



Community Development Authority of the City of Racine (CDA) AGENDA BRIEFING MEMORADUM

AGENDA DATE: June 2, 2022

PREPARED BY: Michelle Cook, Associate Planner

SUBJECT: Consideration of Resolution 22-18 authorizing a façade grant and approving the design for a restoration project at 1346 Washington Avenue.

EXECUTIVE SUMMARY:

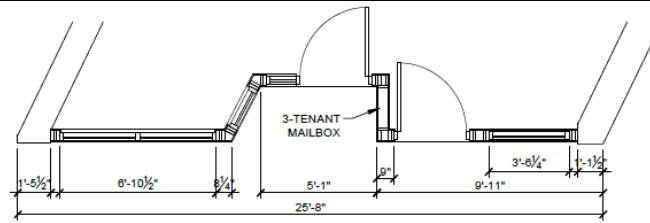
Jimmy Larkin of Comrge, LLC is applying for a façade grant to restore the front façade of the property at 1346 Washington Avenue. The building is a mixed use building with commercial on the ground floor and dwelling units on the second floor.



Current façade of 1346 Washington Avenue, picture provided by the applicant.

BACKGROUND & ANALYSIS:

The building at 1346 Washington Avenue was built in 1874, per City assessor records, and has housed several businesses since its construction. The façade renovations proposed by the applicant include adding light fixtures; installing a new storefront with black anodized framing, moldings, and painted gray; and installing a new wood residential door. The cream city brick on the upper portion of the façade will be cleaned and tuck-pointed in the needed areas. The details on the color and light fixtures are included in the packet submitted by the applicant.



PLAN

SCALE: 1/4" = 1'-0"



1346 WASHINGTON AVE. FACADE

SCALE: 1/4" = 1'-0"

Rendering of proposed façade changes, submitted by the applicant.

Façade Grant Request: \$10,000

Total Costs:

	Price
Rasmussen Remodeling & Repair	\$23,200
Greene Glass	\$24,300
Milwaukee Plate Glass	\$22,173

Consistency with the Uptown Design Standards:

The goal of the Uptown Corridor District are to enhance Uptown's attraction to residents, tourists, and visitors; improve the visual and aesthetic character; and stabilize and improve property values. The Uptown Design Guidelines includes following standards for updating a storefront in the Uptown Corridor which is consistent with the application submitted:

1. New, remodeled or restore storefront should evoke the use of the building, and may implement modern materials, while acknowledging the historic precedents evident in the community
2. Re-facing the storefront will not be detrimental to the historical context of the building's original design or architectural details, or that of adjacent properties.
3. All windows shall be sized, aligned, and spaced according to the precedents of the architectural style of the building.

RECOMMENDED ACTION:

Staff recommends the approval of the façade grant for the façade renovation project at 1346 Washington Avenue in the amount of \$10,000, or 50% of the project costs, whichever is less. Staff further recommends approval of the façade design, based on conditions as presented.

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):

1346 Washington Avenue Façade Grant Application