



## Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

**HPC meeting date: 5/08/2017**

**Ald. Jose Perez District: 12**

**Staff reviewer: Tim Askin**

**PTS #114237 CCF #161667**

|                        |   |  |
|------------------------|---|--|
| <b>Property</b>        | 1134 W. HISTORIC MITCHELL ST.   |  |
| <b>Owner/Applicant</b> | MODJESKA THEATER PROJECT<br>LLC<br>C/O KESSELMAN R/E LLC<br>10620 N PORT WASHINGTON RD<br>MEQUON WI 53092   | Jesus Nanez<br>Modjeska Theatre Project LLC<br>1635 S 8th St<br>Milwaukee, WI 53204<br>Phone: (414) 419-0000 |
| <b>Proposal</b>        | Mothball certificate regarding current violations on windows, window glazing, sidewalk vaults, spalling masonry, and others.  |  |
| <b>Staff comments</b>  | <p>This 1924 building is the second Modjeska Theater on this site, replacing an earlier 1910 building. The current building is Mitchell Street's last surviving movie palace and was designed by the iconic movie theater architecture firm of Rapp &amp; Rapp who were commissioned nationwide for movie palaces such as the Modjeska.</p> <p>Applicant is a for-profit entity wholly owned by a non-profit. While applicant is raising funds for repair, the current monthly fines are rapidly depleting the new funds that are being brought in to fund the repairs.</p> <p>Applicant has been making progress toward mitigating the violations. However, staff would note that no COAs have been applied for many of the exterior repairs mentioned in the application.</p> <p>Applicant has provided three bids for replacement windows with this application. Two are wood and one is aluminum clad. The wood proposals appear approvable and those details can be worked out with staff.</p> <p>Applicant requests eight months to complete sidewalk vault work and to begin window replacements at the end of this year (2017).</p> |  |
| <b>Recommendation</b>  | Recommend HPC Approval  |  |
| <b>Conditions</b>      | <ol style="list-style-type: none"><li>1. Direct applicant to obtain COA for already completed exterior work on masonry, emergency stairs, asbestos and lead abatement, and any other work recently completed for which no application was filed and for all future work.</li><li>2. Staff would like to see a timeline with specific dates and milestones, as the timeline provided is somewhat general.</li><li>3. Staff would like a progress report at the December meeting and at project completion.</li><li>4. Provide a bid on restoring what remains of the existing windows rather than complete replacement and direct applicant to pursue only wood replacement windows if replacement is found to be necessary.</li></ol>   |  |

**Previous HPC action**

**Previous Council action**