

DOWNTOWN ARCHITECTURAL REVIEW BOARD AGENDA

April 5, 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

March 1, 2016

III. ACTIONS

- A. 14-16 South Portland Street (*Art District Lofts*)

Applicant: Lauren Herlache, Flyway Signs o/b/o Sam Meyer
Project Representative: Lauren Herlache
Project: Wall sign.

- B. 211-213 South Main Street (*Ziggy's*)

Applicant: Tony Mand
Project Representative: Tony Mand
Project: Building façade renovations (Main Street and 5th Street), windows, awnings, paint.

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

Note: Item postponed from March 1, 2016.

Applicant: Tom Meiklejohn o/b/o *Annie's Fountain City Café*
Project Representative: Tom Meiklejohn
Project: Building façade renovations (front and rear), wall sign, awnings.

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

March 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
Jamie Molitor
Scott Stelmacher

Absent: Scott Draves
Deborah Doll
Stan Ramaker
Steve Schoofs

Administrative Staff: Joellyn Dahlin, Principal Planner

Vice-Chairperson Molitor declared a quorum present.

APPROVAL OF MINUTES

January 5, 2016

Motion made by Floeter to approve the minutes of the regular meeting of the January 5, 2016 Downtown Architectural Review Board as presented.

Seconded by Stelmacher.

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

Carried.

DOWNTOWN ARCHITECTURAL REVIEW BOARD MINUTES

March 1, 2016

Page 2

ACTIONS

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

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

Motion made by Stelmacher to postpone action for this item to the meeting of April 5, 2016 to allow the Project Representative opportunity to present the plan.

Seconded by Floeter.

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

Carried.

ADJOURN

Motion made by Floeter to adjourn.

Seconded by Stelmacher.

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

Carried.

Meeting adjourned at 12:15 p.m.

MARGARET HEFTER, CITY CLERK

MH/ke

DOWNTOWN DESIGN REVIEW



PROJECT LOCATION: 14-16 S. Portland St.

BUSINESS NAME: Art District Lofts

APPLICANT INFORMATION

PROJECT REPRESENTATIVE BUSINESS OWNER PROPERTY OWNER

ADDRESS: N5528 Miranda Way

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

6.5" x 73.2" black anodized aluminum
letters to be installed on front of building.
Letters are individual and have 1/2" depth.

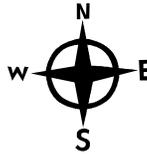
Submit application package to the Community Development Office
(4th floor, City-County Government Center)

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

14 South Portland Street Neighborhood Overview



SITE





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921-7181
 1-800-201-7553
 Fax: (920) 921-8129 • e-mail: info@signarama-fdl.com
 N5528 Miranda Way, Fond du Lac, WI 54937
www.Signarama-FDL.com



Specifications

- Qty: 1
- 6.5" x 73.2"
- 1/2" Flat Cut Aluminum w.Black Anodized Finish

03/23/2016

MEYER PROPERTY GROUP LLC

931Q Art District Loft Custom Sign



73.2"
 6.9"
 11.5"
Art District Lofts

CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: March 31, 2016
To: Downtown Architectural Review Board
From: Joellyn Dahlin, Principal Planner
Re: Project Review – 14-16 S Portland Street (*Art District Lofts*)

Project Analysis

Proposal: Wall sign.
Historic Status: N/A
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 a former commercial building renovated for residential use. The building is located on the west side of Portland Street midblock between Division and Sheboygan Street.

The building renovation created two living units, one on the first floor and one on the second floor. A sign to identify the building is proposed. The proposed sign consists of black anodized aluminum letters affixed to the main façade of the building. The non-illuminated letters are 6.5” high with a ½” depth. The letters identify *Art District Lofts*.

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: 3/24/16

DARB MEETING DATE: April 5, 2015

PROJECT LOCATION: 211-213 South Main Street

BUSINESS NAME: Ziggy's Corner Pub

APPLICANT INFORMATION

PROPERTY OWNER: Tony Mand
ADDRESS: 213 South Main Street
EMAIL ADDRESS: [REDACTED]
PHONE: [REDACTED]

PROJECT REPRESENTATIVE: _____
___ARCHITECT ___ENGINEER ___CONTRACTOR OTHER
ADDRESS: 211-213 S Main St
EMAIL ADDRESS: _____
PHONE: _____

PROJECT INFORMATION

- EXTERIOR RENOVATION
- SIGN(S)
- BUILDING ADDITION/EXPANSION
- NEW BUILDING

DESCRIPTION OF PROPOSED PROJECT:

Replace second story windows on front (Main Street) façade and south (5th Street) façade.
Replace 211-213 main St lower windows with new picture windows. (4) windows same style
Replace lower level windows on 5th st and rear building with same style windows to fit existing openings
Install awning above the downstairs windows 211-213 s. main St.
Cover up brick area in front lower level on 213 with treated wood/MDF Board, and paint
Remove metal above 211 s. main and restore brick or replace it with treated wood /MDF board, and paint

Paint or restore brick above metal that were removing on 211 S. Main St.

Cover up existing wood siding 211 s. main with treated wood/MDF board and outline in 1x4 trim and paint

Remove metal above Ziggys's outside sign and restore original brick, or cover with treated wood/MDF board.

Re-motar, smooth out, and stucco rear end of building.

211-213 South Main



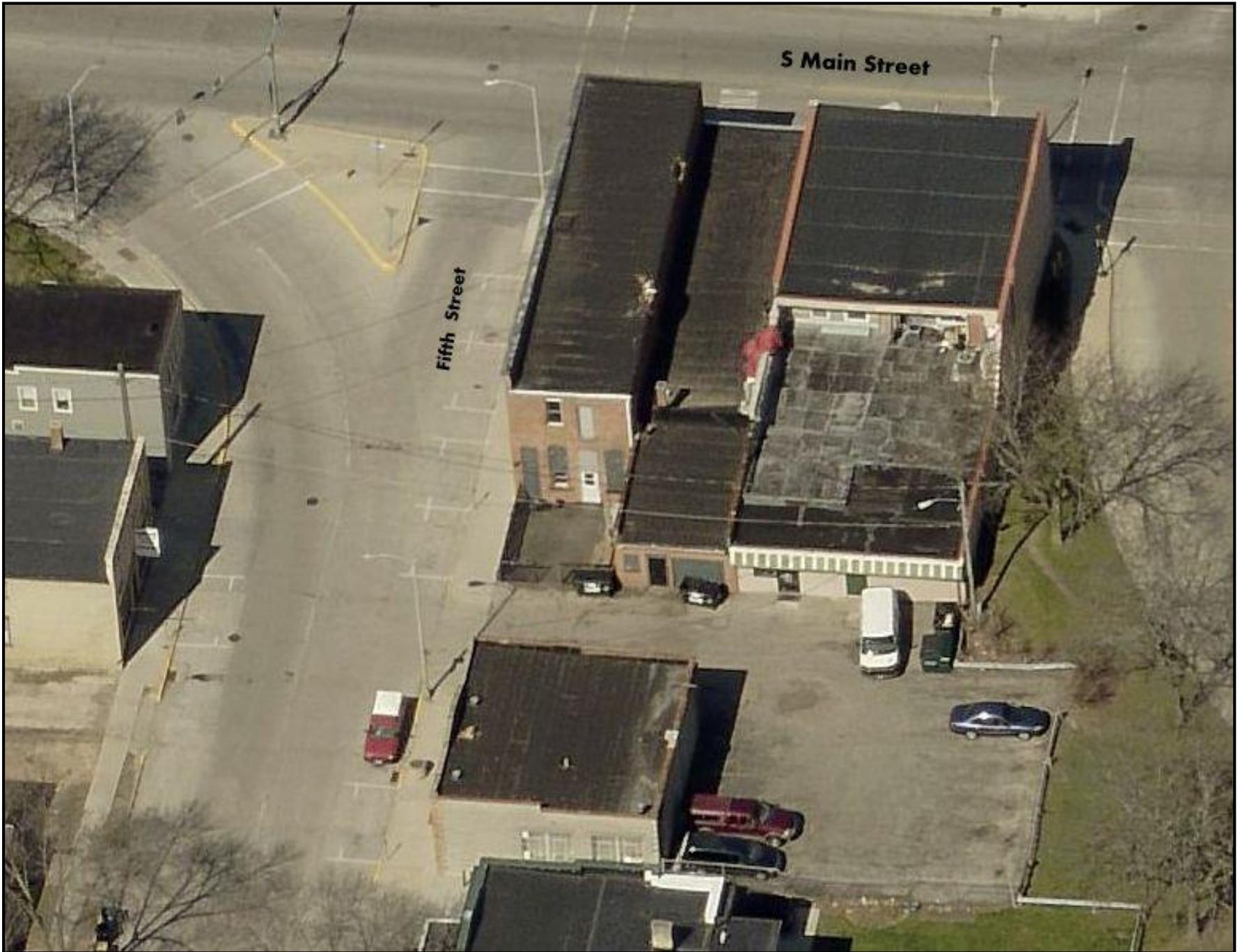


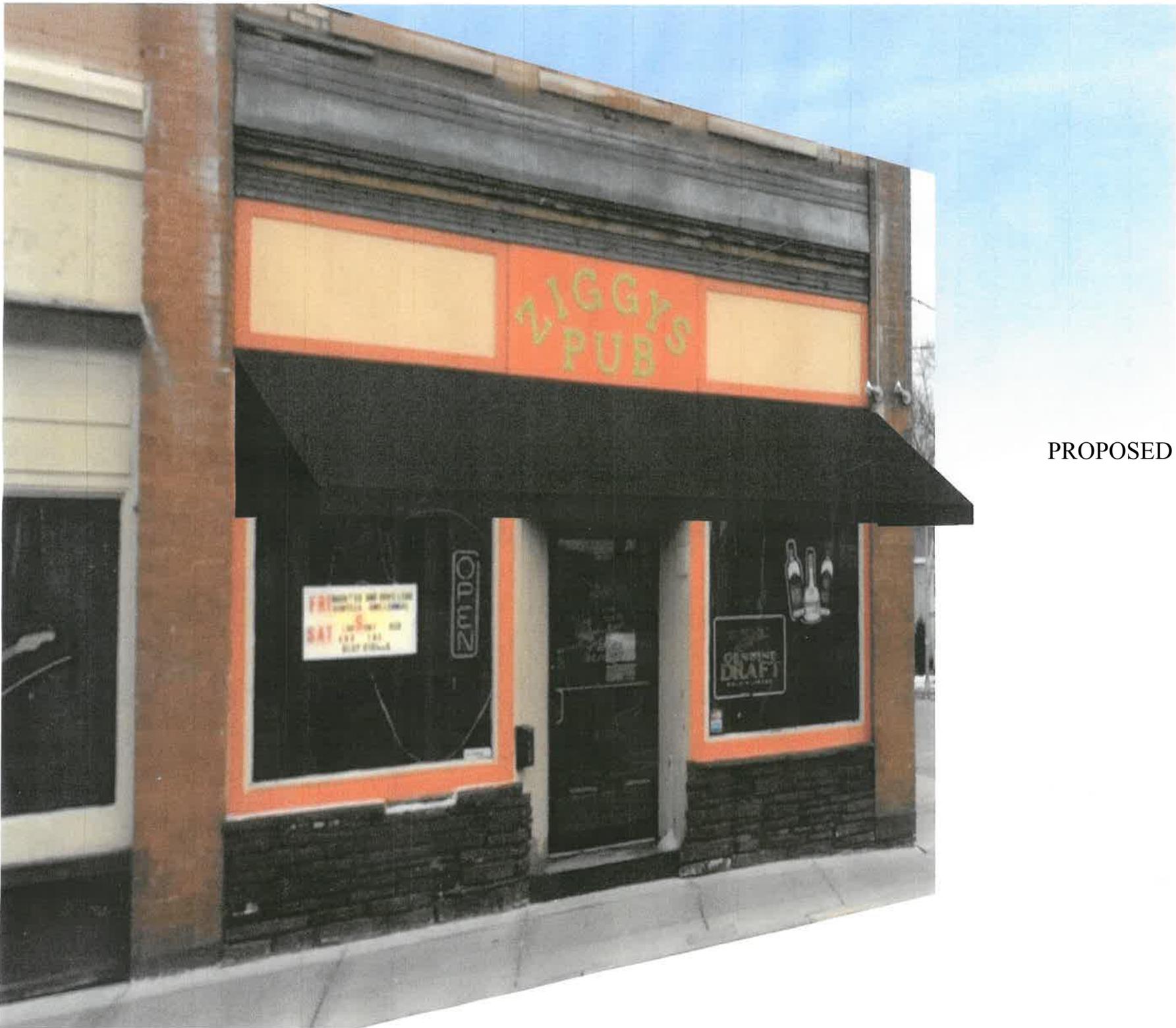
5 TH ST

ONE WAY
→

YIELD

211-213 S MAIN STREET – REAR FACADE





213

PROPOSED AWNING



211

PROPOSED AWNING

NEW WINDOWS – INSTALL IN EXISTING OPENINGS
Main Street Façade – 2nd Story
5th Street Façade – 1st Story and 2nd Story

PROPOSED COLOR SCHEME: Beige Window w/Brown Trim

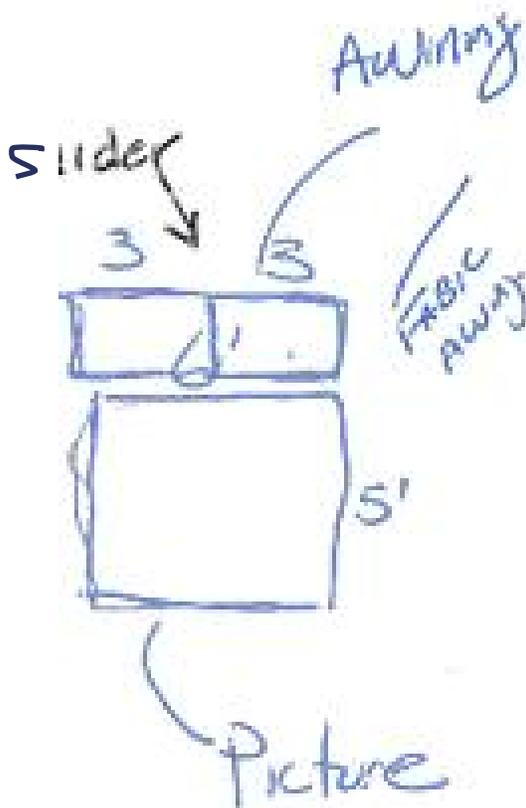


STOREFRONT WINDOWS:

INSTALL NEW WINDOWS IN
EXISTING OPENINGS

5'X6' STATIONARY WINDOW

2X3 SLIDING WINDOW ABOVE
STATIONARY WINDOW



CITY OF FOND DU LAC - Memorandum

Department of Community Development

Date: March 31, 2016
To: Downtown Architectural Review Board
From: Joellyn Dahlin, Principal Planner
Re: Project Review – 211-213 South Main Street

Project Analysis

Proposal: Commercial building renovation

Historic Status: Contributing property of South Main Historic District (South Main Street Historic District is a national district; historic review of proposed building renovation is not required.)

Design Review: The Downtown Architectural Review Board must determine 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.

The subject property is located at the northeast corner of South Main and 5th Streets. The first floor of the building is occupied by *Ziggy's Pub*; changes to the second floor to create apartment units are planned. A façade improvement plan was reviewed and approved by the Downtown Architectural Review Board in April 2015 and a revised version was later reviewed and approved in August 2015. Implementation of the renovation plan(s) has not progressed with any significance; changes to the Main Street façade include a new wall sign and a wood wall panel above the storefront windows of 213 S Main. The latest proposal modifies previous approvals for façade improvements and adds several new elements.

Windows: Install double-hung vinyl clad windows in existing window openings on the second story of the Main Street façade and on the first and second stories of the 5th Street façade. Window color is beige; dark brown trim.

NOTE: Window replacement for second story windows, Main Street and 5th Street, approved by DARB 4/7/15 and 8/4/15.

Storefront Windows: Replace existing storefront windows (4); vinyl clad, stationary picture window, beige with dark brown trim. Also, install sliding windows in the wall area above each of the storefront windows, situated behind the awning.

NOTE: Transom windows above storefront windows approved by DARB 8/4/15.

Awnings: Install awning (2) above each pair of storefront windows; canvas fabric, black in color, no signage or pictorial matter proposed.

Damaged Stone: Cover area of stone on Main Street façade with treated wood/MDF (Medium Density Fiberboard); paint. Paint color is not determined.

NOTE: DARB 8/4/15 approval allowed exterior wall cover to be applied over area of damaged stone. Material sample has not been submitted per DARB approval.

Metal Panels: Remove upper level metal panels on Main Street façade and restore original brick or cover with treated wood/MDF and paint. Paint color is not determined.

NOTE: DARB approval 8/4/15 allowed repair/reconstruction of the wood/metal area on the upper façade 213 S Main.

Wood Siding: Cover existing wood siding at 211 S Main with treated wood/MDF, 1x4 trim, paint. Paint color is not determined.

NOTE: DARB approval 8/4/15 allowed existing siding to be painted.

Rear Façade: Re-mortar, smooth, and apply stucco.

Exterior Paint: The color palette has not been determined.

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

Community Development staff recommends the Downtown Architectural Review Board consider each of the project components and approve/deny/modify:

1. Windows - Secondary: First and second stories, 5th Street and second story Main Street. The proposed double hung vinyl clad windows are consistent with previous approvals. Proposed colors: beige window with dark brown trim. Approve proposed color scheme or specify alternative.
2. Storefront Windows: Stationary vinyl clad picture windows (4) to fit existing openings. Proposed colors: beige window with dark brown trim. Approve proposed materials and color scheme or specify alternative.
3. Sliding Windows/Storefront: Vinyl clad sliding windows are a substitution for the previously approved transom windows. Approve windows provided they are situated in back of the awnings and placed not lower than the bottom edge of the awning. (This presumes that window awnings will be installed.) Proposed colors: beige window with dark brown trim. Approve proposed materials and color scheme or specify alternative.
4. Awnings: Install two canvas awnings (black) on the front façade above each pair of storefront windows. Approve proposed awning color (black) or specify alternative to complement exterior paint color.
5. Damaged Stone/Metal Panel Removal and Replacement/ Wood Siding: Proposed material is Medium Density Fiberboard. MDF is primarily used for internal applications; the use of MDF as an element of a Main Street façade is questionable. Specify an acceptable material.
6. Rear Façade: Re-mortar, smooth, and apply stucco. Approve, deny, modify.
7. Exterior Paint Color: Color palette is unknown. Paint color affects several elements of the renovation. Specify acceptable color scheme.
8. Dumpsters and/trash receptacles shall be stored within an enclosed area screened from public view. Trash enclosure materials and color shall reflect the materials and color of the building. (Note: This is a zoning code requirement.)
9. All work for the project shall be completed not later than October 15, 2016.

DOWNTOWN DESIGN REVIEW



PROJECT LOCATION: 72 SOUTH MAIN ST

BUSINESS NAME: ANNIE'S CAFE

APPLICANT INFORMATION

PROJECT REPRESENTATIVE BUSINESS OWNER PROPERTY OWNER

ADDRESS: TOM MEIKLEJOHN 79 E DIVISION ST FDL, WI

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

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

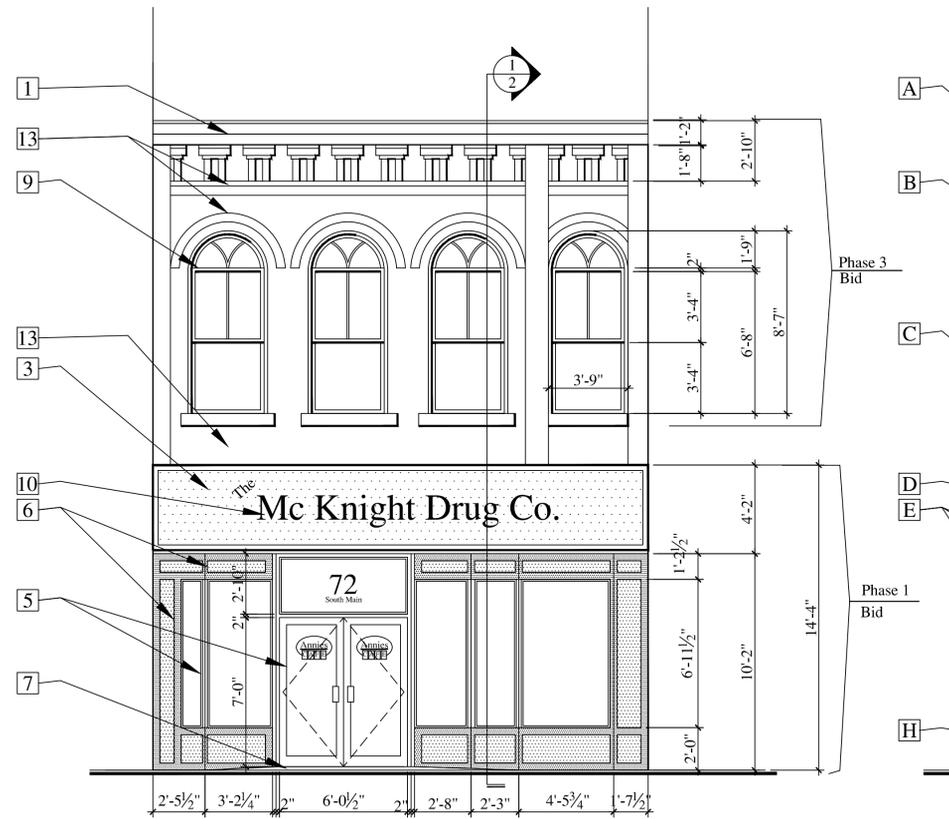
Demo Notes

- 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

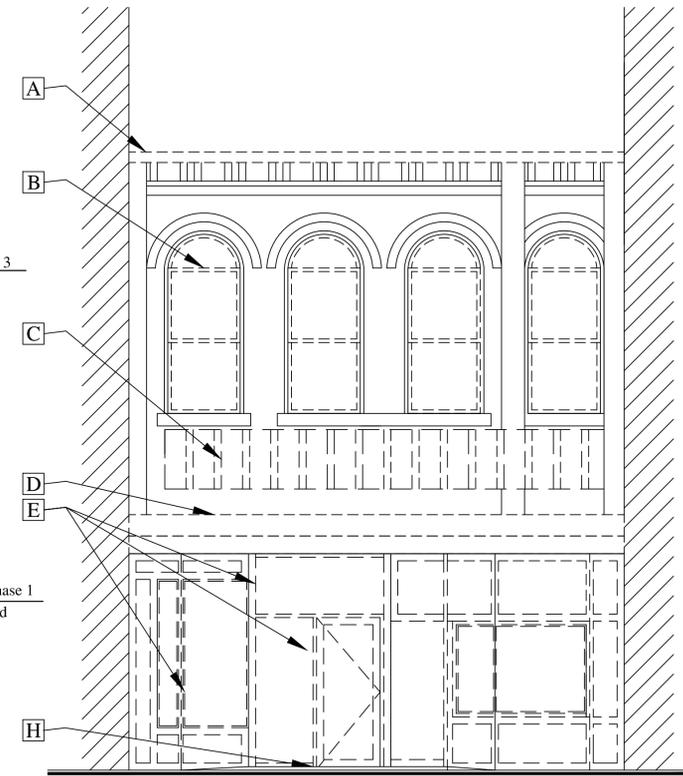
- 1 New 2x6 Wood Studs @16" oc, Parapet Wall Framing covered with 5/8" Exterior Plywood Sheathing; Fypon Accent Brick and Cornice material with PF Metal Flashing, Coping & 60 Mil Rubber Roofing.
- 2 Omit
- 3 New 6" Metal Studs (18 Ga.) at 16" oc Sign Wall with 5/8" Paintable Exterior Plywood Sheathing 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



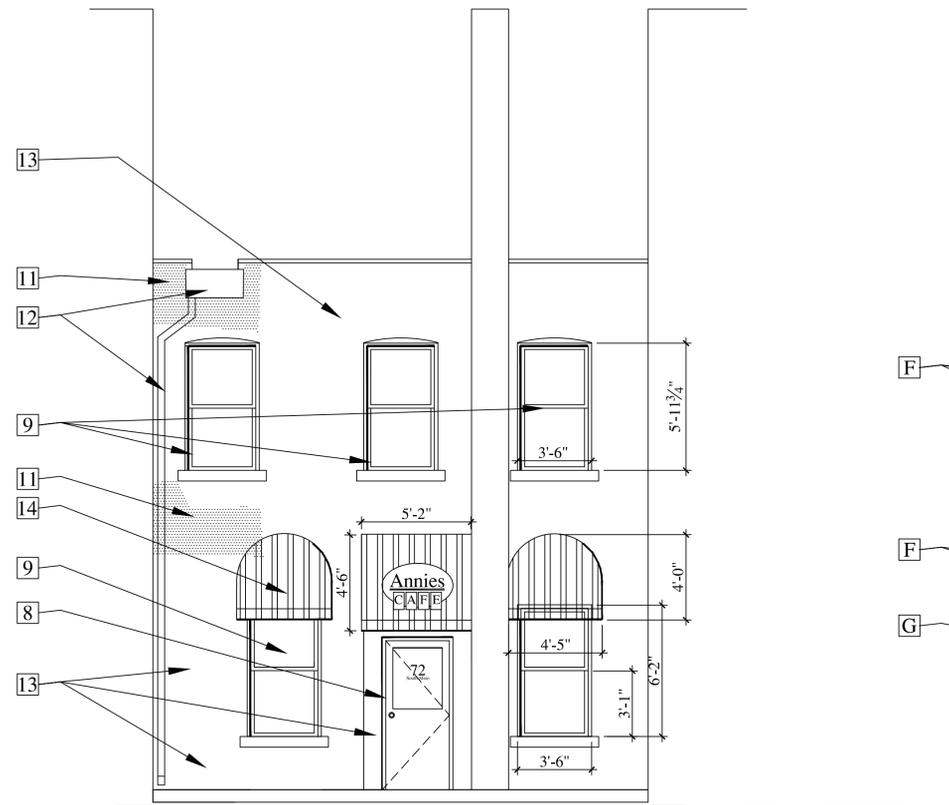
New Proposed Main Street East Elevation

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



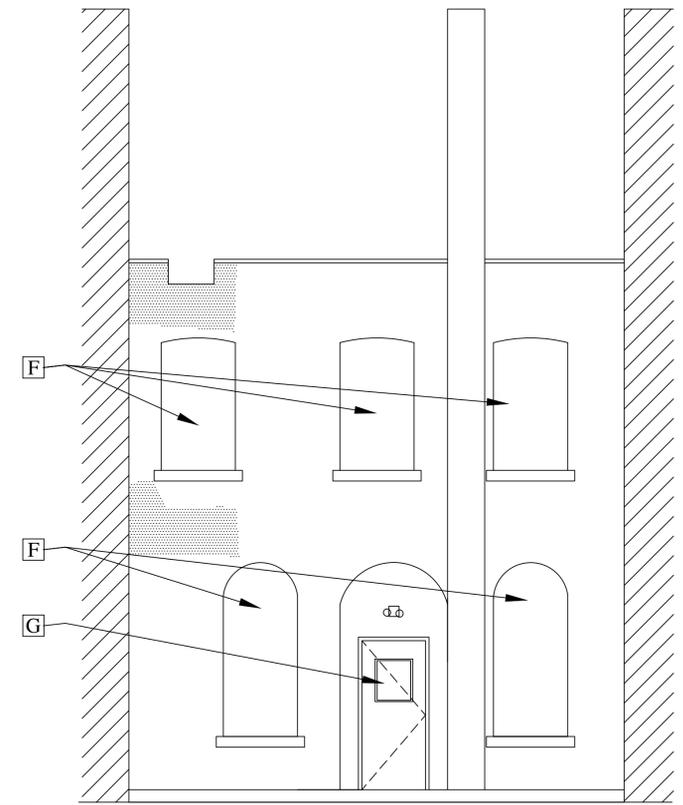
Existing Main Street East Elevation

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



New Proposed Alley West Elevation

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



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

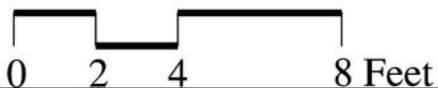
2015.66

1 of 2



New Proposed Main Street
East Elevation

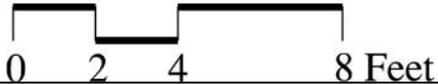
Scale: 1/4" = 1'-0"





New Proposed Alley
West Elevation

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





Annie's Fountain City Cafe



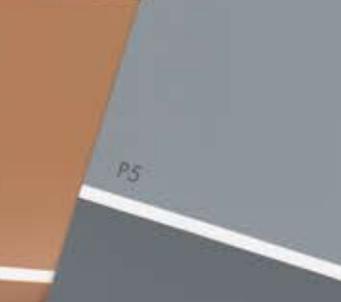
72 S Main St.
Fond du Lac, WI 54935
920-948-9393
www.facebook.com/Anniesfountaincitycafe
anniescafe72smain@gmail.com



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.