

DOWNTOWN ARCHITECTURAL REVIEW BOARD AGENDA

May 6, 2014
12:00 P.M.

Meeting Rooms D&E
City-County Government Center

160 South Macy Street
Fond du Lac, Wisconsin

I. OPENING CEREMONIES

- A. Attendance
- B. Declaration Quorum Present

II. APPROVAL OF MINUTES

- A. March 4, 2014

III. ELECTION OF OFFICERS

- A. Chairperson
- B. Vice-Chairperson

IV. REPORTS OF OFFICERS

- A. Project Address: 111 S Main Street
Applicant: Oaks Development & Management o/b/o
The Nail Studio
Project Description: Exterior alterations, wall
sign, awning.

V. ADJOURN

DOWNTOWN ARCHITECTURAL REVIEW BOARD MINUTES

March 4, 2014
12:00 P.M.

Meeting Rooms D&E
City-County Government Center

160 South Macy Street
Fond du Lac, Wisconsin

OPENING CEREMONIES

ROLL CALL: Present: Scott Draves
Terrence Gaffney, arrived @ 12:04 pm
Tom Meiklejohn, III
Steve Schoofs
Sam Meyer

Absent: Brent Schumacher, (excused)
Stan Ramaker (excused)

Administrative Staff: Joellyn Dahlin, Principal Planner

Chairperson Meiklejohn declared a quorum present.

APPROVAL OF MINUTES

February 4, 2014

Motion made by Meyer to approve the minutes of the regular meeting of the February 4, 2014 Downtown Architectural Review Board as presented.
Seconded by Draves.

ROLL CALL VOTE: Aye - Draves, Meiklejohn, Meyer,
Schoofs
Nay - None

Carried.

REPORTS OF OFFICERS

Project Address: 130 S Main Street

Applicant: National Exchange Bank & Trust

Project Description: Replace Ground Signs and Electronic
Message Center.

CITY OF
Fond du Lac
DOWNTOWN DESIGN REVIEW

P R O J E C T R E V I E W

DARB MEETING DATE: May 6, 2014

PROJECT NUMBER: 2014-03

PROJECT LOCATION: 111 South Main Street

BUSINESS NAME: The Nail Studio

COMMUNITY DEVELOPMENT STAFF REVIEW: Joellyn Dahlin, Principal Planner

HISTORIC: N/A

PROJECT: Front façade: Paint existing first floor siding, install new wall sign, install new awning.
Rear façade: Repair and paint first and second story siding to match front façade color, remove/replace/paint third story siding to match first and second stories; replace rear access door.

The Downtown Architectural Board cannot waive, modify or allow any deviation from the requirements of the Building Code, Zoning Code or any ordinances or regulations. An appeal of a decision of the Downtown Architectural Review Board may be considered by the Board of Appeals.

PROJECT COMPLIES WITH ZONING CODE REGULATIONS
Downtown Design Overlay District

Awning placement and installation require compliance with zoning regulations for clearance; building permit required. Sign permit required for new sign.

PROJECT COMPLIES WITH DOWNTOWN FOND DU LAC PARTNERSHIP
DESIGN GUIDELINES

To be determined by Downtown Architectural Review Board.

CITY OF
Fond du Lac
DOWNTOWN DESIGN REVIEW

PROJECT APPLICATION

DATE SUBMITTED: 4/23/14 DARB MEETING DATE: 5/5/14

PROJECT LOCATION: 111 SOUTH MAIN STREET F&L

BUSINESS NAME: The NAIL STUDIO

APPLICANT INFORMATION

- PROPERTY OWNER:** OAKS DEVELOPMENT & MANAGEMENT
ADDRESS: 12 STONE CASTLE DRIVE F&L 54935
EMAIL ADDRESS: [REDACTED]
PHONE: [REDACTED]

- PROJECT REPRESENTATIVE:** LAWRENCE KENT
__ ARCHITECT __ ENGINEER __ CONTRACTOR OTHER PARTNER
ADDRESS: 12 STONE CASTLE DRIVE F&L 54935
EMAIL ADDRESS: [REDACTED]
PHONE: [REDACTED]

PROJECT INFORMATION

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

DESCRIPTION OF PROPOSED PROJECT:

SEE ATTACHED INFORMATION

OAKS DEVELOPMENT AND MANAGEMENT

12 Stone Castle Drive
Fond du Lac, Wisconsin 54935
920.450.7167

City of Fond du Lac Downtown Design Review Project Application

SUMMARY OF WORK TO BE PERFORMED

Proposed Repairs and Upgrades:

The existing cabinet sign shall be removed.

The first floor exterior sheet siding shall be painted. Color sample is called 'Thatched Roof' and can be seen on a following sheet. Painting shall be performed by the owners.

A new sign shall be mounted on the upper façade of the building. The sign will be an aluminum sheet foundation with vinyl letters and measure approximately 8 feet in width and 2 feet in height and not to exceed 18 square feet in area. Note that the building is approximately 18'6" in width.

The sign is proposed to be furnished and installed by Flyway Signs of Fond du Lac and will display the name of the business leasing the first floor. The name of the business and proposed style of the text is as follows:

The NAIL STUDIO

The background color of the sign shall be tan (lighter color of awning) with the letters of '*The NAIL STUDIO*' maroon. The color of the upper building trim and the shared building to the north is maroon.

A new awning shall be installed. Color sample named 'Manhattan Dune' can be seen on a following sheet. Awning shall be manufactured by Sunbrella and shall be furnished and installed by Fond du Lac Tent and Awning.

The existing roof on the building has had a history of leaking and shall be replaced. The nearly flat roof is not visible from the street level. The roof contractor shall be Woodruff Roofing and Construction of Fond du Lac.

City of Fond du Lac Downtown Design Review Project Application

The missing or warped vertical wood siding on the first and second floors of the rear façade shall be repaired and replaced as required. Following repairs the siding shall be painted or stained the same color as the front façade.

The "shingle" type siding on the third floor rear façade shall be removed and replaced with vertical wood siding as on the first and second floor rear façade. Following repairs the siding shall be painted or stained the same color as the front façade and first and second floors of the rear façade.

The rear access door to the first floor commercial space shall be replaced with a new energy efficient door with a window. The door shall be painted maroon to match the color of the business name on the front façade sign.

The front door and door frame to the upper apartments and the rear door to the upper apartments shall be also painted maroon to match the color of the business name on the front façade sign.



BUBBY'S

111 S. MAIN ST.
HULLS, BUBBLE
HAILS
GANS
MICHAELS
ST. GAME HERE
ONCE
POOL 4 B
E. BDAY BEER

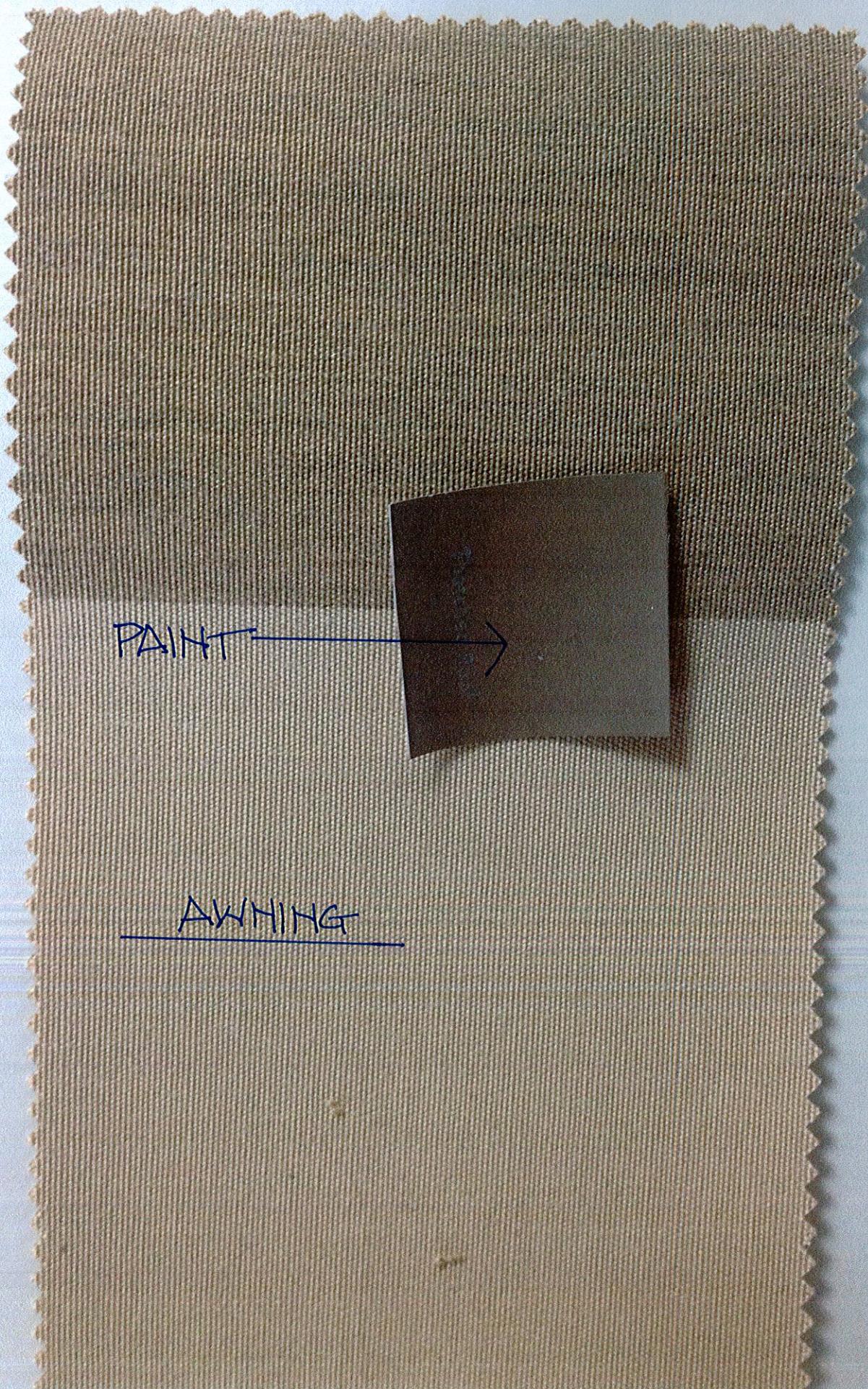
111 S. MAIN ST.

USA
AMERICAN, LLC

ZACHER



111 SOUTH MAIN STREET



PAINT



AWNING



**FOND DU LAC
TENT & AWNING COMPANY**
321 W. SCOTT ST. P.O. BOX 1045
FOND DU LAC, WI 54936-1045

(920) 921-6942 (800) 558-4890 (920) 921-7329

QUOTATION

Quote Number: 2876
Quote Date: Mar 28, 2014
Page: 1

Quoted To:
OAKS DEVELOPMENT & MANAGEMENT 12 STONE CASTLE DR. FOND DU LAC, WI 54935

Contact/Fax:

Customer ID	Good Thru	Payment Terms	Customer Phone
OAKS DEVELOPMENT&MGM	4/27/14	Net 30 Days	920-450-7167

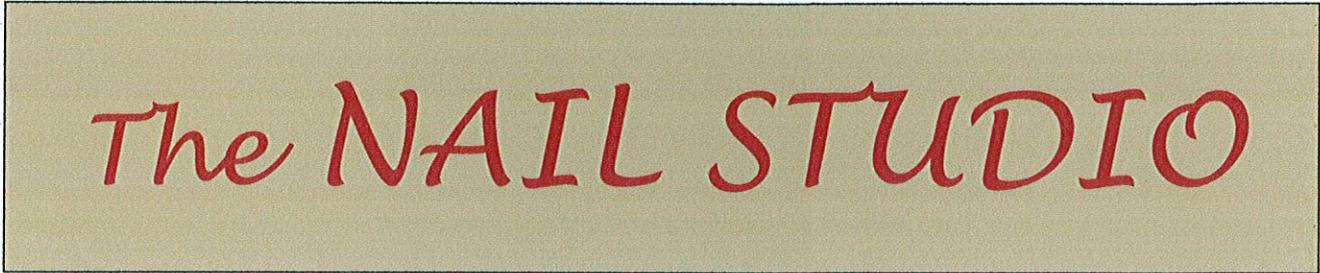
Quantity	Item	Description	Unit Price	Amount
1.00		Complete awning for building @ 111 S. Main St., FDL: welded aluminum frame, sunbrella fabric, 4' high x 3' projection x 18'6" wide Price includes installation. If you have any questions, please feel free to contact me. Thank you.	2,200.00	2,200.00

Quoted By:

Subtotal	2,200.00
Sales Tax	
Approx. Freight	
TOTAL	\$2,200.00

City of Fond du Lac
Downtown Design Review Project Application

Sample of the business signage on the front of the building above the awning.



The NAIL STUDIO