

Community Development Authority
of the City of Racine, Wisconsin
AGENDA BRIEFING MEMORADUM

AGENDA DATE:	September 2, 2021
SUBJECT:	Item # 0657-19 Façade Design , Item # 0658-19 Façade Grant
PREPARED BY:	Jeff Hintz, CNU-A Planning Manager

EXECUTIVE SUMMARY:
Jeff Whitaker of Premium Properties of Wisconsin LLC is applying for a façade grant to restore a masonry wall which was covered with metal siding for approximately 30-40 years. The masonry wall is original to the building, which was constructed in 1926 per City assessor records. The building is a mixed use building with an office and dwelling units.



North façade, June 2019, from Google Streetview

After discussions with staff in 2019 about the condition of the façade at that time (above) the applicant was made aware of the façade grant program and the preference to retain the historical features once exposed, as opposed to re-siding the structure. Often times in an effort to modernize older buildings in the 1970's, the original facades were covered over. This was a red and white color scheme which doesn't fit the architecture of the building and the materials were not appropriate for the style of the building either. The original wall (below) and now uncovered is in decent condition and only in need of minor restoration in one area (shown) and general tuck pointing in several others.



BACKGROUND & ANALYSIS:

The building at 1105 Washington Avenue is over 50 years old. The façade grant will be applicable to the northern façade for masonry restoration.

- Façade Grant Request: \$6,000
- Total Costs:

	Price	Description
BC Bricklayers	\$73,500.00	Demolish and rebuild damaged wall
Blue Ladder Construction	\$12,000.00	Grind excess mortar, re-tuckpoint to match existing

Given the requirements of the program, the applicant wants to use Blue Ladder Construction to do a restoration and preserve the building’s historical materials.

BUDGETARY IMPACT:

Funds are available in the Façade Grant account 45260-52410

RECOMMENDED ACTION:

Staff recommends approval of the façade grant application for 1105 Washington Avenue in the amount of up to \$6,000, or 50 percent of the cost of the project, whichever is less.