

**CITY OF RACINE, WISCONSIN  
APPLICATION FOR PROJECT REVIEW**

**BY A DESIGN OR DEVELOPMENT REVIEW AUTHORITY**

Downtown ☒ State Street \_\_\_\_\_ West Racine \_\_\_\_\_ Uptown \_\_\_\_\_ Douglas Avenue \_\_\_\_\_  
Olsen Industrial Park \_\_\_\_\_ Young Industrial Park \_\_\_\_\_ (Jacobsen/Textron) Redevelopment Area \_\_\_\_\_ (Racine Steel)  
Redevelopment Area \_\_\_\_\_ Plan Commission \_\_\_\_\_ Landmarks Commission \_\_\_\_\_

**(Not a substitute for building or sign permit approval)**

Submit Completed Application and Supporting Materials To:

Department of City Development

730 Washington Ave., Room 102, Racine, WI 53403

Phone: (262)636-9151 or Fax: (262)635-5347

**IMPORTANT NOTICE:** Failure to submit a complete application and required supporting materials may result in an application being rejected, or the review body deferring or denying a proposal.

**PROJECT ADDRESS OR LOCATION:** 613 6th STREET

**PROJECT TYPE:** Exterior Remodel \_\_\_\_\_ Addition \_\_\_\_\_ New Construction \_\_\_\_\_ Façade Restoration \_\_\_\_\_ Sign \_\_\_\_\_ Other ☒

**Provide Estimate of Aggregate Project Cost:** \$2,000 STAIRCADDING / \$50,000 BLDG RENOVATION

**BRIEFLY DESCRIBE PROJECT:**

CLAD + PAINT EXISTING ~~ROOF~~ ROOF ACCESS STAIR

**Anticipated Start Date:** ON APPROVAL **Estimated Completion Date:** MAY 1, 2018

**PROPERTY OWNER:** Owner Name: JAMES WASLEY + PAMELA SCHERMER

(Required Information)

Address: 2946 N. STOWEN, MKE. State: WI Zip Code: 53211 Phone #: (414) 306-1242

Fax #: \_\_\_\_\_ E-Mail: jwasley@uwm.edu Date: 2/6/18 Signature: James Wasley

**BUSINESS INFO:** Business Representative: \_\_\_\_\_ Business Name: \_\_\_\_\_

Business Address: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Phone #: \_\_\_\_\_

Fax #: \_\_\_\_\_ E-Mail: \_\_\_\_\_ Date: \_\_\_\_\_ Signature: \_\_\_\_\_

**AGENT INFO:** Firm Name: \_\_\_\_\_ and Contact: \_\_\_\_\_

(Architect/Engineer/Designer)

Address: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_ Phone #: \_\_\_\_\_

Fax #: \_\_\_\_\_ E-Mail: \_\_\_\_\_ Date: \_\_\_\_\_ Signature: \_\_\_\_\_

**CITY STAFF COMPLETE THIS SECTION**

Date received: \_\_\_\_\_ Date to be reviewed: \_\_\_\_\_ Action: \_\_\_\_\_

**SUBJECT PROPERTY IS (CHECK ALL THAT APPLY):**

In a Historic District \_\_\_\_\_ Designated Local Landmark \_\_\_\_\_ State Landmark \_\_\_\_\_ National Landmark \_\_\_\_\_ NA \_\_\_\_\_

**ADDITIONAL CITY ACTION THAT MAY BE REQUIRED:**

Date of Plan Commission review: \_\_\_\_\_ Plan Commission action: \_\_\_\_\_

Date of Common Council review: \_\_\_\_\_ Common Council action: \_\_\_\_\_

Other: \_\_\_\_\_

**SEE REVERSE SIDE FOR SUBMITTAL REQUIREMENTS**

613 Sixth Street RACINE

**Rooftop Stair Enclosure Cladding and Color Proposal**

February 10, 2018

This package describes a proposed cladding strategy and color scheme for the existing rooftop stair enclosure at 613 Sixth Street, which is visible from the Seventh Street side looking both east and west.

As background, the stair enclosure existed, along with a dilapidated wooden deck, prior to our purchase of the building. My wife and I are renovating 613 as an Art Studio and Gallery and as our primary residence, and access to the roof and was one of the features that made the building especially appealing given that it has no yard.

As shown in the attached photographs, the stair enclosure was altered in the course of our own insulation and reroofing project in response to problems that we found in prepping for the new roof. The roof membrane around the stair had failed due to poor detailing- the stair exited to the roof without a landing and without adequate clearance from the roof for a proper termination detail. Simultaneously, the deck's poor attachment detailing and lack of adequate clearance was found to have caused similar problems and a large portion of insulation and protection board under the existing EPDM roof was saturated with water and needed to be removed. We added an additional step and a proper landing to the stair and moved the door from the front to the side to keep the overall movement path the same. Provisions were made for the addition of an aperture on the south elevation but there was not time before the insulation/ roofing was applied to install a window unit. Provisions were also made to attach an unspecified cladding system through the anchoring of vertical furring strips which are now embedded within the insulation/roofing. The new roof system consists of 3" – 4.5" of high density foam and a liquid applied silicon coating, bringing the roof to current energy efficiency standards.

The current proposal is to use common cement board (Hardie Panel or similar) trimmed with glued and screwed wooden strips emulating the shadow lines of standing seam metal roofing. Naturally silvered oak screens around the chimney's vent stacks, the screen door vent and seasonally as a sun screen for the south facing aperture create an additional unifying accent feature.

From a durability perspective, this method of building allows the panels to be cut, edge primed and details applied and painted before they are attached to the structure as a rain screen cladding system.

Two colors are proposed- the same Terra Cotta that is found on the south elevation's woodwork and a Benjamin Moore 'Greenbrier Beige' that closely approximates the overall color of the building's cream city façade.

We are open to discussing the use of color to minimize the visual presence of the stair enclosure from various vantage points. We like both of these colors and their interaction together. As we see it, the view from City Hall is dominated by red brick and favors the Terra Cotta. The view from the Lake is dominated by the light colors of the neighboring buildings to the east and favors the Greenbrier. What we are proposing here is to combine these two strategies in a two tone scheme that would feature the Terra Cotta on the west and south but then cut away at its visual mass by switching to Greenbrier on the east façade. This offers something that is both contextual and informally playful, reflecting the aesthetic that we are developing on the interior of the building.

Finally, just for your information I have included a concept plan of the phase II build out of the roof-scape; rebuilding the deck to the north and adding a photovoltaic solar array to the south. These are future projects that will also be visible from the street and will need to be reviewed and approved once we have the funds to proceed.

Sincerely,  
James Wasley and Pamela Schermer





South Elevation- 614 Seventh Street

James Wasley and Pam Schermer  
2946 N. Stowell Ave.  
Milwaukee WI. (414) 306-1242



North Elevation- 613 Sixth Street

## NORTH AND SOUTH FACADES

613 Sixth Street, Racine  
Round River Studio

## STAIR ENCLOSURE CLADDING AND COLOR





7TH STREET VIEW FROM THE WEST



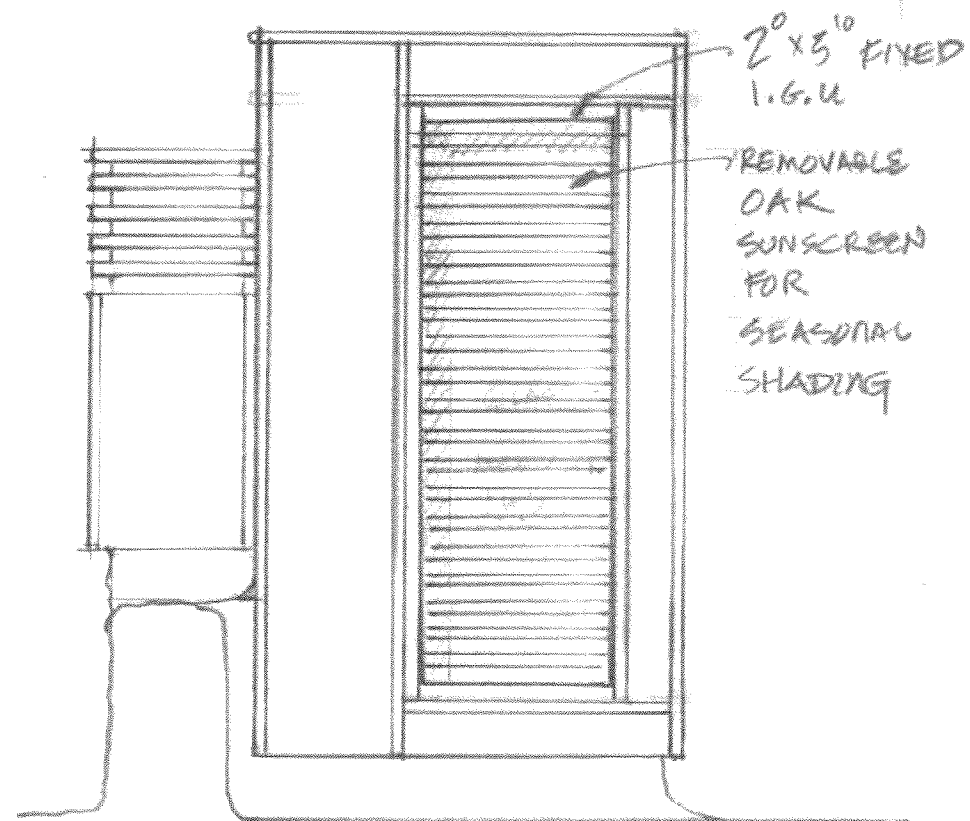
7TH STREET VIEW FROM THE EAST

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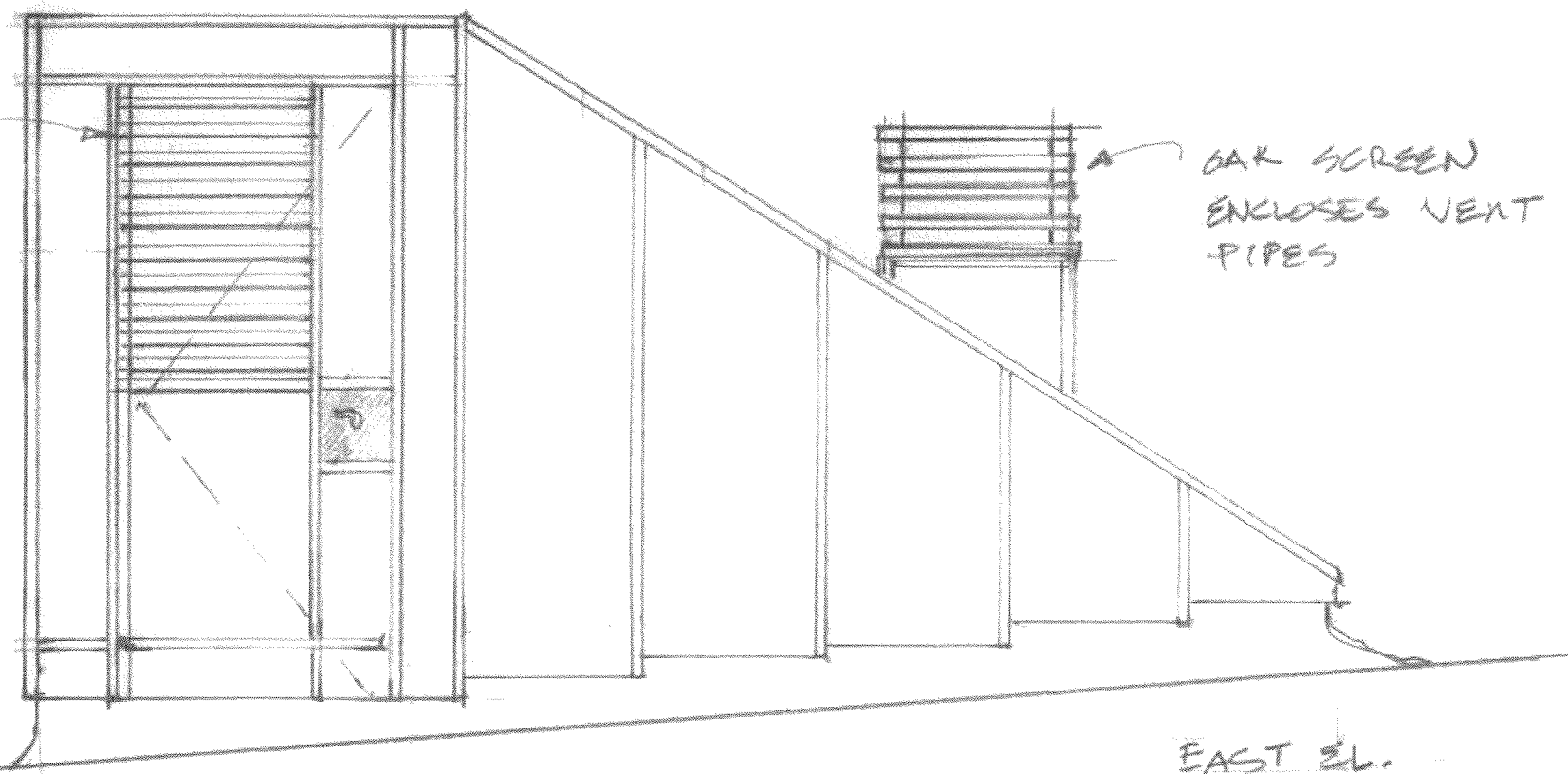
STAIR ENCLOSURE CLADDING AND COLOR



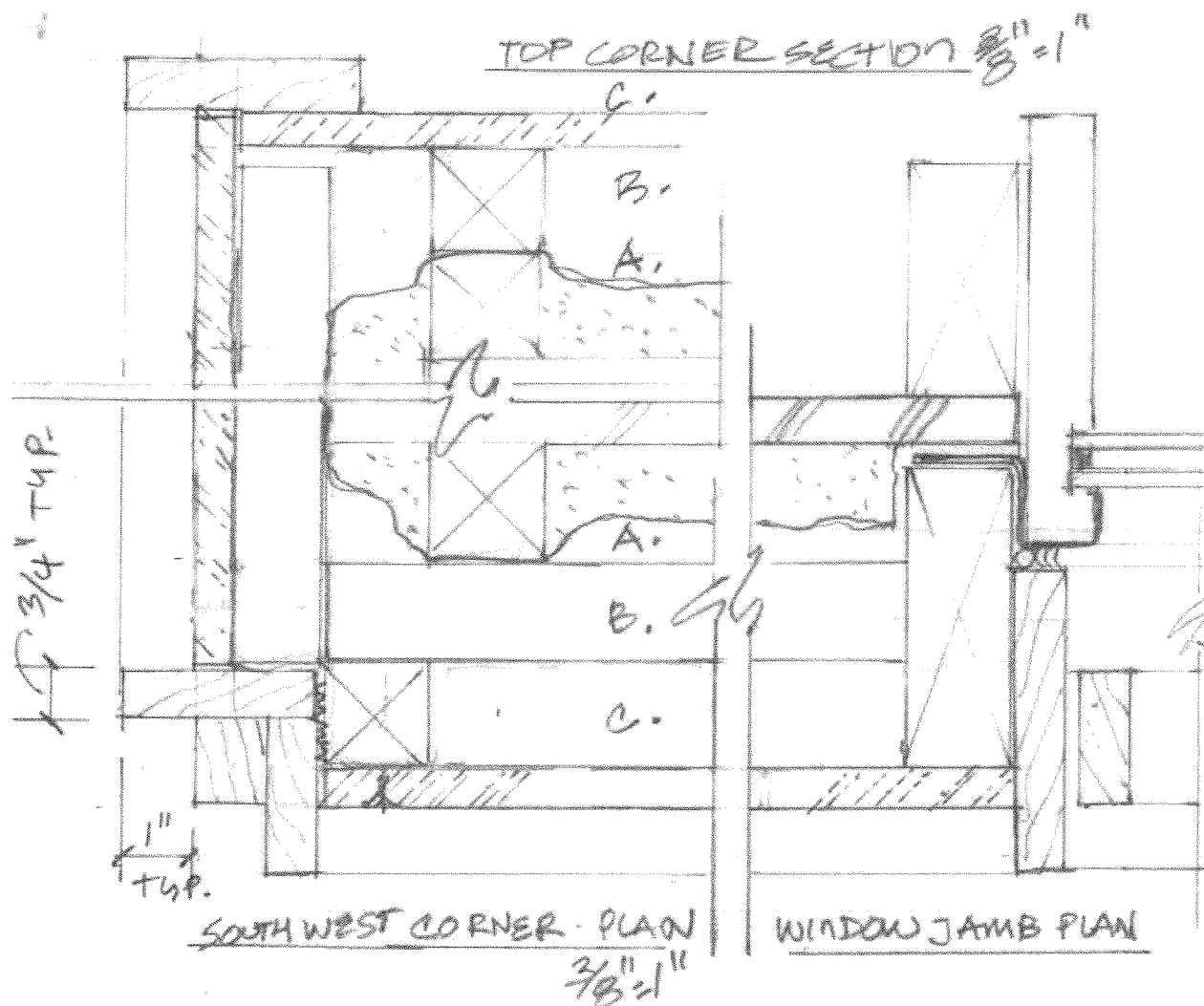


SOUTH EL. - 1/2" = 1'-0"

SCREEN DOOR IS CONCEALED BEHIND ATTACHED CLADDING MEANT TO RELATE ITS PROPORTIONS TO THE SOUTH WINDOW + ADJACENT WALL  
OAK SCREEN ALLOWS FOR VENTILATION WITH DOOR OPEN TO INSIDE



EAST EL.



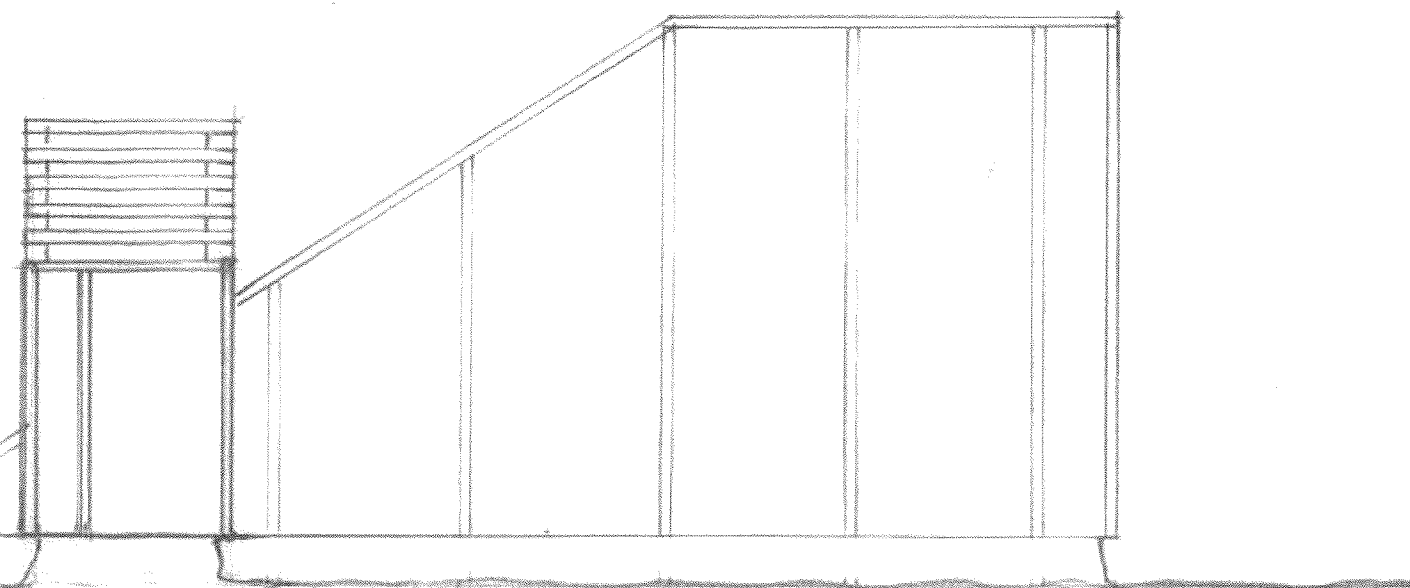
TOP CORNER SECTION 3/8" = 1"

#### NOTES

RAIN SCREEN CLADDING  
HARDIE PANEL / WOOD TRIM EMULATING STANDING SEAM METAL.

A. EXISTING FURRING EMBEDDED IN FOAM ROOFING - DRAINAGE PLANE  
B. NEW FIRRING AS NEEDED TO TRUE SURFACES + CREATE 1" MIN. CAVITY

C. CLADDING + TRIM - TRIM PRE-ATTACHED WHERE POSS. ON SOUTH FACE A SECOND FIRRING LAYER IS ATTACHED TO PANELS TO PROVIDE ANCHORING FOR TRIM AND TO DEEPEN WINDOW. ALL PANEL EDGES SEALED BEFORE FINAL ASSEMBLY.



WEST EL.

#### PROPOSED CLADDING DETAILS

613 6<sup>th</sup>

ROOFTOP STAIR HUT CLADDING

2/7/18

7.1





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Round River Studio

### BACKGROUND

Before the current renovation, the rooftop access stair was a structure clad in beige aluminum siding. A pressure treated wood deck surrounded it on the south and east. Beneith the aluminum siding the structure was revealed to have originally been painted the same terra-cotta color found on the south elevation trim.

The building had been re-roofed with an EDPM roof above 2" of isocyanurate insulation and fiber board in 1990. The stair opened onto the roof without a landing, and it did so almost flush to the roof, a poor detail that had caused the roof to fail and saturate a large area of the 1990 roofing and insulation. The deck was also poorly detailed and had also contributed to the unexpectedly bad conditions found durring our efforts to prep the roof for the current application of an additional 3" of high density foam/ silacon roofing.

The upshot was that we decided on the fly to extend the stair access hut in order to both lift the door an additional 8" above the roof and to create a legitimate landing at the top of the stair. Vertical furring strips were added so that they would be integral to the foam coating that has now become the drainage plane.

Stair hut and damaged roofing

Stair hut extended to create a landing and raise the door for adequate flashing

### STAIR ENCLOSURE CLADDING AND COLOR





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## THE APERTURE

This study mocks up the positioning of a fixed glass aperture to relate to the south facade. At 2' x 5'-10", the window is modelled on the second floor windows in size and proportion and as close to centered above them as possible.

## STAIR ENCLOSURE CLADDING AND COLOR





## COLOR STUDIES

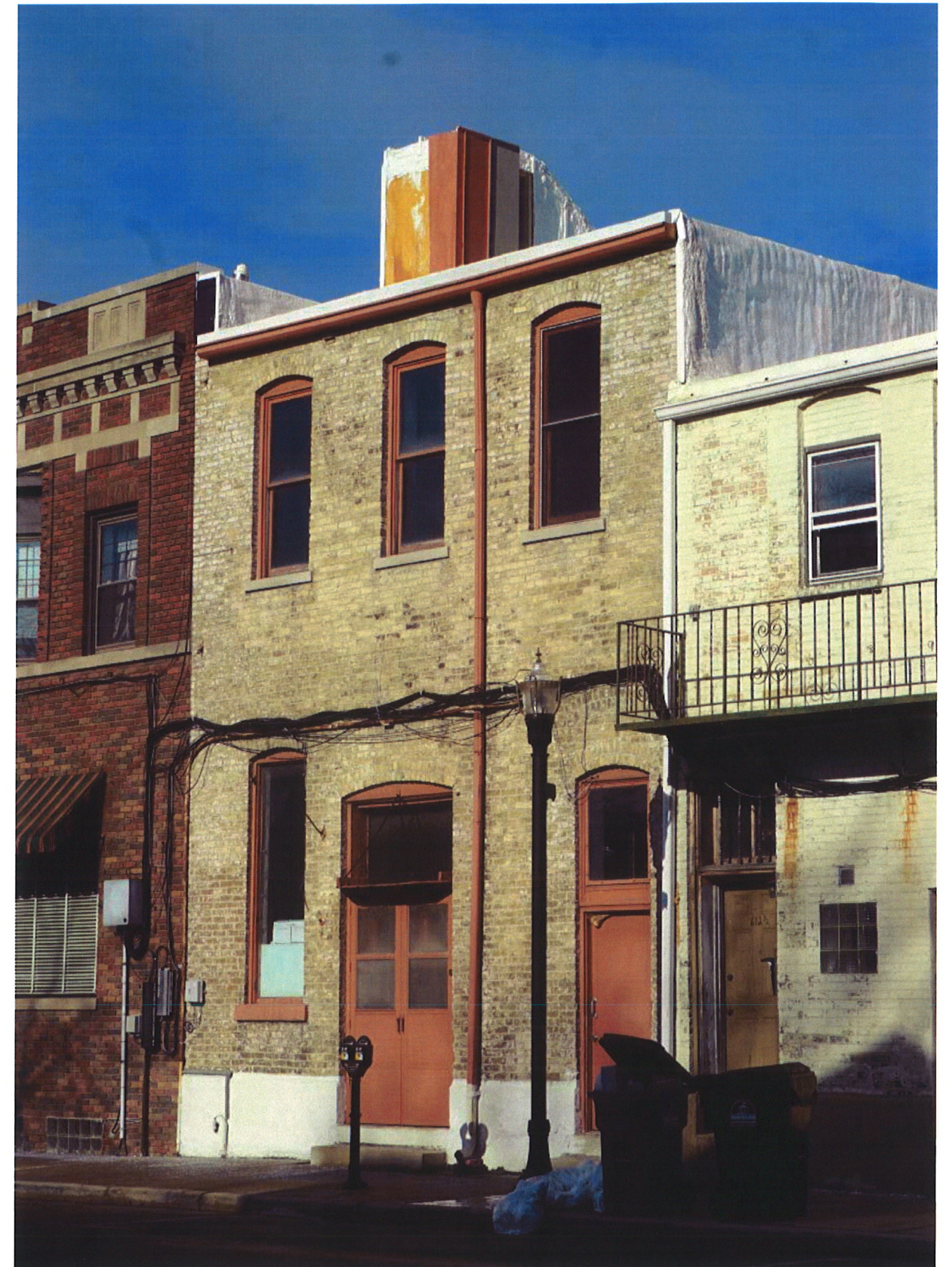
Two colors were originally considered- the same terra cotta as found on the south facade and a warm gray (shown in this study). A third gray/ beige is modelled in other photographs and is our current choice for a color to blend in with the old cream city brick.

The east and west views of the stair hut suggest different blending strategies- the view east from City Hall favors the terra cotta which blends with the red brick context, while the view from the Lake favors the cream city beige

Rooftop structures in the context display a variety of color and material palettes.

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## STAIR ENCLOSURE CLADDING AND COLOR





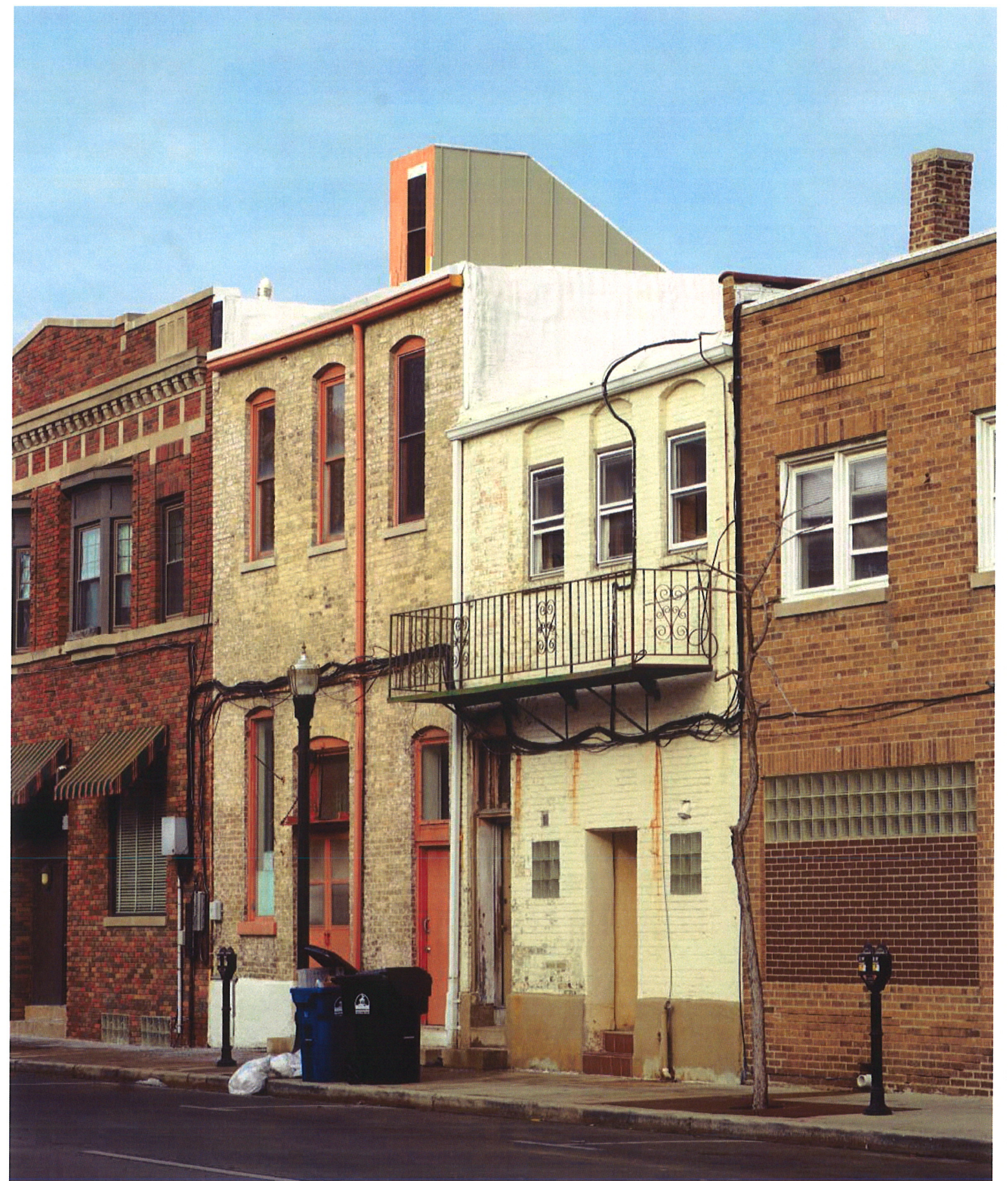
## VIEW FROM THE EAST

Above the Greenbrier Beige in shadow and sun.

The photo-collage to the right illustrates the use of the beige on the eastern face of the stair structure



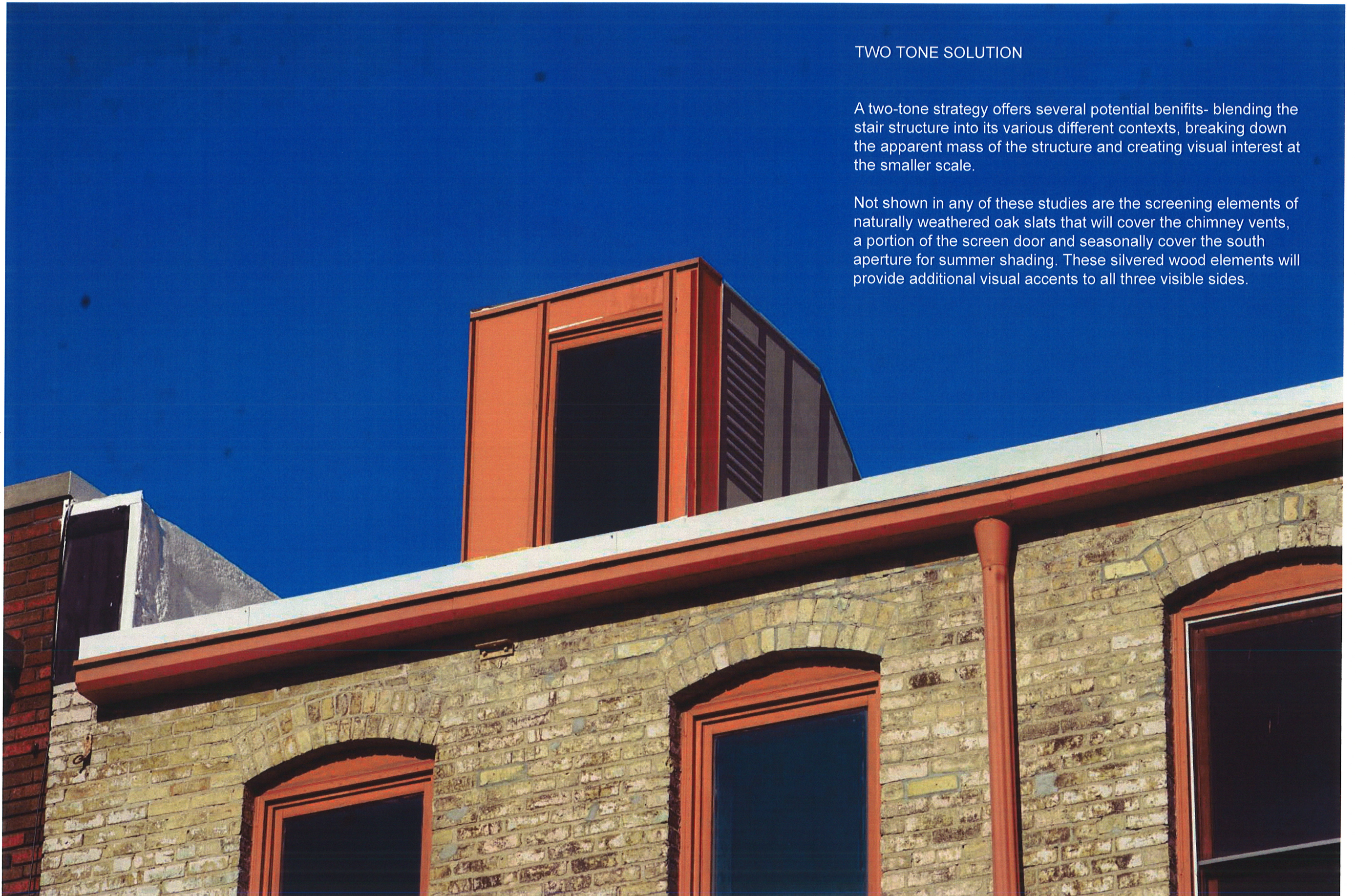
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## STAIR ENCLOSURE CLADDING AND COLOR





## TWO TONE SOLUTION

A two-tone strategy offers several potential benefits- blending the stair structure into its various different contexts, breaking down the apparent mass of the structure and creating visual interest at the smaller scale.

Not shown in any of these studies are the screening elements of naturally weathered oak slats that will cover the chimney vents, a portion of the screen door and seasonally cover the south aperture for summer shading. These silvered wood elements will provide additional visual accents to all three visible sides.

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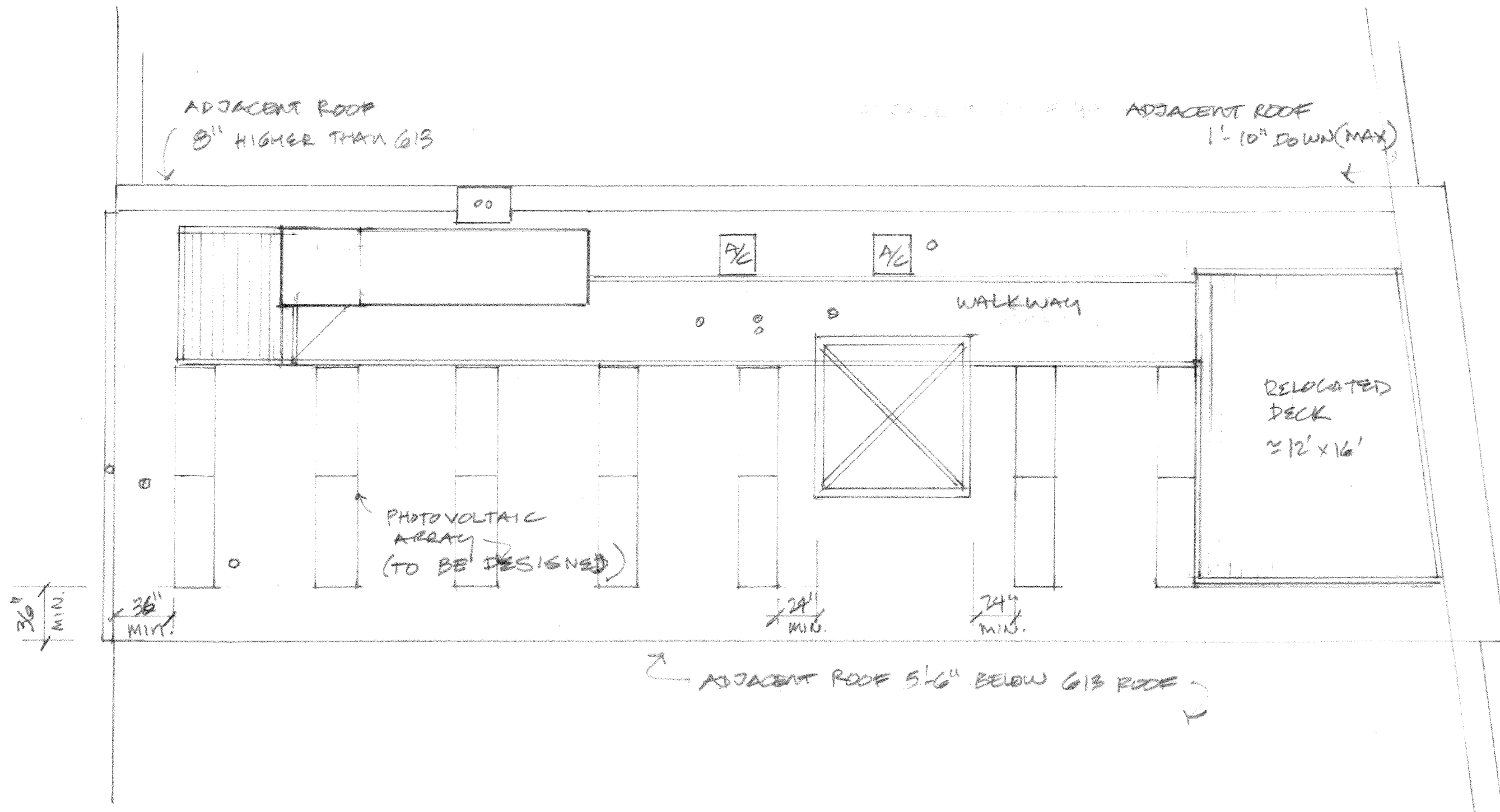
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**STAIR ENCLOSURE CLADDING AND COLOR**



## FUTURE BUILD-OUT

Future plans for the rooftop include rebuilding the roof deck and adding photo-voltaic collectors. Both will likely be visible from the street and plans and visual impact studies will be presented for review at that time.



G13 6<sup>th</sup> ST  
ROUND RIVER STUDIO

ROOFTOP - FUTURE BUILDOUT  
3/16" = 1'-0"