



# CERTIFICATE OF APPROPRIATENESS APPLICATION FORM

Incomplete applications will not be processed for Commission review.  
Please print legibly.

1. **HISTORIC NAME OF PROPERTY OR HISTORIC DISTRICT:** (if known)

**ADDRESS OF PROPERTY:**

2. **NAME AND ADDRESS OF OWNER:**

Name(s):

Address:

City:

State:

ZIP:

Email:

Telephone number (area code & number) Daytime:

Evening:

3. **APPLICANT, AGENT OR CONTRACTOR:** (if different from owner)

Name(s):

Address:

City:

State:

ZIP Code:

Email:

Telephone number (area code & number) Daytime:

Evening:

4. **ATTACHMENTS:** (Because projects can vary in size and scope, please call the HPC Office at 414-286-5712 for submittal requirements)

**A. REQUIRED FOR MAJOR PROJECTS:**

Photographs of affected areas & all sides of the building (annotated photos recommended)

Sketches and Elevation Drawings (1 full size and 1 reduced to 11" x 17" or 8 1/2" x 11")  
A digital copy of the photos and drawings is also requested.

Material and Design Specifications (see next page)

**B. NEW CONSTRUCTION ALSO REQUIRES:**

Floor Plans (1 full size and 1 reduced to a maximum of 11" x 17")

Site Plan showing location of project and adjoining structures and fences

**PLEASE NOTE: YOUR APPLICATION CANNOT BE PROCESSED UNLESS BOTH PAGES OF THIS FORM ARE PROPERLY COMPLETED AND SIGNED.**

**5. DESCRIPTION OF PROJECT:**

Tell us what you want to do. Describe all proposed work including materials, design, and dimensions. Additional pages may be attached via email.

**6. SIGNATURE OF APPLICANT:**

  
\_\_\_\_\_  
Signature

Please print or type name

Date

This form and all supporting documentation MUST arrive by 4:00 pm (11:59 pm via email) on the deadline date established to be considered at the next Historic Preservation Commission Meeting. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

**Mail or Email Form to:**

Historic Preservation Commission  
City Clerk's Office  
841 N. Broadway, Rm. B1  
Milwaukee, WI 53202

**PHONE: (414) 286-5712 or 286-5722**

[hpc@milwaukee.gov](mailto:hpc@milwaukee.gov)

[www.milwaukee.gov/hpc](http://www.milwaukee.gov/hpc)

**Or click the SUBMIT button to automatically email this form for submission.**

Catherine Foley Tavern  
Mothball Application  
Description of Project

The National Register of Historic Places Inventory from 1984 lists 266 E. Erie as a pivotal building to the Historic Third Ward Neighborhood because its "interesting architectural details and a connection to a locally important 19th or early 20th century business".

266 E. Erie is one of the few structures in the Historic Third Ward that preserves the history of the neighborhood prior to 1892. It is a connection to the neighborhood's past and a physical symbol of the neighborhood's resilience, renaissance, and success. It is rightfully listed as a pivotal structure to the neighborhood, and as noted by the National Register of Historic Places 1984 Inventory, the "loss of the building would create a significant gap in the streetscape and diminish the cohesiveness of the area."

A fire occurred in 2013 that rendered the building inhabitable and was subsequently purchased by developers General Capital Group and Joseph Property Development with the intent to demolish the building. Since that fire, the building was vacant, and no action had been taken to repair the damage from that fire by the previous owners. In 2015, an application for local designation was submitted to the Milwaukee Historic Preservation Commission and was approved.

An application to raze the building was made in 2023 and failed to obtain HPC approval. None of the three inspectors testifying at the HPC hearing found the building met the criteria for emergency demolition. HPC staff believed the building is repairable. Orders to repair fire damage are still outstanding.

The building was donated to the Milwaukee Preservation Alliance, Inc., a Wisconsin non-stock, non-profit corporation (MPA) in late January 2024. Soon afterwards, MPA formed Catherine Foley Tavern Restoration LLC, a Wisconsin limited liability company (CFTR) as a wholly-owned, pass-through subsidiary LLC. MPA transferred the property to CRTR, which is the current owner and applicant of this request for a mothball certificate.

In August, the CRTR received a copy of the order to correct conditions (copy attached). That order provided a compliance date of November 28, 2024 on several significant items.

MPA and CFTR currently have adequate funds for the evaluation of the structural components of the building and its stabilization, which is currently in process. The stabilization is anticipated to be completed by July 2025.

In 2025, MPA and CFTR will begin a capital funding campaign and intend to restore the building and occupy it as the MPA offices. Costs to restore the building is estimated at \$3,000,000.00. The full restoration is anticipated to be completed by March 31, 2026.

Catherine Foley Tavern  
Mothball Certificate Application  
Photographs



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



Department of Neighborhood Services  
Enforcement Section  
841 N. Broadway  
Milwaukee, WI 53202

Inspection Date  
08/27/2024  
ORD-24-10428

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INSPECTION REPORT AND ORDER TO CORRECT CONDITION

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CATHERINE FOLEY TAVERN RESTORATION LLC  
1100 S 5TH STREET STE 319  
MILWAUKEE WI 53204

Re: 266 E ERIE ST

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THIS PROPERTY IS DESIGNATED AS A HISTORIC BUILDING UNDER THE CITY'S HISTORIC PRESERVATION ORDINANCE. PRIOR TO MAKING ANY REPAIRS YOU MUST CONTACT THE HISTORIC PRESERVATION COMMISSION AT 286-5712 TO DETERMINE WHETHER ANY SPECIAL CONDITIONS APPLY.

Taxkey #: 392-1734-000

A recent inspection of the premises at the above address revealed conditions that violate the Milwaukee Code of Ordinances. You are hereby ordered to correct each violation listed below by date indicated.

**Correct By Date: 10/18/2024**

1 ) 214-7.2.b-1 Inspection required. The owner of each building or place of employment in the city, including each residential property with 3 or more dwelling units, shall have a fire inspection of the building, structure or premises conducted on an annual basis. Pursuant to s. 101.14(2), Wis. Stats., and sub. 1-c-1, the Commissioner shall be responsible for conducting such annual fire inspections.

You are responsible to have a fire inspection of the interior of your building on an annual basis. The Commissioner of the Department of Neighborhood Services or his/her designee is responsible to conduct this fire inspection.

Please contact the inspector listed below and schedule an appointment for this inspection within the time allotted.

Note: 2024 fire inspection.

**Violation Location: South Side**

**Correct By Date: 11/28/2024**

2 ) 275-32.3 Replace defective bricks or blocks in exterior wall.

**Violation Location: South Side**

**Correct By Date: 11/28/2024**

3 ) 275-32.3 Replace defective boards in roof eave.

**Violation Location: South Side**

**Correct By Date: 11/28/2024**

4 ) 275-32.6 Remove obstruction from rain gutters.

**Violation Location: South Side**

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**OFFICIAL NOTICE OF VIOLATION**

*The City of Milwaukee - Department of Neighborhood Services*

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**Correct By Date: 11/28/2024**

5 ) 275-32.4.a Replace broken window panes.

**Correct By Date: 11/28/2024**

6 ) 275-32.3.c-1 Paint previously painted masonry surfaces or remove all paint from masonry surfaces in a workmanlike manner.

**Violation Location: West Side**

**Correct By Date: 11/28/2024**

7 ) 275-32.3.c-1 Paint previously painted masonry surfaces or remove all paint from masonry surfaces in a workmanlike manner.

**Violation Location: West Side**

**Correct By Date: 11/28/2024**

8 ) 275-32.4.a Replace broken window panes.

**Violation Location: North Side**

**Correct By Date: 11/28/2024**

9 ) 275-33.3.a Repair or replace defective wall molding trim.

**Violation Location: North Side**

**Correct By Date: 11/28/2024**

10 ) 275-32.3 Replace defective roofing material. Note: As required by 275-32.12, rolled roofing material shall not be installed over any existing roofing material except existing rolled roofing.

**Violation Location: North Side**

**Correct By Date: 11/28/2024**

11 ) 275-32.3 Replace defective boards in roof eave.

**Violation Location: North Side**

**Correct By Date: 11/28/2024**

12 ) 275-32.3 Repair hole in roof by replacing all defective or missing boards and covering with approved roofing material. Note: As required by 275-32.12, rolled roofing material shall not be installed over any existing roofing material except existing rolled roofing.

**Violation Location: North Side**

**Correct By Date: 11/28/2024**

13 ) 275-32.6 Remove obstruction from rain gutters.

**Correct By Date: 11/28/2024**

14 ) 275-32.3 Replace defective bricks or blocks in exterior wall.

For any additional information, please phone Inspector **Vincent Cortez** at **414-286-2483** or **vcorte@milwaukee.gov** between the hours of **8:00 a.m. to 10:00 a.m. Monday through Friday**.  
Violations can also be viewed on our website at [www.milwaukee.gov/lms](http://www.milwaukee.gov/lms).

Per Commissioner of Neighborhood Services By -

*Vincent Cortez*  
~~Inspector~~

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**Recipients:**

CATHERINE FOLEY TAVERN RESTORATION LLC, ,  
EMMA RUDD, 1100 S 5TH ST #319, MILWAUKEE, WI 53204  
CATHERINE FOLEY TAVERN RESTORATION, LLC, EMMA RUDD (RA) 1100 SOUTH 5TH STREET, SUITE 319,  
MILWAUKEE, WI 53204  
CATHERINE FOLEY TAVERN RESTORATION LLC, 1100 S 5TH STREET STE 319, MILWAUKEE, WI 53204

**FAILURE TO COMPLY**

Failure to correct the violations noted herein within the time set, or failure to comply with the order as modified by an appellat board and maintain compliance, may subject you to prosecution and to daily penalties of \$150.00 to \$10,000 in the manner provided in Section 200-19.

Also, any infraction of this order may result in a citation under Section 200-12-5 of the Milwaukee Code of Ordinances Volume II.

**RIGHT TO APPEAL**

You may file an appeal within 20 days. The Milwaukee Code of Ordinances requires that a written appeal of this order be received within 20 days of service of this order. If service of this order is made by mail, the appeal shall be received within 30 days or by the compliance date plus 5 days not to exceed 30 days. There is a fee for filing this appeal.

**Violations (excluding zoning violations - Chapter 295) must be appealed to the Code Appeals Secretary, Municipal Building, 1st Floor, 841 N. Broadway, Milwaukee, Wisconsin 53202, phone 414 286-2543.**

Violations of Chapter 295 of the Milwaukee Code of Ordinances must be appealed to the Board of Zoning Appeals, 809 N. Broadway, 1st floor, Milwaukee, Wisconsin 53202, phone 414-286-2501. All appeal applications must include the required information outlined in sec. 295-311-6.

**If an appeal is pursued, it is your responsibility, as the recipient of this order, to file with the appropriate department. Please contact the inspector that issued this order if you are unclear on this issue. Filing an appeal with the incorrect department may render your appeal null and void.**

**TENANT RENT WITHHOLDING**

Uncorrected violations on properties may allow tenants to deposit their rent in an escrow account in the Department of Neighborhood Services under Section 200-22. The Commissioner may withdraw monies from such escrow accounts to make repairs to protect the health, safety and welfare of tenants.

**REINSPECTION FEES**

In accordance with Section 200-33-48, a fee may be charged for any reinspection, except no fee shall be charged for the final reinspection when compliance is recorded. **The fee is \$203.20 for the first reinspection, \$406.40 for the second and all subsequent reinspections. These fees include a 1.6% training and technology surcharge. Reinspection fees shall be a lien upon the real estate where the reinspections were made and shall be assessed and collected as a special tax.** If you wish to contest the assessment of a reinspection fee, contact the inspector, and, if necessary, the inspector's supervisor. If no agreement is reached, an appeal form will be mailed to you, which you can complete and send to the City's Administrative Review

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Appeals Board. Any question regarding the actual appeal process, please contact the Administrative Review Appeals Board at (414) 286-2221. Please be aware that there is a fee required when filing an appeal.

TRADUCCION EN ESPAÑOL Si Ud, necesite ayuda para la traducción, de esta información, comuníquese con el 'Centro Hispano' Council for the Spanish Speaking, Inc., 614 W. National Avenue, Milwaukee, WI 53204. Teléfono: (414) 928-1600 o Community Advocates, 728 James Lovell Street., Milwaukee WI, 53233, Teléfono: (414) 449-4777

LUS HMOOBYog koj xav tau kev pab txhais cov lus no, thov hu mus rau koomhaum Hmong/American Friendship Association, 3824 West Vliet Street, Milwaukee, WI 53208, xovtooj yog (414) 344-6575.

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