

PROPOSED FUNDING FOR THE CAPITOL THEATER

- The Capitol Theater Renovation Committee (The Committee) will be able to work with Racine County officials (Jeff Latus, County Treasurer and Jonathon Delagrave, County Executive) and begin the foreclosure process to alleviate John Apple's debt.
- The Committee will continue forming an advisory board to oversee financial and renovation operations.
 - Current Advisory Board members include:
 - Nancy Simonson - West Racine Alliance Board Member
 - Paul Zens – Preservation Racine Board Member
 - Pippin Michelli – Preservation Racine, President
 - Judith Schulz - Preservation Racine and project historian
 - Shad Branen – Plaza Theater 4 (Burlington) and Geneva Theater (Lake Geneva (restored both theaters similar to Capitol Theater)
 - Andy Holman – retired accountant specializing in non-profit organization fund-raising
- The Committee and the newly created Advisory Board will begin fund-raising.
 - Media blitz with local news articles in the Journal Times and on-line news feeds and social media blitz through Facebook, Instagram and LinkedIn for fund-sourcing.
 - Primary concentration will be foundation and government grants
 - Business sponsorships, corporate and individual contributions
 - Donation drives at local events
 - Matching gift programs with local businesses
 - Event fundraisers
 - Bequests
- After the foreclosure process is completed, the City or CDA will temporarily obtain ownership of the building
- The West Racine Alliance (a 501(c)3 non-profit organization) will then assume responsibility for the theater from the City or CDA
- The WRA can secure the building envelope (see Incite Consulting Architects quotes)
- We can proceed with obtaining historical status from local, state, and national agencies
- We will be able to use that designation to obtain tax credits for renovations
- Those tax credits will entice developers to work on the property
- The building is in a West Racine TIF district.
- When the building is ready for limited occupancy, a new non-profit 501(c)3 organization will be created to oversee operations
- The apartments and commercial space can be renovated, and tenants can be found to generate revenue and tax dollars for the City
- The theater will be renovated over time and groups will be scheduled for performances.



November 13, 2020

Review of conditions at the Capitol Theater, Racine, Wisconsin.

This brief report has been developed based on the conditions observed on November 6, 2020 without any consideration to the social and cultural importance of the theater to the Racine community, and what it represents as a valuable historical asset. For instance, we have recently been made aware that Les Paul performed on this stage at the age of 14 in the 1930s. We believe that the story of the place should also be fully explored and documented. The meaning of the effort and the building's connection to the community can be amplified exponentially, but only if, the building is fully restored and the effects of decades of neglect are reversed.

Our review included a physical survey of the conditions onsite and a comprehensive visual review of the conditions of areas with minimal access utilizing a drone. We have over 30 years of experience in evaluating buildings for conditions that make them unsafe for the public. Our experience also includes the evaluation of stabilization and restoration needs for buildings in distress, and the determination of the potential costs required to complete the required work.

The goal of our recent review was to determine the overall soundness of the subject building to a reasonable degree of professional certainty. We must reiterate that the work completed to date must be followed up with a full and extensive review. The cost for this work must be included in any budgeting prepared for the full restoration of the theater.

Despite the obvious, egregious neglect of the structure over the past 10 or more years, the building does not appear to be in a state of imminent collapse. To be clear, substantial work must be completed without further deferral to avoid the continued deterioration of the building's structural components. The building envelope has been breached for some time and water has been entering the building in several locations. The nature of the construction is, in our experience, more than able to withstand the leakage that has occurred. There has been obvious and substantial damage to interior finishes, but a significant amount of the original, historic and remarkable finishes remain intact. The structural elements of the building enclosure while stressed, are showing only minor to moderate deterioration to a level that is relatively easy to stabilize, not particularly difficult, to fully restore and very restorable. We have been involved with buildings that have been in much worse condition that have been successfully repurposed with new uses. The most significant of which is the Garver Mill project in Madison, Wisconsin. Details of the project are available online.

We do not believe that the structure is in danger of catastrophic failure. Nor is it likely to reach that point within the next 1 to 3 years even with a continuance of the neglect that has caused so much damage over the course of the recent past. Apart from significant events, or "acts of God", such as fire or extraordinary high winds the building appears to be able to withstand the elements in the near-term equally when compared to other buildings in the neighborhood as well as Racine as a whole.

Assessing the building's immediate needs we have determined a recommended scope of work to be completed during the reconstruction/restoration's first phase (1 to 3 years) to include emergency work at the building's roofs in the amount of \$15,000. The full cost of roofing replacement, to be completed as soon as funds are available (but in no more than 10 years) is approximately \$250,000. Similarly, the cost of all emergency repairs to several structural anomalies, the stucco on the building's west side, the parapets, and other masonry issues is approximately \$88,000. The full restoration of the building's exterior which should also be completed as soon as funds are available (but in no more than 10 years) is \$475,000. None of these estimates address the needs identified previously in discussions regarding the full restoration of the theater to a functioning condition. As stated previously, the work to complete a full historic restoration of the theater is in the order of magnitude of \$10 to \$15 million.

Budgetary figures were developed with contractor/partners each of whom have completed more than 10 projects, in their primary trades, in the Racine region with ICA.

If you have any questions, please do not hesitate to call.

Best regards,

InSite Consulting Architects

A handwritten signature in black ink, appearing to read 'S. Mar-Pohl', with a stylized flourish at the end.

Stephen E. Mar-Pohl, AIA, NCARB
President





























Capitol Theater Racine, Wisconsin Judith D. Schulz



*Capitol Theater
Racine, Wisconsin
Judith D. Schulz*





Capitol Theater ~ Racine, Wisconsin ~ Judith D. Schulz



STEPHEN MAR-POHL, AIA, NCARB

Architect
President

Total Years of Experience
32

Education

Bachelor of Architecture North Dakota State University Peter Mackenzie Award of Merit	Master of Architecture University of Illinois Edwin Horner Fellow
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Active Licenses/Registrations

Registered Architect, States of Wisconsin; Illinois; Missouri; Iowa; Minnesota; North Dakota; Pennsylvania

Professional Affiliations

Association for Preservation Technology International (APTI)
APTI Western Great Lakes Chapter
Board Member American Institute of Architects
National Trust for Historic Preservation
Society of Architectural Historians
American Society for Testing and Materials (ASTM): Committee C07 on Lime and Limestone; Committee C12 on Mortars and Grouts for Unit Masonry; Committee D08 on Roofing and Waterproofing; Committee E06 on Performance of Buildings; Committee E36 on Accreditation and Certification

References

Kenosha County Ray Arbet 19600 75th Street Bristol, WI 53104 (262) 857-1870 Ray.Arbet@kenoshacounty.org	St. Anthony of Padua Father Todd Belardi 2223 - 51st Street Kenosha, WI 5314 (262) 652-1844 padua@wi.rr.com
Kenosha Unified School District Patrick Finnemore 3600 52nd Street Kenosha, WI 53144 (262) 359-7757 pfinnem@kUSD.edu	Archdiocese of Chicago Ronald Reed 835 N. Rush Street Chicago, IL 60611 (312) 350-8719 rreed@archchicago.org

Relevant Historic Projects

- Catlin Chapel - Forest Hill Cemetery
- Nakoma Stairs (#98000168)
- Philip Schoen Building (NRHP # #87001063)
- Kenosha County Courthouse & Molinaro Building (NRHP# #82000677)
- Reuther Central High School (NRHP #79003770)
- St. Anthony of Padua - Catholic Church
- Grant County Courthouse (NRHP #78000096)
- Missouri Botanical Garden Wall (NRHP #71001065)
- Madison Municipal Building (NRHP #02001443)
- Hotel Indigo (NRHP #100003034)
- Anderson Arts Center (NRHP #88002022)
- Astor Fur Trade Warehouse (NRHP #66000800)
- Kenosha County Administration Building (NRHP # 89000069)

Steve is the founding Principal and the President of InSite Consulting Architects. Mr. Mar-Pohl has been actively practicing as an architect since 1988. He is an award winning architectural designer and has enjoyed a diverse design career that has led to expertise in technically focused historic preservation. Steve has worked as lead designer, associate architect, and consultant for a number of significant projects some of which are listed on the NRHP including the Kenosha Unified School District's Reuther Central High School (NRHP #79003770) Restoration, Madison Municipal Building Kenosha County Courthouse, Molinaro (NRHP# #82000677) and Administration Buildings. ICA is currently working on the restoration of Kenosha's Anderson Arts Center (# 88002022) and St. Anthony of Padua Catholic Parish. ICA has built a solid portfolio of work over the course of the last 19 years and hopes to continue to have the opportunity to serve as a preserver of the unique history of the our Country's buildings.

Philosophy

Steve's philosophy is in alignment with the Secretary of the Interior's Standards. Steve has always worked with the belief that the thoughtful preservation of our cultural assets is a duty and that conservation is the first and best step towards sustainability. We must work to determine the most appropriate treatment(s) for our historic properties and their character defining elements and follow through with the gentlest means of bringing about their preservation.

Approach

Steve's work always begins by taking the steps necessary to fully understand the nature of the historic asset. This comes through an immersive approach that encompasses cultural and interpretive issues as well as the physical conditions presented on-site. Through the careful inspection of the existing fabric of a historic structure and exploring the nature of a place, you can begin to discover what is required for its effective preservation.

Experience

Steve's experience in historic architecture spans the full range of architectural preservation, from the \$10,000,000 dismantling and faithful reconstruction of Reuther Central High School, to the careful preservation of faux painting at St. Anthony's Catholic Church. He has worked with Kenosha preservation staff and presented projects to the Kenosha Historic Preservation Commission. Steve has completed over 100 HSR related studies on historic structures throughout the United States and has studied with historic preservation professionals around the world in an effort to further his knowledge of the historic built environment and all of its constituent parts.



TEAM QUALIFICATIONS

Nancy,

I have attached my resume to this email. It is the most concise means I have of communicating my experience in these matters.

Our team is comprised of professionals with the highest possible degree of successful experience in evaluating and restoring historic structures.

List of affiliated professionals who have worked on the Capitol Theater Project:

Stephen Mar-Pohl, AIA NCARB

President, InSite Consulting Architects

30+ years' experience evaluating historic structures for building envelope, structural and other physical preservation needs

Relevant local projects include:

1. Reuther Central High School - \$10 million historic structural restoration Principal Architect and Architect of Record
2. Kenosha County Courthouse - \$5.5 million historic structural restoration Principal Architect and Architect of Record
3. Kenosha County Administration Building - \$4.8 million historic structural restoration Principal Architect and Architect of Record
4. Anderson Arts Center - \$4.5 million historic restoration Principal Architect and Architect of Record
5. St Anthony's Catholic Church (Kenosha) - \$ Private, historic restoration Principal Architect and Architect of Record
6. Kemper Center – In progress

Jack Tribbia

President, Berglund Construction – Restoration Division

30+ years' experience estimating and executing complex restoration projects

Relevant projects include

1. Unity Temple, Oak Park - \$23 million restoration project
2. Reuther Central High School - \$10 million historic structural restoration Contractor – Project Executive
3. Kenosha County Courthouse - \$5.5 million historic structural restoration Contractor– Project Executive
4. Museum of Science and Industry restoration Contractor– Project Executive
5. Berglund has also performed 111 years of additional restoration work throughout the Midwest

John McHugh

Chief Estimator Berglund Construction – Restoration Division

John is the head of all estimating at Berglund and has worked as principal estimator on a significant number of ICA projects.

Matt Luczak

President, Chicago Ornamental Plastering

30+ years' experience estimating and executing challenging plaster restoration projects *in historic theaters*

1. 4th Generation Ornamental Plaster restoration company

Kevin Grabowski

National Projects Director, Conrad Schmitt Studios

30+ years' experience estimating and executing historic finishes restoration projects *in historic theaters*

2. 4th Generation Decorative Arts Restoration company

Thank you,

Stephen Mar-Pohl AIA, NCARB

InSite Consulting Architects

608.513.1992

Madison + Kenosha + St. Louis + Duluth













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