



Design Review for:

Stitched Quilt Shop, 505 Sixth Street, Racine WI 53403

Owned & Operated by Autumn Latimore

Property Owner: L Street Properties (Mark Levine)

Overview

Stitched Quilt Shop is a modern, cozy destination for quilters, embroiderers, and cross-stitchers seeking thoughtfully curated textiles, notions, and creative inspiration.

We serve passionate hobbyists and emerging makers who crave a welcoming, inclusive space to explore their creativity and deepen their craft. In a market crowded with generic big-box stores and outdated shops, our advantage lies in community-focused curation, seasonal storytelling, and beautifully branded workshops and kits.

Stitched differentiates itself as a local quilt shop with an elevated aesthetic, limited-edition fabric lines, and a hybrid retail–content model that inspires loyalty and repeat purchases.

The store is planning to open the week of September 29-October 3, 2025 in line with Quilt Week Racine, with a Friday, October 3 DRC ribbon cutting ceremony, and in concert with the Lighthouse Quilters of Racine Quilt Show at Festival Hall on October 4 -5.

Proposed Regular Hours of Operation:

| | |
|-----------|-----------|
| Sunday | 12-4 pm |
| Monday | closed |
| Tuesday | 10 – 6 pm |
| Wednesday | 10 – 6 pm |
| Thursday | 10 – 8 pm |
| Friday | 10 – 6 pm |
| Saturday | 10 – 5 pm |

Anticipated delivery schedule:

During hours of operation, predominantly Tuesday through Saturday in adherence to USPS, FedEx, UPS, and DHL delivery standards.

General use of the building:

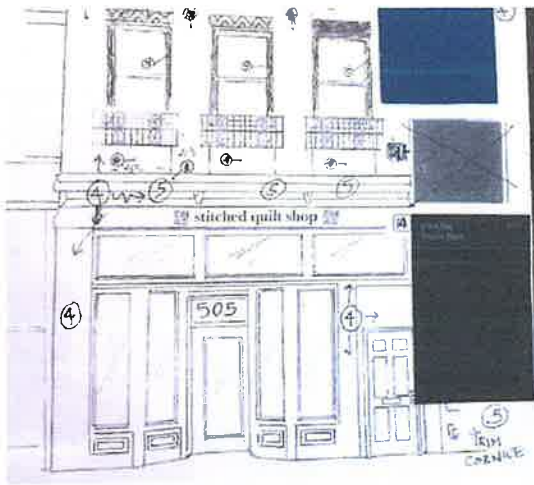
General retail services and scheduled sewing, stitching, and makers classes

The Vision for the Outside of 505 Sixth Street:**Colors Proposed:**

The front (6th Street side) in *Sherwin-Williams SW 6510 Loyal Blue (Formula 175-C7)* with *Sherwin-Williams 6258 Tricorn Black (Formula 251-C1)* for the trim and *Sherwin-Williams SW 6390 Bosc Pear (Formula 139-C6)* for the second level accents.

Signage Description, including location of signage with setbacks

- **Primary Sign (Façade):**
 - Location: Spanning across the front façade of the building (see rendering).
 - Dimensions: ~10 feet (wide) x 1 foot (high); flat against the painted facade
 - Mounting Height: Installed at approximately 12 feet above sidewalk grade, within city code requirements.



- **Secondary Sign (Placard):**

- Location: Mounted above and below the western upper transom window, (east the of the residential door) and vertically in line with the wall that visible through the glass, and which separates the inside stairwell from the commercial space.
- Projection: Extends no more than **30 inches** from the building face.
- Dimensions: 2 feet wide x 1.5 feet high.
- Mounting Height: Bottom of sign at approximately 10 feet above sidewalk grade, ensuring adequate pedestrian clearance.



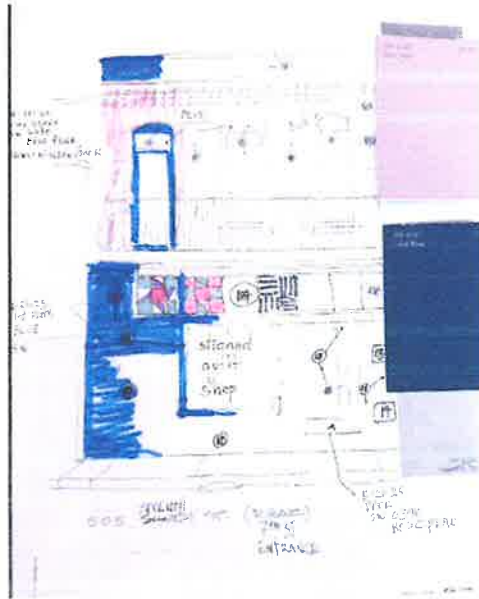
- **Purpose/Justification:**

- Improves visibility for pedestrians and vehicles approaching from both the east and west.
- Addresses limited sightline on the east side due to a tree located in front of the adjacent business (*Flowers by Walter*).

Back Façade (7th Street side):

Upper portion will be painted *Sherwin-Williams SW 6390 Bosc Pear (Formula 139-C6)* and the bottom portion will be in line with the front (6th Street side) in *Sherwin-Williams SW 6510 Loyal Blue (Formula 175-C7)*.

Sealed and painted wooden quilt blocks will be installed across the existing wooden transom on the rear (7th Street) façade of the building, positioned below the railing. (See depiction below.) This installation is intended to provide clear building identification for patrons approaching from the west and to ensure visibility for individuals entering the premises from the 7th Street side for scheduled classes.

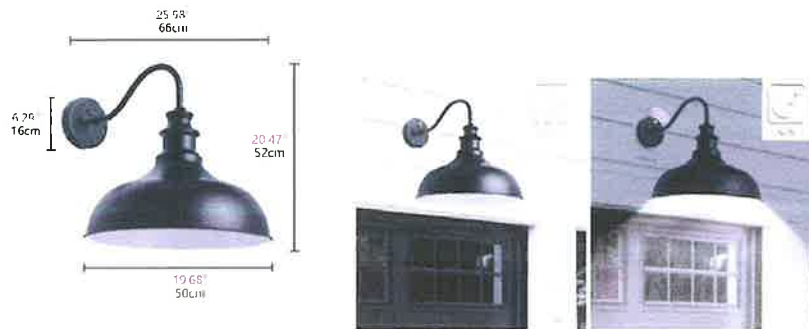


Lighting Plan

- **Type & Placement:** Two *Barn Light Matte Black Modern Farmhouse Outdoor Medium Lantern Wall Sconces* will be installed **below the eaves** and **above the flush signage**, approximately **14 feet above sidewalk grade**.
- **Neighborhood Context:** Fixture style is consistent with existing area design, closely resembling the lighting used on the **Indian Motors Building** across the street.
- **Durability & Safety:**
 - Fully enclosed source; cannot be shattered or vandalized without breaking the entire fixture.
 - Mounted securely at height to minimize risk of tampering.
- **Design Integration:**
 - Matte black finish complements proposed painted black trim.
 - Coordinates with decorative second-level window railings for a cohesive façade.

- **Code Compliance:**

- Mounted at appropriate clearance above pedestrian level.
- Light is directed **downward** to illuminate signage and entry area.
- Fixtures are shielded to minimize glare and light spillover.



Two planters are being proposed with a Temporary Right-of-Way Encroachment License Application. Both planters will sit on the far east and west edges of the 6th Street side of the building.

September, 2025 From: L Street Properties Mark & Pat Levine (262) 497-6094
505 (507) Sixth Street Proposed new exterior paint colors



EXAMPLE
EXAMPLE

DARK BLUE ON
EXTERIOR OF
"VINTAGE BUILDING"



505 Sixth Street proposed exterior paint colors (6th & 7th Street elevation)

September, 2025

L Street Properties

Mark & Pat Levine

(262) 497-6094

505 (507) Sixth Street

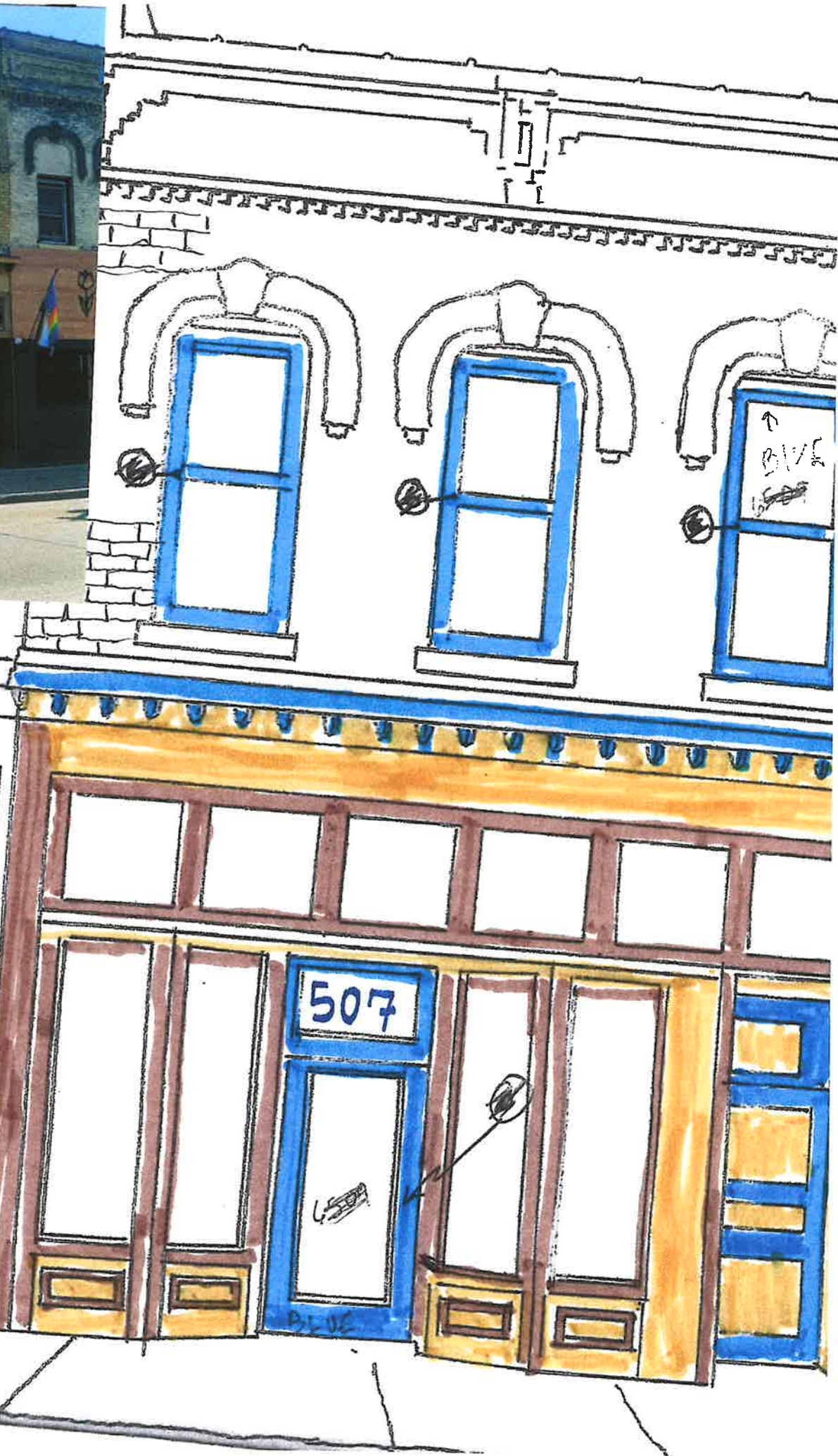
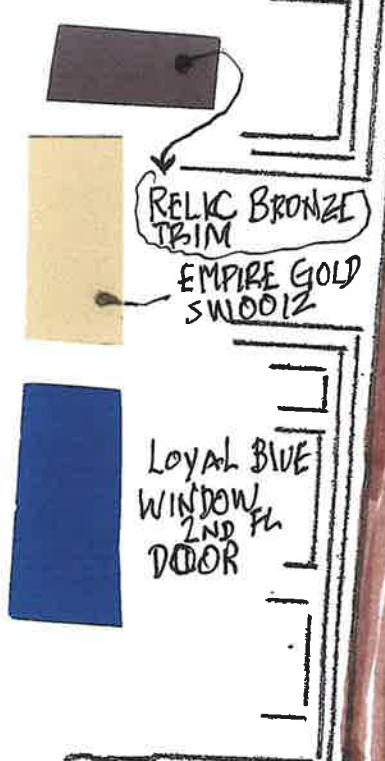
Proposal for new Exterior Paint Colors



Photos of 505 Sixth Street existing exterior paint colors (6th & 7th Street elevation)
as of August 2025.



WALL
Note: Colors SAME AS
EXISTING



507 6th ST.

SEPT 2025

505 6th ST.
(7th ST. ELEVATION)

SW 6390
Bosc Pear

139-C6

TRIM
SW 6510
Loyal
BLUE

WALLS:
SW 6390
BOSC PEAR

NOTE:

1st FL.

WALLS/TRIM SW 6510 LOYAL BLUE (EXCEPTION: ENTRY)

SW 6510
Loyal Blue

175-C7

NOTE:

THERE IS NOT
A FIGURE METAL PLANTER

ENTRY: DOOR/WALL
SW 6390 BOSC PEAR

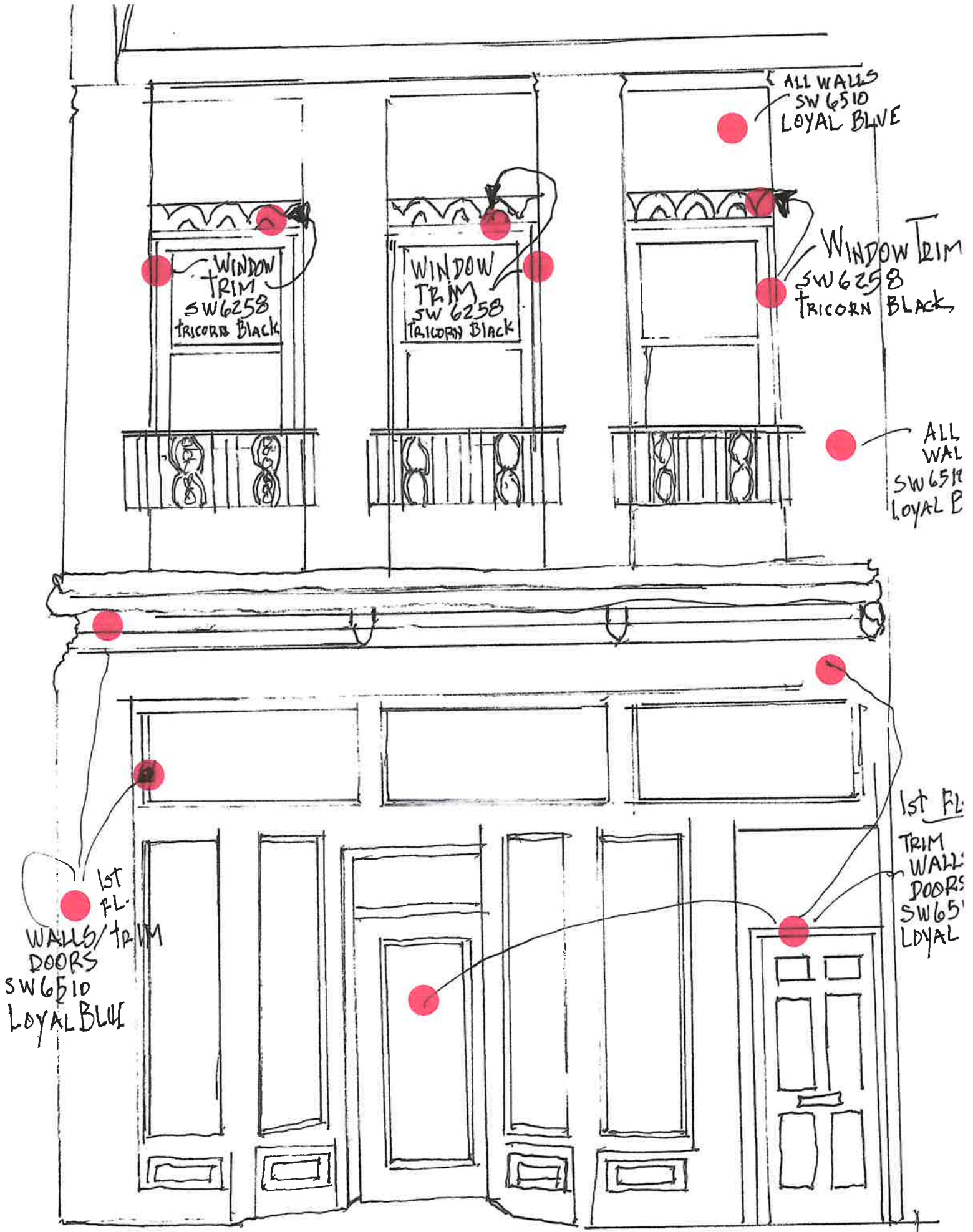
SEPT 2025

NOTE: COLORS SAME AS EXISTING



507 SIXTH ST. (REAR)
7th ST.

SEPT 2025



SEPT. 2025

505 Sixth Street Racine, WI