



Memorandum of Changes to Façade

1418-1424 Washington Ave.

9-30-2020

To: Community Development Authority

From: Racine Revitalization Partnership

Thank you for allowing the Racine Revitalization Partnership the opportunity to represent the façade improvements for 1418-1424 Washington Avenue. Frequently the course of construction necessitates changes to planned improvements. In the case of this one-hundred-plus-year-old building, this is the impetus for this meeting.

- In the line drawing, you will notice that the awning guard above the windows was intended to remain. The guard looked to be an item added in the 1940s and had little aesthetic value except to add dimension to the façade. Upon demolition of the old George Webb storefront, we encountered a rotted header, and we were forced to remove the guard, which was damaged in the process. The flat panel solution provided keeps with potential future 3-part fabric awning or faux awning installation later (which would require design approval).



- The final selection of a 3x3 tile for the building's knee wall was made based on cost and tile availability. When selected initially, the Architect was unaware of the cost of these tiles. The final price was over \$35.00 per square foot as they are custom made Sennecca tiles. The difference in tile cost and installation would have negatively impacted a very tight budget by nearly \$6,000.00. Also, the lead time was extensive and could not be accommodated.



- The base trim used on the recommendation of my tile installer is primarily a practical concern. Tile at the juncture of a wall and sidewalk tends to take a lot of abuse from snow shoveling and sidewalk maintenance, such as salting. The trim is cementitious and will be durable. If the committee wants, we would happily entertain a color change to either the aluminum trim color or color more like the tile. I understand the desire NOT to call attention to the trim.
- Storefronts have become the jewelry of a building with regards to affordability and aesthetics. The budget for the storefront on this building was \$10,000.00. While this was regarded as realistic within 10-15%, it was impossible to come close to this allocation. Our final storefront costs were \$17,000.00. A figure that significantly drew down our contingency. The height of the knee wall is not only driven by price but also function. The gallery space and our office are better served with a slightly higher knee wall.

Thank you in advance for your consideration of these changes. We understand the importance of the aesthetic decisions made in historically sensitive areas of the city. However, we ask that practical and economic concerns be considered while still allowing for more pleasing aesthetic and functional alternatives than had previously existed.

Sincerely,

A handwritten signature in dark ink, appearing to read "Ed Miller", with a stylized, flowing script.

Ed Miller
Executive Director,
Racine Revitalization Partnership, Inc.