

# HISTORIC PRESERVATION COMMISSION AGENDA

May 21, 2014  
7:00 P.M.

Meeting Rooms D&E  
City-County Government Center

160 South Macy Street  
Fond du Lac, Wisconsin

## I. CALL TO ORDER

- A. Roll Call
- B. Declaration a Quorum is Present

## II. APPROVAL OF MINUTES

- A. April 21, 2014

## III. NEW MEMBER INTRODUCTION

- A. New Member Introduction  
Initiator: Dyann Benson, Redevelopment Planner

## IV. ELECTION OF OFFICERS

- A. Chairperson
- B. Vice-Chairperson
- C. Secretary

## V. ADMINISTRATIVE UPDATE

- A. Recodification of the Municipal Code

## VI. DISCUSSION

- A. Review of Exterior Alteration - Signage  
Location: 130 Forest Avenue (El Dorado Apartments)  
Initiator: Tony Mand, Owner
- B. Review of Application for Demolition Permit-Garage  
Location: 261 Linden Street  
Initiator: Ben Tadych, Contractor
- C. Review of Application for Demolition Permit - Partial Building  
Location: 23 S Main Street (Retlaw Theater)  
Initiator: Commonwealth Companies

"The City of Fond du Lac provides equal opportunities and services to all individuals, including those individuals with disabilities."

**HISTORIC PRESERVATION COMMISSION AGENDA**

May 21, 2014

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- D. Review of Exterior Alterations  
Location: 17-19 S Main Street  
          23 S Main Street (Retlaw Theater)  
Initiator: Commonwealth Companies

**VII. REPORT OF OFFICERS**

- A. Possible Designations

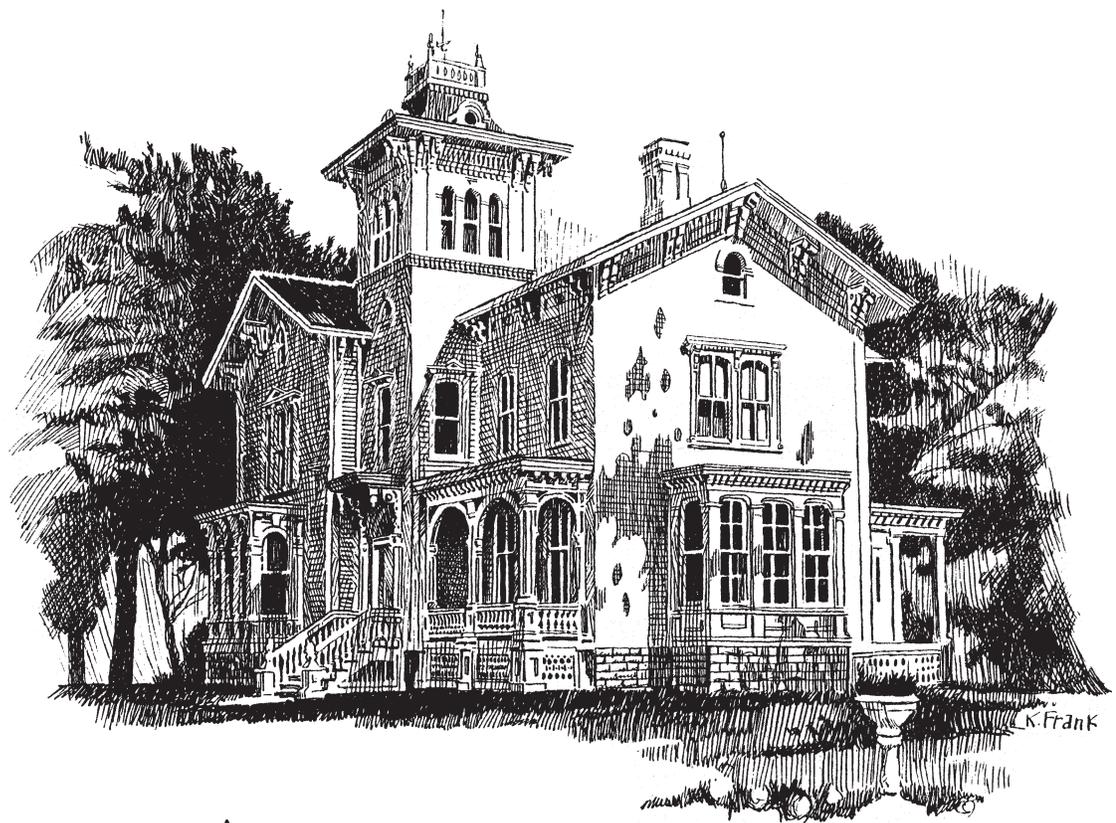
- 313 3<sup>rd</sup> Street

**VIII. COMMISSIONER COMMENTS**

**IX. CORRESPONDENCE**

**X. ADJOURN**

# Historic Preservation Commission



May 21, 2014

**7:00 p.m.**

*"The City of Fond du Lac provides equal opportunities and services to all individuals, including those individuals with disabilities."*

# HISTORIC PRESERVATION COMMISSION MINUTES

Monday, April 21, 2014  
6:00 P.M.

Meeting Rooms D&E  
City-County Government Center

160 South Macy Street  
Fond du Lac, Wisconsin

## CALL TO ORDER

ROLL CALL: Present - Sam Meyer  
Teresa Keenan  
Lisa Pauly  
Tony Roden  
Peter Sorensen

Absent - Randall Martin (excused)  
Tom Meiklejohn, III (excused)

Administrative Staff - Dyann Benson, Redevelopment Planner

Chairperson Pauly declared a quorum present.

## APPROVAL OF MINUTES

### October 16, 2013

Motion made by Commissioner Roden to approve the minutes of the Historic Preservation Commission of the October 16, 2013 meeting as presented.

Seconded by Commissioner Keenan.

ROLL CALL VOTE: Aye - Keenan, Pauly, Roden,  
Sorensen  
Nay - None  
Abstain - Meyer

Carried.

## ADMINISTRATIVE UPDATE

Agendas - Novus Agenda Software

Initiator: Dyann Benson, Redevelopment Planner

Dyann Benson informed the Commission on the electronic software Novus that will be used in the future for the Historic Preservation Commission Agenda and Minutes.

## **HISTORIC PRESERVATION COMMISSION MINUTES**

April 21, 2014

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Meeting Time

Initiator: Dyann Benson, Redevelopment Planner

Dyann Benson informed the Historic Preservation Commission that she has been directed to review the meeting time to see if the current time is the best time for encouraging public participation or if an earlier time might work better.

Commissioner Meyer indicated he would like this item on a future meeting agenda.

### **DISCUSSION**

Discussion on Education and Outreach Efforts

Initiator: Dyann Benson, Redevelopment Planner

Dyann Benson reviewed the education and outreach efforts of the Commission. A revised downtown walking tour brochure was distributed to Commission members. The Commission discussed possible education and outreach efforts with a focus on efforts that would be more interactive, encourage preservation and encourage designation.

Commissioner Sorensen suggested highlighting a property owner that has successfully preserved their historic property.

Review of Historic Preservation Ordinance

Initiator: Dyann Benson, Redevelopment Planner

Dyann Benson reviewed the Historic Preservation Ordinance with Commission members. Commission members requested review and clarification of some ordinance provisions and recent changes. Staff will research and provide the requested information at a future meeting.

Review of Permit Activity - City Designated Historic Sites

Initiator: Dyann Benson, Redevelopment Planner

Dyann Benson reviewed the permit activity for locally designated sites.

## **HISTORIC PRESERVATION COMMISSION MINUTES**

April 21, 2014

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### **REPORT OF OFFICERS**

#### Possible Designations

Commissioner Pauly requested suggestions for outreach for possible designations. Dyann Benson stated that letters were sent out to eligible property owners after the completion of the 2011 update to the City's Architectural & Historical Resources Survey.

Commissioner Meyer suggested establishing an annual goal for designations and recommended discussing this at a future meeting with the new Commission members.

#### Plan Review Updates 30 North Main Street

Dyann Benson reviewed the alterations to the property at 30 North Main Street by the Plan Review Committee.

### **COMMISSIONER COMMENTS**

Commissioner Pauly acknowledged members of the public that were in attendance at the meeting. She received one comment sheet for a topic that was not on the agenda.

Commissioner Pauly thanked Commissioner Sorensen for his many years of service to the Historic Preservation Commission and his commitment to historic preservation.

Commissioner Sorensen extended his appreciation for his time on the Historic Preservation Commission and offered words of encouragement to Commission members to continue historic preservation efforts and service to the community.

### **CORRESPONDENCE**

#### Wisconsin Landmarks Newsletter

Dyann Benson stated that the recent edition of the newsletter was mailed out to Commission members.

2014 Spring Conference Wisconsin Association of Historic Preservation Commissions - April 26, 2014



# Historic Preservation Commission Memorandum

**Date:** May 12, 2014  
**To:** Historic Preservation Commission  
**From:** Dyann Benson, Redevelopment Planner   
**RE:** Administrative Update- Recodification

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The City has completed a recodification of its municipal code. The recodification became effective April 30, 2014. The recodification provided the City an opportunity to update references to state statutes and revise older or out-of-date sections of the municipal code.

The other benefit of the recodification process is that the municipal code is now online as a searchable document. The link can be found on the City's website ([www.fdl.wi.gov](http://www.fdl.wi.gov)) and is to the left of the "Did you know?" section on the main page or it can also be found under Departments, City Clerk and then select Municipal Code from the left menu bar.

There were no changes made to the Historic Preservation Ordinance except the renaming from Section 11.16 to Chapter 374. All content and requirements are the same as previously discussed with the Historic Preservation Commission.

# Historic Preservation Commission Memorandum

**Date:** May 12, 2014  
**To:** Historic Preservation Commission  
**From:** Dyann Benson, Redevelopment Planner   
**RE:** Review of Exterior Alterations - Signage

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**Location:** 130 Forest Place  
**Applicant:** Tony Mand, Owner  
**Historic Designation:** Local Individual Designation-1992  
El Dorado Apartments

<b>Applicable Historic Preservation Ordinance</b>
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## Section 374-5 Powers and duties of Commission

### B. Regulation of construction, reconstruction and exterior alteration.

(1) Any application for a permit from the Building Inspector involving the exterior of a designated historic site or structure within a historic district shall be filed with the Historic Preservation Commission.

(2) No owner or person in charge of an historic site or structure within an historic district shall reconstruct or alter all or any part of the exterior of such property or construct any improvement upon such designated property or properties within an historic district or cause or permit any such work to be performed upon such property unless a Certificate of Appropriateness has been granted by the Historic Preservation Commission. Unless such certificate has been granted by the Commission, the Building Inspector shall not issue a permit for any such work.

(3) Review of Application

(a) Upon filing of any application with the Historic Preservation Commission, the Historic Preservation Commission shall determine:

(1) Whether, in the case of a designated historic structure or site, the proposed work would detrimentally change, destroy or adversely affect any exterior architectural feature of the improvement upon which said work is to be done; and

(2) Whether, in the case of the construction of a new improvement upon a historic site, the exterior of such improvement would adversely affect or not harmonize with the external appearance of other neighboring improvements on such site; and

(3) Whether, in the case of any property located in an historic district designated pursuant to the terms of Subsection D, hereunder, the proposed construction, reconstruction or exterior alteration does not conform to the objectives and design criteria of the historic preservation plan for said district as duly adopted by the City Council of the City of Fond du Lac.

(b) In cases of a designated historic site which has had its principal structure completely destroyed by fire, demolition, other means, or conditions noted in Section 11.16I., the plan review requirements of 11.16 E.2 shall not apply unless there is a designated historic site, historic structure, or historic district within 200 feet of the historic structure that has been destroyed.

(4) If the Commission determines Subparagraphs (1), (2), and (3), of Paragraph c. above in the negative, it shall issue the Certificate of Appropriateness.

## **Background**

The property at 130 Forest Avenue was locally designated in 1992. The basis for its historical significance is Criteria C – Architecture. The property is also a individually listed on the State and National Register of Historic Places.

The El Dorado is a Classical Revival style four story brick apartment that was constructed in 1922. It became the first modern apartment building in the city. Above each main entrance the name “El Dorado” was done in raised relief.

The current property owner is MandEstates, LLC.

### Request

The request is to install signage over the existing “signs” for the El Dorado Apartments. The new owner would like to rename the building Forest Plaza Apartments.

The proposed signs would be made of metal and secured over the existing “signs”. The original “El Dorado” raised reliefs above the entrances would not be removed, only covered up.

The proposed sign would be a tan or gray color to blend with the building and have dark red lettering. The applicant will bring a color sample to the meeting.

### Considerations

The request being presented to the Historic Preservation Commission is for an exterior alteration to the building located at 130 Forest Avenue. The exterior alteration is to place new signage over the existing “signs” of the El Dorado Apartments to allow the renaming of the building to Forest Plaza Apartments.

Under the ordinance, the HPC can grant a Certificate of Appropriateness if the proposed alteration meets certain conditions.

*Staff is recommending approval by the Historic Preservation Commission for the proposed exterior alteration of signage subject to the following:*

- *In the case of this locally designated property, the proposed alteration would not detrimentally change, destroy or adversely affect any exterior architectural feature of the improvement upon which said work is to be done since the proposed sign will cover not replace the existing “signs”. At any time, the proposed exterior alteration can be removed and the original “El Dorado” will be visible and intact.*
- *Review and approval of the color samples.*
- *The method to secure the sign to the building shall not damage the original “El Dorado” raised relief.*

60"

12"

  
**Forest Plaza Apts**

24"

  
**Forest Plaza Apts**  
**NOW RENTING**  
**920.929.8848**

30"

12"

**NO  
LOITERING**  
**VIOLATORS  
WILL BE  
PROSECUTED**

18"

El Dorado Apartments  
130 Forest Avenue



# Historic Preservation Commission Memorandum

**Date:** May 12, 2014  
**To:** Historic Preservation Commission  
**From:** Dyann Benson, Redevelopment Planner *DB*  
**RE:** Review of Application for Demolition Permit-Garage

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**Location:** 261 Linden Street  
**Applicant:** Ben Tadych, Contractor  
**Historic Designation:** Linden Street Historic District  
Locally Designated -1993

## Applicable Historic Preservation Ordinance

### Section 374-5 Powers and duties of Commission

C. Regulation of demolition. No permit to demolish all or part of an historic structure, or improvement in an historic district, shall be granted by the Building Inspector except as follows:

(1) No person in charge of an historic structure shall be granted a permit to demolish such property under any circumstances without first receiving written approval of the Commission.

(2) At such time as such person applies for a permit to demolish such property, such application shall be filed with the Commission. Upon such application, the Commission may refuse to grant such written approval for a period of up to six (6) months from the time of such applications for single-family homes and up to one year for other types of structures, during which time the Commission and applicant shall undertake serious and continuing discussions for the purpose of finding a method to save such property.

At the end of the period, if no mutually agreeable method for saving the subject property bearing a reasonable prospect of eventual success is underway or if

no formal application of funds to preserve the subject property is pending, the Building Inspector may issue the permit to demolish the subject property.

### **Standards for Determining Certificate of Appropriateness for Demolition**

- (a) Whether the building or structure is of such architectural or historic significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the City of Fond du Lac and the State;
- (b) Whether the building or structure, although not itself a designated historic structure, contributes to the distinctive architectural or historic character of the historic district as a whole and therefore should be preserved for the benefit of the people of the City of Fond du Lac and the State;
- (c) Whether demolition of the subject property would be contrary to the purpose and intent of this chapter as set forth in Section 374-1 and to the objectives of the historic preservation plan for the applicable district as duly adopted by the City Council of the City of Fond du Lac.
- (d) Whether the building or structure is of such old and unusual or uncommon design, texture and/or material that it could not be reproduced or be reproduced only with great difficulty and/or expense;
- (e) Whether retention of the building or structure would promote the general welfare of the people of the City of Fond du Lac and the State by encouraging study of American history, architecture and design or by developing an understanding of American culture and heritage;
- (f) Whether the building or structure is in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore it, provided that any hardship or difficulty claimed by the owner which is self-created or which is the result of any failure to maintain the property in good repair cannot qualify as a basis for the issuance of a Certificate of Appropriateness;
- (g) Whether any new structure proposed to be constructed or change in use proposed to be made is compatible with the buildings and environment of the district in which the subject property is located.

## Background

The property at 261 Linden Street is a part of the Linden Street Historic District which was locally designated in 1993. The basis for its historical significance is Criteria C – Architecture. The Octagon House (276 Linden Street) is the center of the District with the surrounding properties representing examples of nineteenth century architecture.

The historic district designation was based upon a recommendation by Carol Lohry Cartwright from the Intensive Survey Report (October 1992). Within the recommendation for the Linden Street Historic District, Cartwright states that the most important buildings in the district are 276 Linden Street, 284 Linden Street, 288-290 Linden Street, 295 Linden Street and 304 Linden Street.

There is no reference to the accessory structure as being historically or architecturally significant in the proposal for the Linden Street Historic District or within the October 1992 Report by Cartwright. In addition, there is no reference to the accessory structure in the property record in the Wisconsin Historical Society's online database.

A review of the Sanborn Maps at the Fond du Lac Historical Society Thornton Library indicates that a two-story accessory structure was located at this site since 1898. A review of building permits does not suggest that the accessory structure was ever razed and reconstructed.

The property was purchased by the current property owner, FC1LLC, in September 2013.

A copy of the 1898 Sanborn Map is attached for reference.

## Request

The request is to demolish the garage. A new garage or accessory structure is not proposed. The request for demolition is based upon the condition of the structure. The structure cannot be used for parking. The foundation is in poor condition and the building has other structural issues.

Staff asked the Building Inspector to visit the site and confirm the condition of the garage. Based upon a preliminary view, the lower one foot of the garage is rotted and it appears that the structure is improperly and unsafely supported. The roof has deteriorated and is sagging causing the fascia to bow. In addition, the west wall is bowed and leaning. The building exterior has shiplap style siding with peeling and flaking paint.

If the intent is to preserve the building, the structure would have to be completely rebuilt with the proper footings; new truss system to support a new roof and new framing for the walls. It is unclear how much of the shiplap could be salvaged. If there is little that can be salvaged, the entire building would be a reproduction of the existing building.

### Considerations

The request being presented to the Historic Preservation Commission (HPC) is for the demolition of the garage/accessory structure at the property located at 261 Linden Street.

Under the ordinance, the HPC has the following options: 1) defer the approval for demolition for up to six (6) months; 2) defer the approval for an intermediate time or 3) allow for the demolition at the time of the request. The HPC cannot deny the demolition permit in its entirety.

*Staff is recommending approval by the HPC for to permit the demolition without a deferral period due to the following:*

- *lack of evidence to support any historic or architectural value of the accessory structure;*
- *the principal structure, the contributing architecture to the district, is not impacted;*
- *any construction of a new accessory structure will require review and approval of the HPC.*

# LINDEN STREET HISTORIC DISTRICT

PROPOSED DEMOLITION (GARAGE) - 261 Linden Street





*Hold for  
HPC review  
May 21st*

**CITY OF FOND DU LAC**  
**APPLICATION FOR RESIDENTIAL BUILDING PERMIT**

**DATE** 4/28/14

**ADDRESS** 261 Linden

**OWNER OR TENANT** FLI LLC

**DESCRIPTION OF WORK**

Removal of detached garage.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ESTIMATED COST OF JOB** \$ 350

**PERMIT FEE** \$ 40

**CONTRACTOR** Etern To Builders LLC

**BY** Ben Tadych

Ben Tadych  
Regional Manager



**Northern Management**  
www.wisconsinapartments.biz

Cell / 262-901-5184  
Office / 262-860-8700 #231  
btadych@wisconsinapartments.biz

City of Fond du Lac  
Inspection Services  
PO Box 150  
Fond du Lac WI 54936-0150

Director - Guy Fox - Ph. 920-322-3572  
Fax: 920-322-3571

# 261 Linden Street

## PROPOSED GARAGE DEMOLITION





2014 Property Records for City of Fond du Lac, Fond du Lac County

May 12, 2014

Tax key number: FDL-15-17-15-13-554-00

Property address: 261 Linden St

Neighborhood / zoning: Ingrams/Darlings Addn / R-3.75

Traffic / water / sanitary: Medium / City water / Sewer

Legal description: DARLINGS ADD LOT 11 BLK V

Summary of Assessment	
Land	\$16,800
Improvements	\$84,700
Total value	\$101,500

Summary of Last Valid Sale	
Sale date	
Sale price	

Land									
Qty	Tax Classification	Unit of Measure	Width	Depth	Sq Ft	Acres	Waterfront	Description	Assess Value
1	Residential	Front feet	60	120	7,187	0.165	None	regular, level	\$16,800
<b>Total land:</b>									<b>\$16,800</b>

Residential Building			
Year built:	1900	Full basement:	1,157 SF
Story height:	2 story	Crawl space:	
Style:	Conversion	Rec room:	
Use:	2 Family	FBLA:	
Exterior wall:	Brick	First floor:	1,157 SF
Roof type:	Asphalt shingles	Second floor:	1,080 SF
Heating:	Gas, hot water	Finished attic:	
Cooling:	None	Unfinished attic:	
Bedrooms:	4	Unfinished area:	
Family rooms:		Deck, fir or pine	30 SF
Baths:	2 full, 0 half	Open porch, frame, lower	52 SF
Total rooms:	8	Open porch, frame, lower	301 SF
Whirl / hot tubs:			
Masonry FPs:			
Metal FPs:		Masonry adjust:	
Gas only FPs:		Grade factor:	C
Bsmt garage:		Condition:	Average
Shed dormers:		Percent complete:	100%
Gable/hip dorm:			



Residential assessed building value: \$81,100 Total square feet: 2,237

# Historic Preservation Commission Memorandum

**Date:** May 12, 2014  
**To:** Historic Preservation Commission  
**From:** Dyann Benson, Redevelopment Planner   
**RE:** Review of Application for Demolition Permit-Retlaw Theater

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**Location:** 23 S. Main Street  
**Applicant:** Commonwealth Companies, Buyer  
**Historic Designation:** Local Individual Designation-1998

## Applicable Historic Preservation Ordinance

Section 374-5 Powers and duties of Commission

C. Regulation of demolition. No permit to demolish all or part of an historic structure, or improvement in an historic district, shall be granted by the Building Inspector except as follows:

(1) No person in charge of an historic structure shall be granted a permit to demolish such property under any circumstances without first receiving written approval of the Commission.

(2) At such time as such person applies for a permit to demolish such property, such application shall be filed with the Commission. Upon such application, the Commission may refuse to grant such written approval for a period of up to six (6) months from the time of such applications for single-family homes and up to one year for other types of structures, during which time the Commission and applicant shall undertake serious and continuing discussions for the purpose of finding a method to save such property.

At the end of the period, if no mutually agreeable method for saving the subject property bearing a reasonable prospect of eventual success is underway or if no formal application of funds to preserve the subject property is pending, the Building Inspector may issue the permit to demolish the subject property. If such mutually agreeable method for saving the subject property is not successful or no

such funds to preserve the subject property have been obtained and available for disbursement within a period of sixty (60) days following the end of the required time period, the Building Inspector may issue the permit to demolish the subject property without the approval of the Commission.

<b>Standards for Determining Certificate of Appropriateness for Demolition</b>
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- (a) Whether the building or structure is of such architectural or historic significance that its demolition would be detrimental to the public interest and contrary to the general welfare of the people of the City of Fond du Lac and the State;
- (b) Whether the building or structure, although not itself a designated historic structure, contributes to the distinctive architectural or historic character of the historic district as a whole and therefore should be preserved for the benefit of the people of the City of Fond du Lac and the State;
- (c) Whether demolition of the subject property would be contrary to the purpose and intent of this chapter as set forth in Section 374-1 and to the objectives of the historic preservation plan for the applicable district as duly adopted by the City Council of the City of Fond du Lac.
- (d) Whether the building or structure is of such old and unusual or uncommon design, texture and/or material that it could not be reproduced or be reproduced only with great difficulty and/or expense;
- (e) Whether retention of the building or structure would promote the general welfare of the people of the City of Fond du Lac and the State by encouraging study of American history, architecture and design or by developing an understanding of American culture and heritage;
- (f) Whether the building or structure is in such a deteriorated condition that it is not structurally or economically feasible to preserve or restore it, provided that any hardship or difficulty claimed by the owner which is self-created or which is the result of any failure to maintain the property in good repair cannot qualify as a basis for the issuance of a Certificate of Appropriateness;

(g) Whether any new structure proposed to be constructed or change in use proposed to be made is compatible with the buildings and environment of the district in which the subject property is located.

## **Background**

The property at 23 S. Main Street was locally designated in 1998. The basis for its historical significance is Criteria C – Architecture and Criteria A – Exemplifies broad cultural or social history of the community. The property is also a contributing property within the North Main Street Historic District which is listed on the State and National Register of Historic Places.

The property record from the Wisconsin Historical Society states that the Main Street façade is made of terra cotta with a terra cotta cornice decorated in a foliated pattern. The large central opening has been filled in. Photographs from the time of construction (1925) suggest that this opening had panes of glass. The Main Street entrance consists of glass panels, doors and stucco covering the first floor façade. Photographs from the time of construction suggest that a terra cotta or similar material may also have been used on the first floor façade.

The original theater was converted into a multiplex in 1984. The concrete block additions were approved in 1985. The theater stopped showing movies in 1998.

The property located at 17-19 S. Main Street (local designation- individual) has been vacant since 2005. The property at 23 S. Main Street has been substantially vacant since 2009.

In 1997, CG Schmidt was retained to prepare a preliminary budget for the reuse of the Retlaw Theater as a community performing arts center by a Performing Arts Center Ad Hoc Committee. At the time of the study, supporters of the concept did not have an operation plan or program so the proposed evaluation was not evaluated for specific uses or tenants. In summary, the benefits of the concept include that the Retlaw is large enough for performances that sell out at Goodrich Theater and the space is good for small scale productions. The challenges of the Retlaw include that the concept requires regular, well attended events in order to be successful (financially); the small stage and backstage area are inadequate for large scale productions; the space has acoustical challenges; and the lobby space is too small for concessions which is the typical profit center for such operations.

The budget of for renovating the Retlaw Theater to accommodate a performing arts center was \$4,329,776 (1997 Dollars). The base budget would be \$6,276,661 in 2014 (using inflation only). At the time of the feasibility process, one of the organizers indicated that a PAC construction or renovation was planned to be “completely supported by community donations, memberships, grants and foundation support with daily operations funded through an endowment or membership drive”.

Subsequent to the 1997 preliminary discussions of a community performing arts center, the Fond du Lac School District constructed a new high school which includes performing arts space; the Prairie Theater was opened at UW Center-Fond du Lac; and the Thelma Sadoff Center for the Arts completed an expansion of the former Windhover Center (51 Sheboygan Street).

The property has been for sale approximately five (5) years. The current property owner is Boyd Partnership, LLC. Commonwealth Companies has an accepted offer to purchase. The redevelopment concept for the property includes a parking lot in the location of the theaters. The Main Street façade would be rehabilitated to its historic character. The property at 17-19 S. Main Street would be converted into market rate loft apartments. The exterior façade would be rehabilitated to complete the work that was previously started in 2009. The first floor would be office space with retail at the corner of Main Street and Sheboygan Street. The second and third floor space includes market rate apartments and Wempners’ School of Dance.

<b>Request</b>
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The request is for a partial demolition of the Retlaw Theater. The original theater (stage and seating) located on the north side of Sheboygan would be razed. (The two theater additions from 1985 will also be razed. They are not historic and not a consideration for this request.)

The previous property owner filled in a portion of the original theater to provide a level floor to accommodate a restaurant kitchen. Sections of the electrical, plumbing and HVAC have been salvaged for scrap.

The applicant has estimated the renovation costs of preserving the theater along with the renovation costs for the adjoining properties. The estimated cost for renovation

of all buildings is \$8,909,625. The renovation cost for the proposed redevelopment without the theater is \$2,290,000.

## Considerations

The request being presented to the Historic Preservation Commission is for the demolition of a portion of the Retlaw Theater. The original theater (seating and stage) would be razed while the Main Street building façade would be rehabilitated to its historic character.

Under the ordinance, the HPC has three (3) options: 1) defer the approval for demolition for up to one (1) year; 2) defer the approval for an intermediate time or 3) allow for the demolition at the time of the request. The HPC cannot deny the demolition permit in its entirety.

The following should be considered in an appropriate decision by the Historic Preservation Commission:

- The purpose of the deferral period is to allow for discussion to determine a means of preserving the property. The community has previously evaluated the feasibility of the Retlaw as a community performing arts center with no progress towards implementation of that plan since 1998. Since the initial feasibility study, the performing arts center at the high school and the Prairie Theater at UW-Fond du Lac were constructed. In addition, the Thelma Sadoff Center for the Arts completed an expansion.

In terms of identifying other means of preserving the property, the property has been for sale approximately five (5) years. If there was another use for the theater, would a financially viable redevelopment proposal have already been undertaken and the property sold within that timeframe?



**CITY OF FOND DU LAC**  
**APPLICATION FOR COMMERCIAL BUILDING PERMIT**

DATE: April 14, 2014

ADDRESS: 23 South Main Street

OWNER/TENANT: Commonwealth Real Estate Investment LLC with  
Purchase Pending

**DESCRIPTION OF WORK**

Partial Demolition of Former Retl aw Theater

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**List Contractors**

**Estimated Cost of Job**

General: Commonwealth Construction Corp  
(Include all work other than 4 subs below)

\$122,600.00

Plumbing \_\_\_\_\_

\$ \_\_\_\_\_

Electrical \_\_\_\_\_

\$ \_\_\_\_\_

HVAC \_\_\_\_\_

\$ \_\_\_\_\_

Fire \_\_\_\_\_

\$ \_\_\_\_\_

PERMIT FEE \$ \_\_\_\_\_

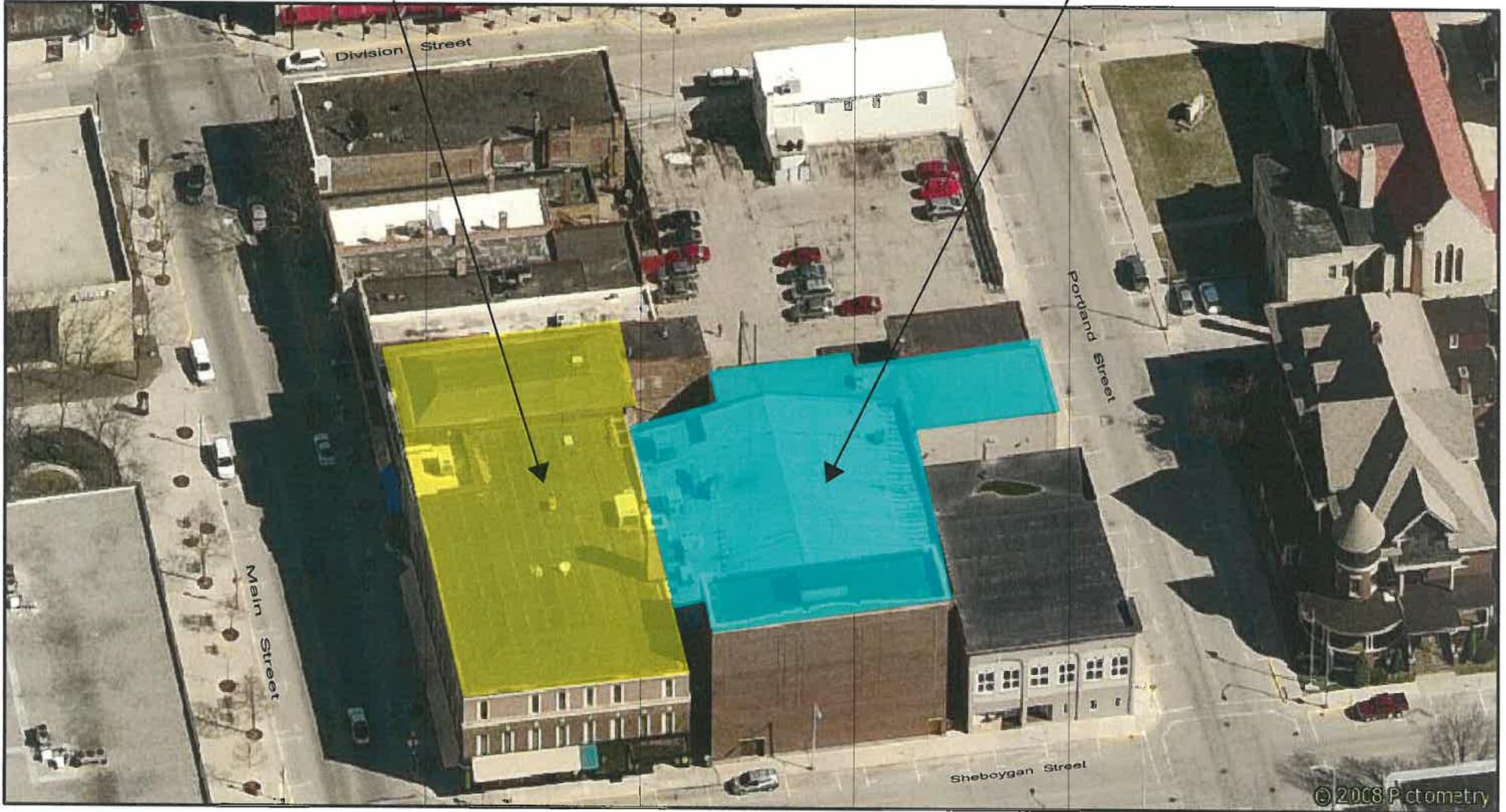
By \_\_\_\_\_

**City of Fond du Lac  
Inspection Services  
PO Box 150  
Fond du Lac WI 54936-0150**

*Chief Inspector - Guy Fox - Ph. 920-322-3572  
Fax: 920-322-3571*

BUILDING TO REMAIN

AREA TO BE RAZED



# RETLAW THEATER REDEVELOPMENT

## Retlaw Renovation Costs with Theater

<u>Item</u>	<u>Cost</u>
1997 Study - Preliminary Renovation Estimate (CG Schmidt)	\$ 4,329,776.00
2013 Renovation Estimate	\$ 6,280,000.00
Miscellaneous additional repairs due to lack of maintenance.	\$ 83,899.00
New HVAC in Theaters	\$ 187,200.00
New Electrical in Theaters	\$ 128,000.00
New Roof Entire Building	\$ 310,990.00
Fire Protection Entire Building	\$ 294,320.00
Abatement	\$ 77,113.00
Second Floor Office Renovation	\$ 420,570.00
First Floor Retail Renovation	\$ 467,300.00
New Windows and Storefront for Entire Building	\$ 93,119.00
17/19 Main Street Renovation	\$ 480,000.00
<u>17/19 Main Street Elevator</u>	<u>\$ 87,114.00</u>
<b>Total</b>	<b>\$ 8,909,625.00</b>

# Historic Preservation Commission Memorandum

**Date:** May 12, 2014  
**To:** Historic Preservation Commission  
**From:** Dyann Benson, Redevelopment Planner   
**RE:** Review of Exterior Alterations

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**Location:** 23 S. Main Street  
17-19 S. Main Street  
**Applicant:** Commonwealth Companies, Buyer  
**Historic Designation:** Local Individual Designation-1998

<b>Applicable Historic Preservation Ordinance</b>
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## Section 374-5 Powers and duties of Commission

### B. Regulation of construction, reconstruction and exterior alteration.

(1) Any application for a permit from the Building Inspector involving the exterior of a designated historic site or structure within a historic district shall be filed with the Historic Preservation Commission.

(2) No owner or person in charge of an historic site or structure within an historic district shall reconstruct or alter all or any part of the exterior of such property or construct any improvement upon such designated property or properties within an historic district or cause or permit any such work to be performed upon such property unless a Certificate of Appropriateness has been granted by the Historic Preservation Commission. Unless such certificate has been granted by the Commission, the Building Inspector shall not issue a permit for any such work.

### (3) Review of Application

(a) Upon filing of any application with the Historic Preservation Commission, the Historic Preservation Commission shall determine:

(1) Whether, in the case of a designated historic structure or site, the proposed work would detrimentally change, destroy or adversely affect any exterior architectural feature of the improvement upon which said work is to be done; and

(2) Whether, in the case of the construction of a new improvement upon a historic site, the exterior of such improvement would adversely affect or not harmonize with the external appearance of other neighboring improvements on such site; and

(3) Whether, in the case of any property located in an historic district designated pursuant to the terms of Subsection D, hereunder, the proposed construction, reconstruction or exterior alteration does not conform to the objectives and design criteria of the historic preservation plan for said district as duly adopted by the City Council of the City of Fond du Lac.

(b) In cases of a designated historic site which has had its principal structure completely destroyed by fire, demolition, other means, or conditions noted in Section 11.16I., the plan review requirements of 11.16 E.2 shall not apply unless there is a designated historic site, historic structure, or historic district within 200 feet of the historic structure that has been destroyed.

(4) If the Commission determines Subparagraphs (1), (2), and (3), of Paragraph c. above in the negative, it shall issue the Certificate of Appropriateness.

### **Background & Request – 17-19 S. Main Street**

The property at 17-19 S. Main Street was locally designated in 1998.

#### **Background**

The basis for its historical significance is Criteria C – Architecture. The property is a good example of Italianate Commercial architecture. The property was also determined to be eligible under Criteria A – Exemplifies broad cultural or social history of the community. The building represents a piece of the community’s commercial history. The property is also a contributing property within the North

Main Street Historic District which is listed on the State and National Register of Historic Places.

The property was acquired by the Redevelopment Authority and was sold to Boyd Partnership following a request for Proposals (RFP) process. The exterior alterations that had been undertaken were approved by the Historic Preservation Commission in October 2009.

### **Request**

The proposed exterior alteration of the west (front) elevation is to complete the restoration of the building started in 2009 that was previously approved by the Historic Preservation Commission. The cornice line/top would be restored and match that on the south end of the building.

On the east (rear) elevation, window openings will be restored and storefront windows will be placed along the first floor. The east elevation currently faces the 1989 concrete block addition to the Retlaw Theater.

<b>Background &amp; Request – 23 S. Main Street</b>
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The property at 23 S. Main Street was locally designated in 1998.

### **Background**

The basis for its historical significance is Criteria C – Architecture and Criteria A – Exemplifies broad cultural or social history of the community. The property is also a contributing property within the North Main Street Historic District which is listed on the State and National Register of Historic Places.

The property record from the Wisconsin Historical Society states that the 23 S. Main Street façade is made of terra cotta with terra cotta decorated in a foliated pattern. The large central opening has been filled in. Photographs from the time of construction (1925) suggest that this opening had panes of glass. The Main Street entrance consists of glass panels, doors and stucco covering the first floor façade. Photographs from the time of construction suggest that a terra cotta or similar material may also have been used on the first floor façade.

## Request

The proposed exterior alteration of the west (front) elevation is to replace the metal infill panel with windows to match the original windows, frame and glass sizes. Some of the entrance doors would be converted to storefront windows. A rectangular marquee similar to the original marquee would be installed. The width of the marquee would match the original, but the depth (projection over the sidewalk) would be 4 feet.

The proposed exterior alteration for the east (rear) elevation is to use a wall panel system to compliment the terra cotta bands of the west (front) elevation. The east (rear) elevation is where the Main Street building connects to the original theater. A rectangular marquee to match the Main street marquee would be installed above the rear entrance. Windows would be installed on the second and third floor.

Copies of the proposed elevations along with a photograph from 1925 are included for reference.

## **Considerations**

The request being presented to the Historic Preservation Commission is for exterior alterations to the 17-19 S Main Street and 23 S. Main Street.

Under the ordinance, the HPC can grant a Certificate of Appropriateness if the proposed alteration meets certain conditions.

*Staff is recommending approval by the Historic Preservation Commission for the proposed exterior alterations signage subject to the following:*

- *In the case of this locally designated property, the proposed alteration for 17-19 S. Main Street would not detrimentally change, destroy or adversely affect any exterior architectural feature of the improvement upon which said work is to be done since the proposed exterior alteration along the west (front) building façade will complete the work that was approved by the HPC in 2009. The rear (east) elevation alterations will restore window openings.*

- *In the case of this locally designated property, the proposed alteration for 23 S. Main Street would not detrimentally change, destroy or adversely affect any exterior architectural feature of the improvement upon which said work is to be done since the proposed exterior alteration along the west (front) building façade will restore the original character of the building.*
- *Subject to the decision of the HPC on the demolition permit for the original theater (seating and stage); in the case of the construction of a new improvement on the east (rear) elevation, the proposed alteration of the exterior would not adversely affect or not harmonize with the external appearance of other neighboring improvements on such site. The proposed alteration compliments the look of the west (front) elevation.*
- *Review of the proposed building materials and colors.*







**SHEBOYGAN STREET**





