

HISTORIC PRESERVATION COMMISSION AGENDA

March 16, 2016

6:00 P.M.

Meeting Rooms D
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. January 20, 2016

III. ADMINISTRATIVE REPORT

IV. DISCUSSION

- A. Review of Exterior Alteration - Sign Band
74 S. Main Street (Woolworth Building)
Initiator: Steve Awve
- B. Verbal Update on Walking Tours - Churches & Lakeside
Park
Initiator: Dyann Benson, Community Development Director

V. REPORT OF OFFICERS

- A. Possible Designations

VI. COMMISSIONER COMMENTS

VII. CORRESPONDENCE

- A. WAHPC 2016 Historic Preservation Excellence Awards &
Spring Conference

VIII. ADJOURN

**HISTORIC PRESERVATION COMMISSION
MINUTES**

Wednesday, January 20, 2016
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: Cathy Boyle
John Huberty
Teresa Keenan
Brian Kolstad
Lisa Pauly
Tony Roden
Steve Schoofs

Absent: None

Administrative Staff : Dyann Benson, Director of Community
Development

Chairperson Pauly declared a quorum present.

APPROVAL OF MINUTES

October 21, 2015

Motion made by Commissioner Roden to approve the minutes
of the Historic Preservation Commission of the October 21,
2015 meeting as presented.

Seconded by Commissioner Boyle.

ROLL CALL VOTE: Aye – Boyle, Huberty, Keenan,
Kolstad, Pauly, Roden,
Schoofs
Nay – None

Carried.

HISTORIC PRESERVATION COMMISSION MINUTES

January 20, 2016

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Review of Draft Walking Tour - Churches

Initiator: Dyann Benson, Community Development Director

Dyann Benson provided the background of the information which has been compiled by the Community Development staff to provide information on churches of historic and architectural significance. Updates and revisions were discussed.

Review of Concept Tour – Lakeside Park

Initiator: Dyann Benson, Community Development Director

Dyann Benson updated the Commission members on the information compiled by the Community Development staff to provide the history of notable structures in Lakeside Park. The Commission provided suggestions for revisions and additional details.

REPORTS OF OFFICERS

Possible Designations

Several possibilities were mentioned as potential future designations including Dorcas Chapel at Marian University, Woodworth School, and the Fond du Lac Public Library. Commission and staff members will follow up with the suggestions and present their findings at a future meeting.

A suggestion was made to consider researching eligible properties that have Mid-century Modern architecture for potential designations.

COMMISSIONER COMMENTS

There was general discussion about the upcoming speaker for the February 11th HPC event and the post party at the Thelma Art Center with a showing of *The Frozen Chosen* documentary.

ADJOURN

Motion made by Commissioner Kolstad to adjourn.
Seconded by Commissioner Schoofs.

Historic Preservation Commission Memorandum

Date: March 11, 2016
To: Historic Preservation Commission
From: Dyann Benson, Community Development Director
RE: Review of Application for Exterior Alteration – Sign Band

Location: 74 S. Main Street
Applicant: Steve Awve
Historic Designation: Woolworth Building
Locally Designated -1998
Contributing Property
South Main Street Historic District – 1993

Applicable Historic Preservation Ordinance

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 Woolworth's Building, 74 S. Main Street, was locally designated a historic property in 1998. The basis for its historical significance is Criteria A –exemplify or reflect the broad economic history of the community. In this case, the long tenancy of a Woolworth's in the building. The building was constructed around 1865 as Whittelsey Dry Goods and was combined with the adjoining neighbor around 1907

to become the Woolworth's Dime store. The property is an example of Twentieth Century Commercial style architecture.

Request

The request is repair/replace the sign band along the front of the building. The proposed material is metal and will replicate in size and style the existing sign band. The proposal includes a generalized sign plan that will change the signage from individual letters to sign panels. This sign will minimize damage to the sign panel as tenant occupancy changes. The current sign band is blue but the underlying color is red. Staff will have both color samples available at the meeting.

A photograph of the existing sign band along with the sign concept plan is attached for reference.

Considerations

The request being presented to the Historic Preservation Commission (HPC) is for the repair/replacement of the sign band along the front of the Woolworth's Building at 74 S. Main Street. The repair/replacement will match the existing in size and style.

Under the ordinance for exterior alterations, the HPC shall review the request to determine if the alteration would detrimentally change, destroy or adversely affect any exterior architectural feature of the improvement upon which said work is to be done.

After review and approval by the HPC, the applicant will submit a permit application which will then be reviewed by Building Inspection for compliance with all building and zoning codes.

Staff is recommending approval by the HPC for exterior alteration-smoking shelter based upon:

- *The proposal will match the existing in size and style of the existing sign band and would not detrimentally change, destroy or adversely affect any exterior architectural feature of the property.*





WOOLWORTH BUILDING



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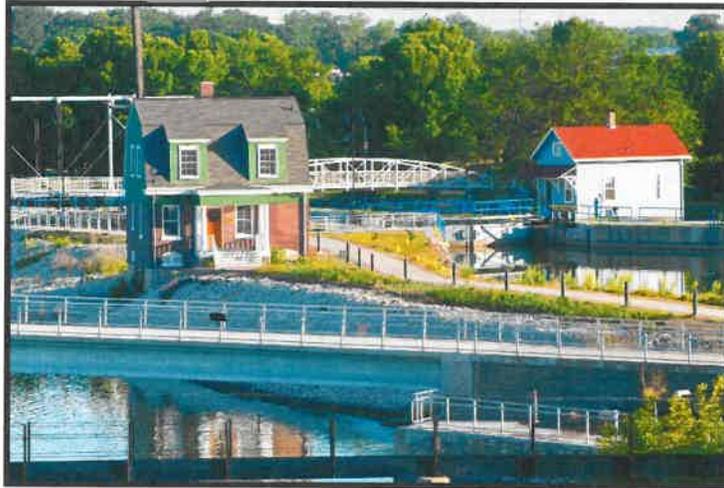


Relax Restore Yoga



Wisconsin Association of Historic Preservation Commissions

2016 Historic Preservation Excellence Awards



2015 Honorable Mention in Restoration/Rehabilitation Category
De Pere Lock Tender's House – Photo Credit: Amy Ritter

The Wisconsin Association of Historic Preservation Commissions is accepting nominations for its **2016 Historic Preservation Excellence Awards**. Award categories are listed below.

Award Categories

- 1) Identification and designation – This award would go to a historic preservation commission that sponsored a significant architectural or archaeological survey, the nomination of a property (or properties) to the State and National Register of Historic Places, or designation as a local landmark.
- 2) Economic Redevelopment/Revitalization – This award would go to a private non-profit group or historic preservation commission that used accepted preservation practices as tools in revitalizing an area or neighborhood.
- 3) Restoration/Rehabilitation – This award would go to a private non-profit organization or historic preservation commission for the significant restoration or rehabilitation of a local historic property.
- 4) Historic Preservation Commission – This award would go to a historic preservation commission that through the exercise of its project review authority, made a significant difference in the outcome of a particular property or project.
- 5) Advocacy – This award would go to either a historic preservation commission or a private historic preservation organization for its advocacy work that had a real and beneficial impact on the local community.

**Nomination must be postmarked or received by March 18, 2016. Submit nominations to:
Arlan Kay, Architecture Network, Inc., 116 East Dayton Street, Madison, WI 53703
Awards will be presented at WAHPC's Spring Conference at Heritage Hill State
Historical Park on April 22, 2016.**

**Describe why you feel the nominee deserves this award. Separate attachments are acceptable.
(Please be sure to include information about the individuals who were involved and what
their contributions were to the success of the project):**

Nominated by (name and contact info):

Award Category (choose one from the list above):

Nominee address (Please include contact info):

Nominee name