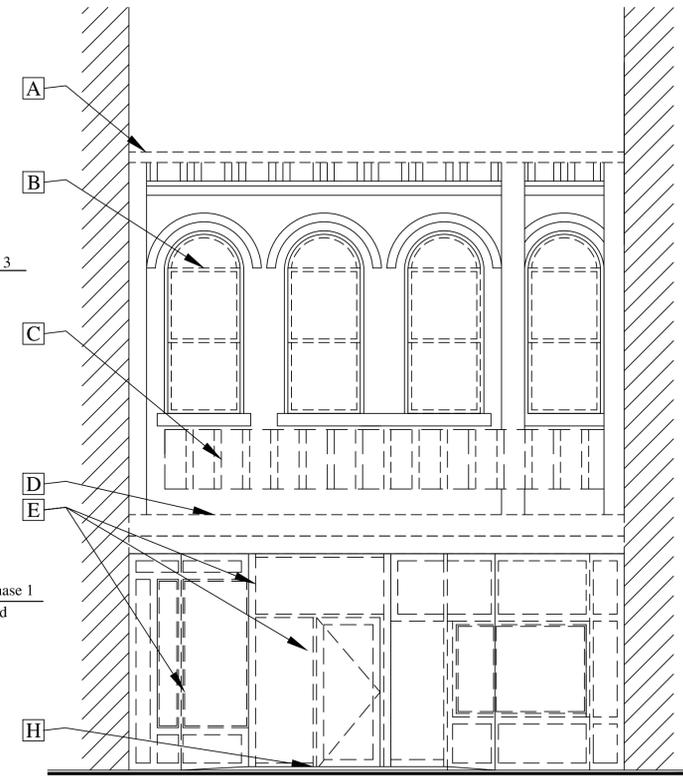
- 1 New 2x6 Wood Studs @16" oc, Parapet Wall Framing covered with 5/8" Exterior Plywood Sheathing; Fypon Accent Brick and Cornice material with PF Metal Flashing, Coping & 60 Mil Rubber Roofing.
- 2 Omit
- 3 New 6" Metal Studs (18 Ga.) at 16" oc Sign Wall with 5/8" Paintable Exterior Plywood Sheathing and Trim. New 5/8" Exterior Roof Sheathing, 3" Rigid, Pitched Insulation with 45 mil Rubber Membrane. Pitch Insul. to new Roof Drains.
- 4 Clean & Paint (2 coats) Existing Metal Soffit. Replace / Repair Soffit Lights.
- 5 New Dark Bronze, Insulated Aluminum Storefront with Insulated Clear Glass Windows, Door and Frames.
- 6 New 6" Metal Studs @ 16"oc Wall; 5/8" Gyp Board (interior), Vapor Barrier, Fill Void with Batt Insul., 5/8" Exterior Paintable Plywood Sheathing and 2" Paintable Wide Trim. Prime Paint (1) Coat, Paint (2) finish Coats. Coord. Colors with Owner.
- 7 New 3" Concrete Slab with Fiber Mesh, Pitched from Sidewalk to Door Threshold.
- 8 New 3' x 7' Insulated HM Door with Insulated 1/2 Door Window. Prime and Paint (2) Coats. Coordinated Locks with Owner; Provide Closure and weather stripping.
- 9 New Metal Clad Wood Framed with Insulated Low-E Glass Windows. Provide Accent Mutins at Main St Windows as shown.
- 10 New Signage to match Existing "Mc Knights" Letter Style. New Annie's Logo Signage.
- 11 Repair / Replace / Tuckpoint Existing Brick. Prep for Painting.
- 12 New PF Metal Scupper and Downspout to grade.
- 13 New Prime Paint (1) Coat and Paint (2) coats; Note Accent Colors at Brick Window Trim and Cornice Line. Coordinate Colors with Owner.
- 14 New Vinyl Stripped Awnings and 1" Metal Framework.

NOTE: New Wall / Storefront, Windows & Door / Frame Layout to Match Existing Layout. Field Coordinate All Dimensions



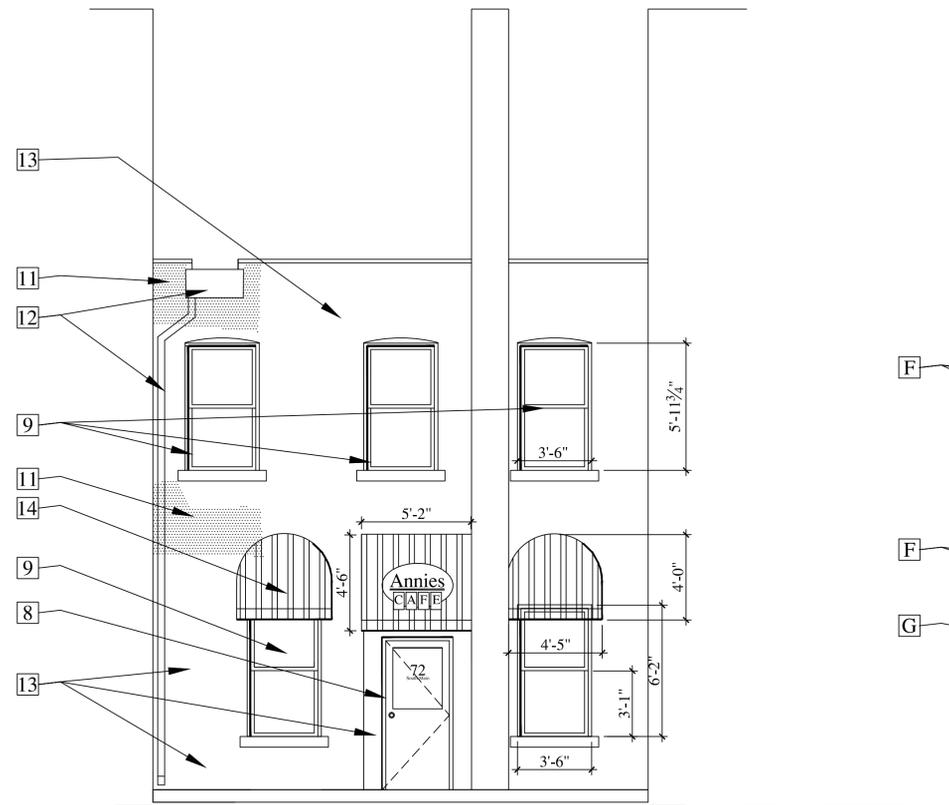
New Proposed Main Street East Elevation

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



Existing Main Street East Elevation

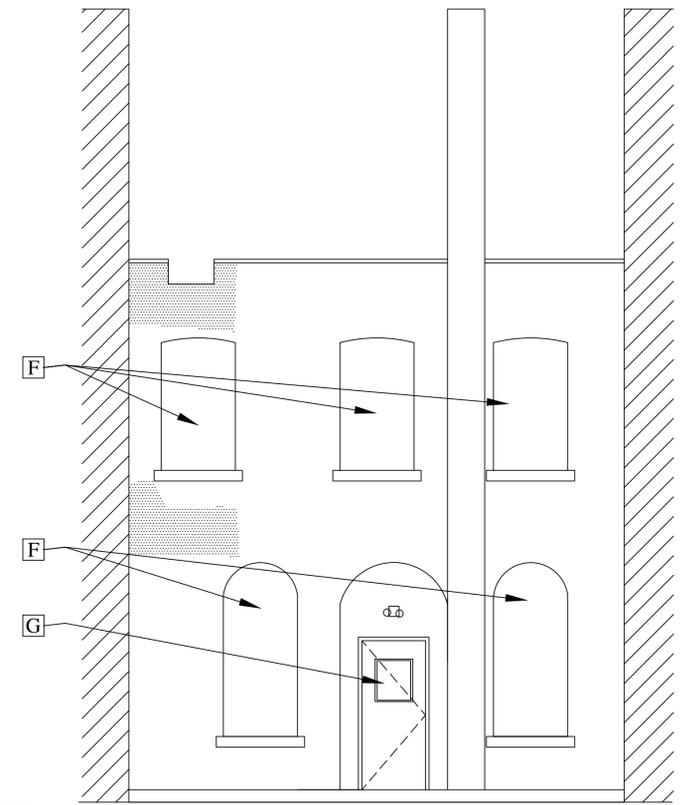
Scale: 1/4" = 1'-0"



New Proposed Alley West Elevation

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

Phase 2 Bid



Existing Alley West Elevation

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

02.19.2016

TOM W. MEIKLEJOHN, III AIA
 ARCHITECT
 79 East Division Street
 Fond du Lac, Wisconsin
 p (920) 923-3163

PRELIMINARY

Remodel for:
Annie's Fountain City Cafe
 72 South Main Street
 Fond du Lac, WI

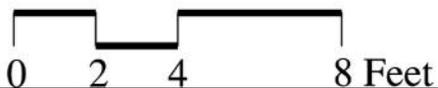
2015.66

1 of 2



New Proposed Main Street
East Elevation

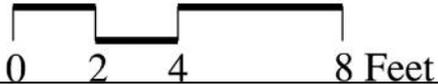
Scale: 1/4" = 1'-0"





New Proposed Alley
West Elevation

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





Annie's Fountain City Cafe



72 S Main St.
Fond du Lac, WI 54935
920-948-9393
www.facebook.com/Anniesfountaincitycafe
anniescafe72smain@gmail.com



AWNING and
SIGN LETTERS

ACCENT

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: February 25, 2016
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: Front and rear building façade renovations, wall sign, awnings.

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 is the new home of *Annie’s Fountain City Café*. A proposal for exterior wall and trim paint for the front façade was approved by the Downtown Architectural Review Board late in 2015. The Board granted a conditional approval of the project; weather conditions did not allow the project to proceed.

The new project includes renovation of the Main Street façade as well as the rear (west) building façade. Project details for the Main Street façade are based on historic photos and include new windows, doors, wall signage, and exterior paint. Changes to the west façade include paint, new windows, and awnings.

The color palette for the building includes a white linen color for the walls, grey accent, black window and door trim, and teal green for the awnings on the back of the building. Window signs are planned for the entry doors. Signage for the canopy is also planned; however, the exact sign composition is not yet determined. Two alternatives for signage

include: Lettering (teal color) applied to a sign panel affixed to the face of the entry canopy or individual letters affixed to the face of the entry canopy. The proposed elevation drawing illustrates the desired font of the sign letters, reminiscent of the original building use.

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.