



Community Development Authority

City of Racine

AGENDA BRIEFING MEMORANDUM

AGENDA DATE: May 19, 2025

PREPARED BY: Michelle Cook, Associate Planner, Department of City Development

SUBJECT: Consideration of Resolution 25-15 authorizing a façade grant and approving the design for a restoration project at 1652 Douglas Avenue

EXECUTIVE SUMMARY:

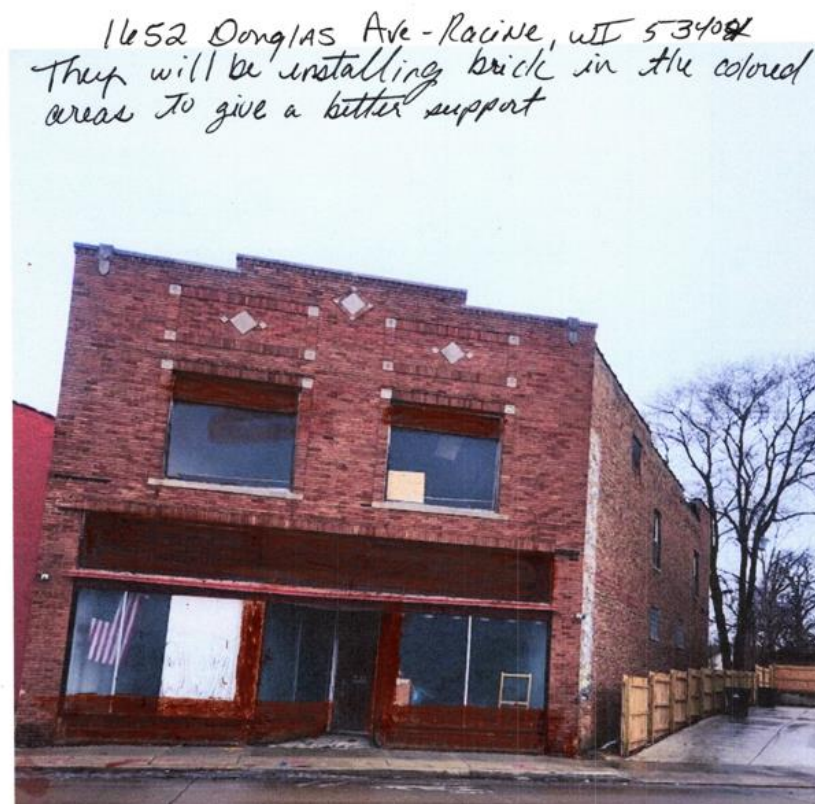
Laura Montoya, property owner, is applying for a façade grant to restore the front façade of the property at 1652 Douglas Avenue. This is for a commercial building zoned B2 Community Shopping District.



Current façade of 1334 Washington Avenue, picture provided by the applicant.

BACKGROUND & ANALYSIS:

The building at 1652 Douglas Avenue was built in 1920, per City assessor's records. The façade renovations proposed by the applicant include restoring the brick that is either failing or has failed, removing the glass block and replacing it with brick and removing the glass sign band area, replacing it with brick to help stabilize the building. The brick used will be similar in color to the brick that is currently on the building. The brick towards the bottom of the façade will be moved to a height of three feet and new storefront windows (not a part of this request) will be installed at a later date.



Proposed façade improvements, submitted by the applicant.

Façade Grant Request: \$10,000

Total Costs:

	Price
Arsoda General LLC	\$28,975
Royal Restorations	\$76,441
Montoya's Home Improvements, LLC	\$28,600

Consistency with the Douglas Avenue Corridor District Design Guidelines:

With the principles of creating a corridor that is attractive and functional, accommodates a mix of land uses, presents attractive public spaces, provides a convenient and

1. Where practical, restore original masonry, and reconstruct missing elements such as cornices, windows, and storefronts that were part of the original building design.
2. Buildings should be designed as products of their own time. Historic buildings can provide clues on how to proportion a façade.
3. Brick and stone are the preferred primary building materials.

RECOMMENDED ACTION:

Staff recommends the approval of the façade changes and grant for the façade renovation project at 1652 Douglas Avenue in the amount of \$10,000, or 50% of the project costs, whichever is less, subject to the conditions presented in CDA Resolution 25-15.

BUDGETARY IMPACT:

The façade grant will reimburse 50% of total costs for the façade renovation project, up to \$10,000. Sufficient Funds are available in the Façade Grant account 45260 52410.

ATTACHMENT(S):

1652 Douglas Avenue Façade Grant Application