



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

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| HPC meeting date | 10/7/2024 | CCF # 240748 |
| Ald. Bauman | Staff reviewer: Tim Askin | |
| Property | 266 E Erie Street | Catherine Foley Tavern |
| Owner/Applicant | Catherine Foley Tavern Restoration LLC | Milwaukee Preservation Alliance |

Proposal

Obtain mothball status for recently acquired, but deteriorated building.

Staff comments

The building is subject to multiple orders from a 2013 fire that have not been addressed by prior owners. Modest repairs have begun, but additional fundraising is needed to complete the project. They estimate being able to complete major structural work by July 2025 and occupancy by end of March 2026.

The request for mothball status is necessary and valid to save this building. That being said, most of the violations can be fixed cheaply and promptly with common temporary measures. Broken windows must be boarded and gutters should be cleaned and made operable. All holes should be filled to exclude weather and vermin to the extent practical, recognizing that spray foam is not an acceptable preservation practice. These items must be addressed before the next periodic review in 6 months.

Fire safety inspections, plumbing cross-connection inspections, and vacant building fees are not eligible for abatement under the mothball process.

Restoration plans will not be reviewed by HPC; the Third Ward Architectural Review Board retains design review authority over this property.

Recommendation

Approve mothball with standard 6 month review period. Gutter repair and boarding must be complete.