

DOWNTOWN ARCHITECTURAL REVIEW BOARD MINUTES

April 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: Howard Floeter
Jamie Molitor
Steve Schoofs
Scott Stelmacher

Absent: Scott Draves
Deborah Doll
Stan Ramaker

Administrative Staff: Joellyn Dahlin, Principal Planner

Vice-Chairperson Molitor declared a quorum present.

APPROVAL OF MINUTES

March 1, 2016

Motion made by Floeter to approve the minutes of the regular meeting of the March 1, 2016 Downtown Architectural Review Board as presented.

Seconded by Stelmacher.

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

Carried.

ACTIONS

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

Project: Wall sign.

Appearance:

Lauren Herlache, Project Representative, N5528 Miranda Way
Sam Meyer, Property Owner, 14-16 S Portland Street

Motion made by Schoofs to approve the proposed wall sign based on findings that the sign complies with the spirit and intent of the Downtown Design Overlay District regulations and the Downtown Fond du Lac Partnership Design Guidelines.

Seconded by Stelmacher.

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

Carried.

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

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

Appearance:

Tony Mand, Project Applicant, 213 South Main Street

Motion made by Schoofs to approve the project based on findings that the building renovation complies with the spirit and intent of the Downtown Design Overlay District regulations and the Downtown Fond du Lac Partnership Design Guidelines, and approves the project as reflected in the rendering prepared by Joe Lawniczak (3/28/16), and subject to the following conditions:

1. Windows - Secondary: First and second stories, 5th Street and second story Main Street. Double hung vinyl clad windows; beige window with dark brown trim.
2. Storefront Windows: Stationary vinyl clad picture windows (4) to fit existing openings. Beige window with dark brown trim to match secondary windows. Install spandrel glass or clear window in the façade area of 211 S Main that is currently covered with wood siding. Refer to architectural rendering for size and placement.
3. Sliding Windows/Storefront: Vinyl clad sliding windows installed above the storefront windows. Beige windows with dark brown

- trim. Windows shall be 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.)
4. Awnings: Install five canvas awnings on the front façade, above each storefront window. Awning color to match building color.
 5. Damaged Stone/Metal Panels: Install Medium Density Fiberboard (MDF) to cover/replace damaged façade elements (Main Street façade).
 6. Rear Façade: Re-mortar, smooth, and apply stucco. Color to match approved building color.
 7. Exterior Paint Color: As submitted in rendering and paint chips; *Salsa Red* (wall and awnings) and *Sandy Feet* (trim and accents).
 8. Dimensional Pilasters. Provide pilasters per architectural rendering. (Main façade - two locations).
 9. 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.
 10. All work for the project shall be completed not later than October 15, 2016.

Seconded by Stelmacher.

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

Carried.

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

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

Appearance:

Tom Meiklejohn, Project Representative, 79 East Division Street

Motion made by Molitor to approve the renovation plan, including support for a projecting sign, based on findings that the project complies with the

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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 – None
 Nay – Floeter, Molitor, Schoofs, Stelmacher

Failed.

Motion made by Stelmacher to approve the project as proposed, subject to the inclusion of dimensional color utilized in the lower front façade. In addition, the Downtown Architectural Review Board supports the concept, design, and size of the proposed projecting sign and recommends that the Board of Appeals consider approval based on the significance of the former projecting sign for McKnight Drug Co.

Seconded by Schoofs.

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

Carried.

ADJOURN

Motion made by Molitor to adjourn.

Seconded by Floeter.

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

Carried.

Meeting adjourned at 12:55 p.m.

MARGARET HEFTER, CITY CLERK

MH/ke