



Certificate of Appropriateness

251818

Milwaukee Historic Preservation Commission / 841 N Broadway, B1 / Milwaukee, WI 53202
hpc@milwaukee.gov / 414-286-5712 / 414-286-5722

Address

324 N 15th Street

Property/District Name

Geuder-Paschke-Frey

Description of Work

Alterations per attached plans including windows and landscaping. HPC has jurisdiction only over the west lot.

In accordance with the provisions of Section 320-21 (11) and (12) of the Milwaukee Code of Ordinances, the Milwaukee Historic Preservation Commission has issued a certificate of appropriateness for the work listed above. The work was found to be consistent with preservation guidelines.

The following conditions apply to this certificate of appropriateness:

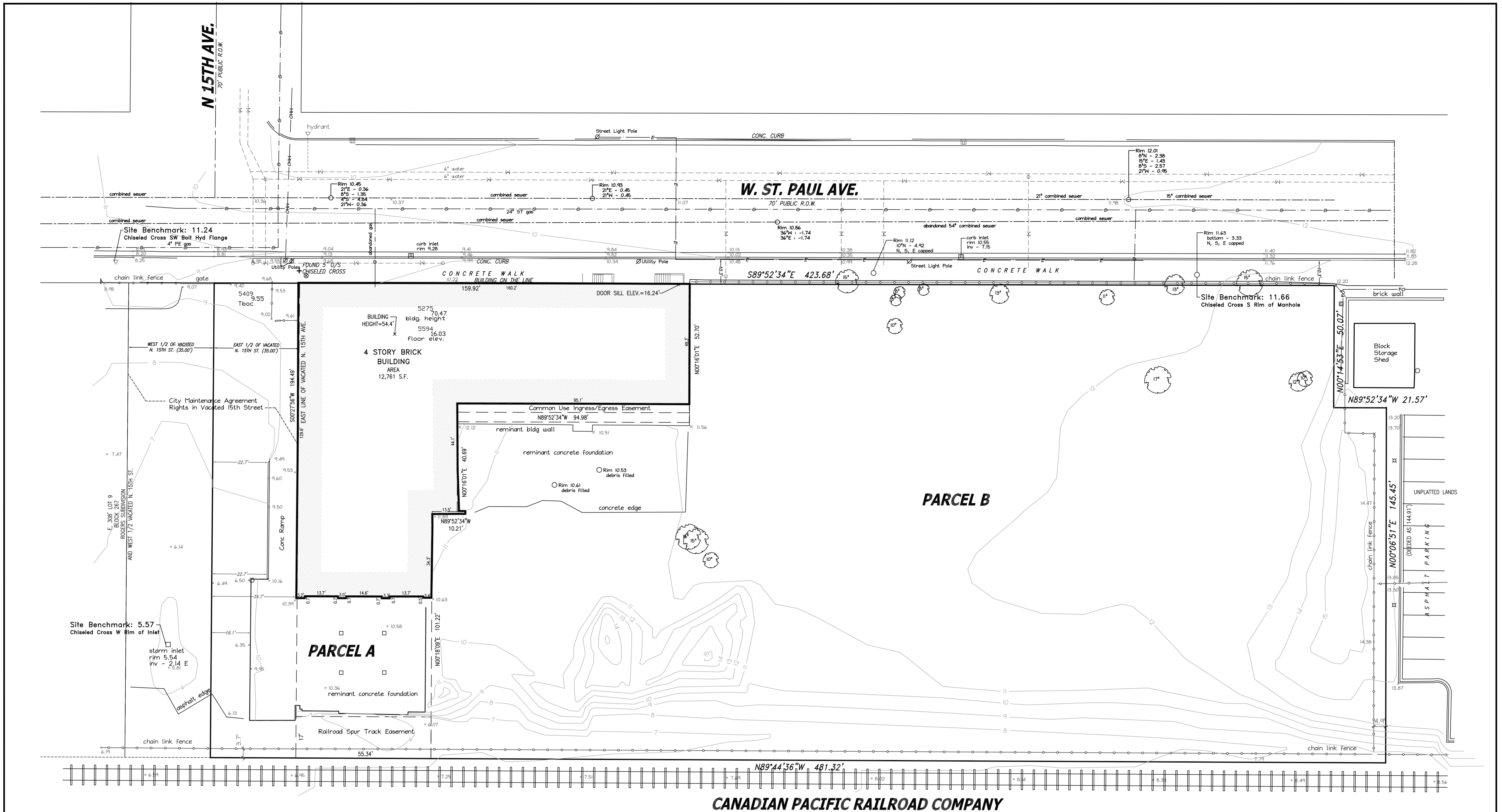
N/A

All work must be done in a craftsman-like manner. Staff must approve any changes or additions to this certificate before work begins. Work that is not completed in accordance with this certificate may be subject to correction orders or citations.

Permits and timeline

You are responsible for determining if permits are required and obtaining them prior to commencing work. Consult the Development Center on the web or by telephone for details: www.milwaukee.gov/lms - (414) 286-8210. If permits are not required, work must be completed within one year of the date this certificate was issued. If permits are required, permits must be obtained within one year of the date this certificate was issued.

City of Milwaukee Historic Preservation



Existing Site Plan
Scale 1" = 20'-0"

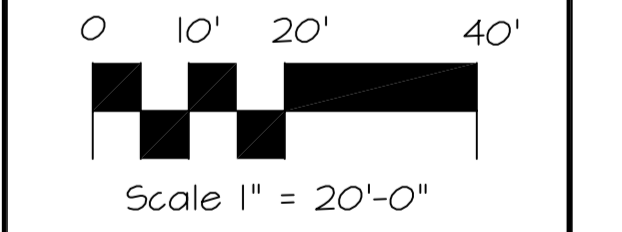
LEGAL DESCRIPTION

PARCEL A:
That part of the East 1/2 of the Southeast 1/4 of Section 30, Township 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, which is bounded and described as follows: Commencing at the intersection of the South line of West St. Paul Avenue with the East line of North 15th Street; thence East along the South line of West St. Paul Avenue 159.92 feet to a point on the East face of a North and South wall; thence South along the East face of said wall 52.70 feet to a point, said point being 160.10 feet from the East line of North 15th Street measured parallel with the South line of West St. Paul Avenue; thence West and parallel to the South line of West St. Paul Avenue 94.98 feet to a point on the East face of a North and South wall; thence South along the East face of a North and South wall 40.69 feet to a point on the North face of an East and West wall; thence West along the North face of an East and West wall 10.07 feet to a point, said point being 55.05 feet from the East line of North 15th Street, measured parallel with the South line of West St. Paul Avenue and 93.39 feet from the South line of West St. Paul Avenue; thence South along the East face of a North and South wall 100.52 feet to a point on the South exterior wall of building, said point being 55.34 feet from the East line of North 15th Street measured parallel to the South line of West St. Paul Avenue; thence West along the South exterior wall of building 55.34 feet to the East line of North 15th Street; thence North along the East line of North 15th Street 193.82 feet to the point of commencement; including the East 1/2 of vacated North 15th Street adjoining.

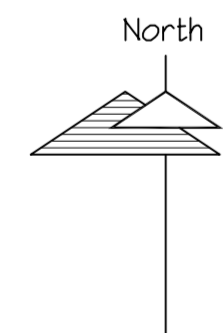
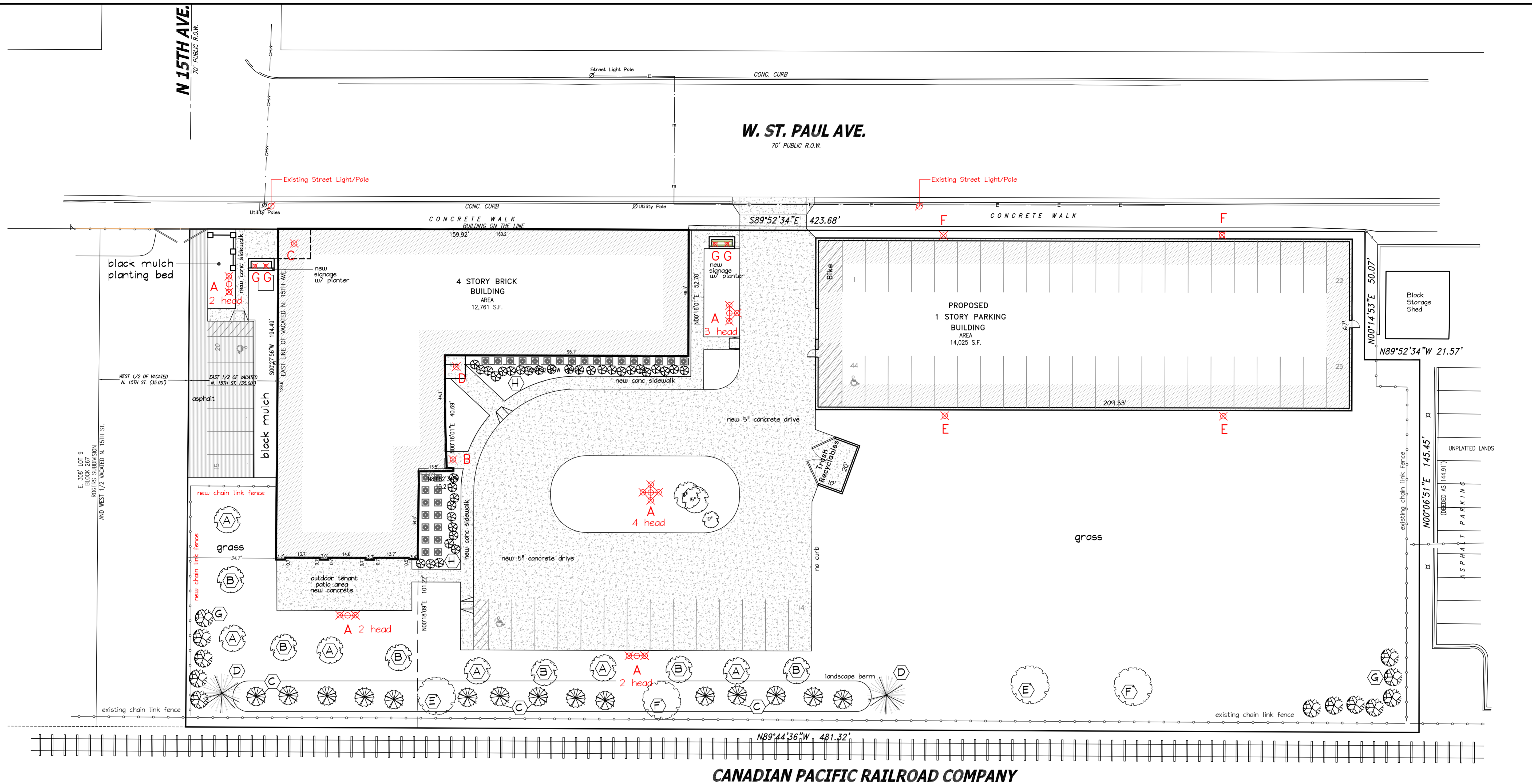
PARCEL B:
That part of the East 1/2 of the Southeast 1/4 of Section 30, Township 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded and described as follows: Beginning at a point on the South line of West St. Paul Avenue, 200 feet West from the West line of North 13th Street; thence South parallel to North 13th Street to the North line of the right-of-way of the Chicago, Milwaukee, St. Paul and Pacific Railway Company; thence West on said North line to the East line of North 15th Street; thence North on the East line of North 15th Street to the South line of West St. Paul Avenue; thence East along said South line of West St. Paul Avenue to the point of beginning. EXCEPT the property conveyed to Tarb Realty Co. by Warranty Deed recorded on June 16, 1953 in Volume 3167 of Deeds on Page 526 as Document No. 3210055, described as follows: That part of the East 1/2 of the Southeast 1/4 of Section 30, Township 7 North, Range 22 West in the City of Milwaukee, County of Milwaukee, State of Wisconsin, bounded as follows: Commencing at a point in the South line of West St. Paul Avenue (as laid out) 200.0 feet West of the West line of North 13th Street; running thence South and parallel to the West line of North 13th Street, 195.50 feet to a point in the North line of the Chicago Milwaukee St. Paul & Pacific Railway right-of-way; thence Westerly along said right-of-way line 186.95 feet to a point; thence North along the West wall of a four story brick building, and its extension South, 144.91 feet to a point in the wall of a one story brick building; thence West and parallel to the South line of West St. Paul Avenue 21.57 feet to a point; thence North and parallel to the West line of North 13th Street, 50.07 feet to a point in the South line of West St. Paul Avenue; thence East along the South line of said West St. Paul Avenue 208.67 feet to the place of commencement. AND ALSO EXCEPTING THEREFROM that part of the East 1/2 of the Southeast 1/4 of Section 30, Township 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee, State of Wisconsin, which is bounded and described as follows: Commencing at the intersection of the South line of West St. Paul Avenue with the East line of North 15th Street; thence East along the South line of West St. Paul Avenue 159.92 (recorded as 152.92) feet to a point on the East face of a North and South wall; thence South along the East face of said wall 52.70 feet to a point, said point being 160.10 feet from the East line of North 15th Street measured parallel with the South line of West St. Paul Avenue; thence West and parallel to the South line of West St. Paul Avenue 94.98 feet to a point on the East face of a North and South wall; thence South along the East face of a North and South wall 40.69 feet to a point on the North face of an East and West wall; thence West along the North face of an East and West wall 10.07 feet to a point, said point being 55.05 feet from the East line of North 15th Street, measured parallel with the South line of West St. Paul Avenue and 93.39 feet from the South line of West St. Paul Avenue; thence South along the East face of a North and South wall 100.52 feet to a point on the South exterior wall of building, said point being 55.34 feet from the East line of North 15th Street measured parallel to the South line of West St. Paul Avenue; thence West along the South exterior wall of building 55.34 feet to the East line of North 15th Street; thence North along the East line of North 15th Street 193.82 feet to the point of commencement.

414-520-8352
SUNSET INVESTORS
REAL ESTATE / DEVELOPMENT / CONSTRUCTION
10700 West Venture Drive - Suite G
Franklin, WI

CREAM CITY BRICK YARDS
Rehab/Conversion 2025
1357-1439 W. St Paul Avenue
Milwaukee, Wisconsin



| | |
|-------------|--------------------|
| Sheet Title | Existing Site Plan |
| Revisions | |
| Date: | September 12, 2025 |
| Job NO.: | - |
| Drawn By: | - |
| Sheet No. | C100 |

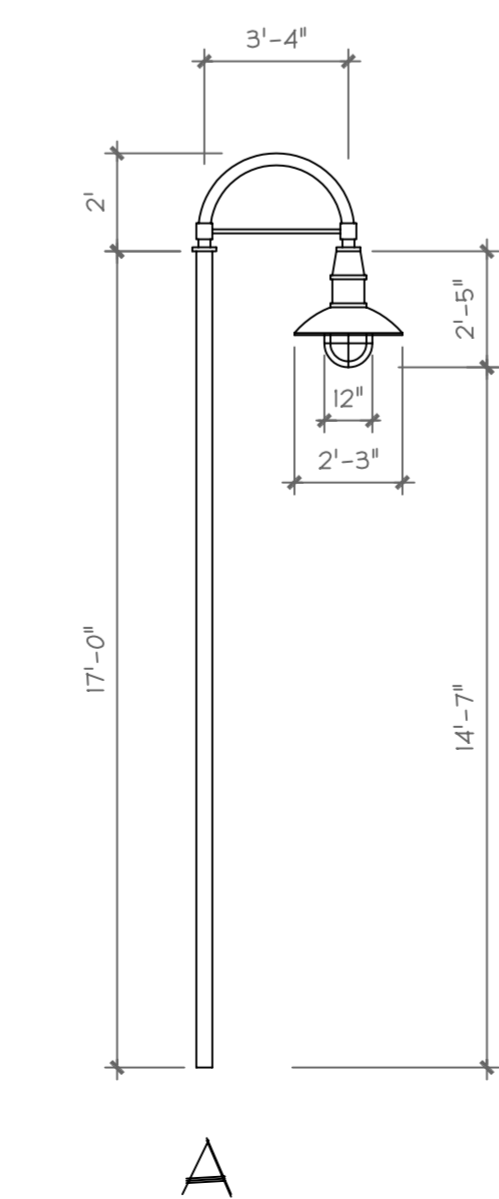


Site Landscaping/Lighting Plan
Scale 1" = 20'-0"

Landscape Schedule

| No. | Quantity | Description |
|-----|----------|------------------------------|
| (A) | 6 | Snow Crab - 2" dia |
| (B) | 6 | Sparkler Crab - 2" dia |
| (C) | 15 | Green Giant Arbor Vitae - 5' |
| (D) | 2 | Black Hills Spruce |
| (E) | 2 | Autumn Blaze Maple |
| (F) | 2 | Krimson King Maple |
| (G) | 15 | Red Twig Dogwood |
| (H) | 36 | Spirea |

Lighting Schedule



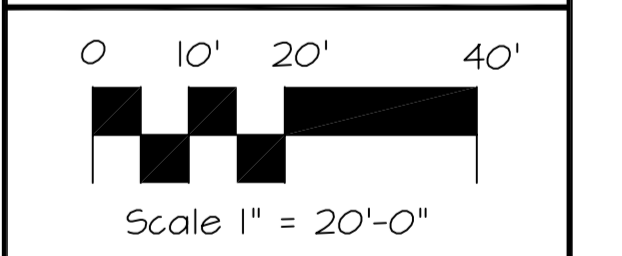
- A
Free Standing Pole, Goose Neck, Industrial Shade
- B
Wall Mount Goose Neck, 12" Industrial Shade
- C
Ceiling Mount Pendant, 16" Industrial Shade
- D
Ceiling/Soffit Mount 12" Industrial Shade
- E
Wall Mount Wall Pack, Semi Cut-Off
- F
Wall Mount Wall Pack, Full Cut-Off
- G
Ground Mount Up-Light Can

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**CREAM CITY BRICK YARDS
Rehab/Conversion 2025**

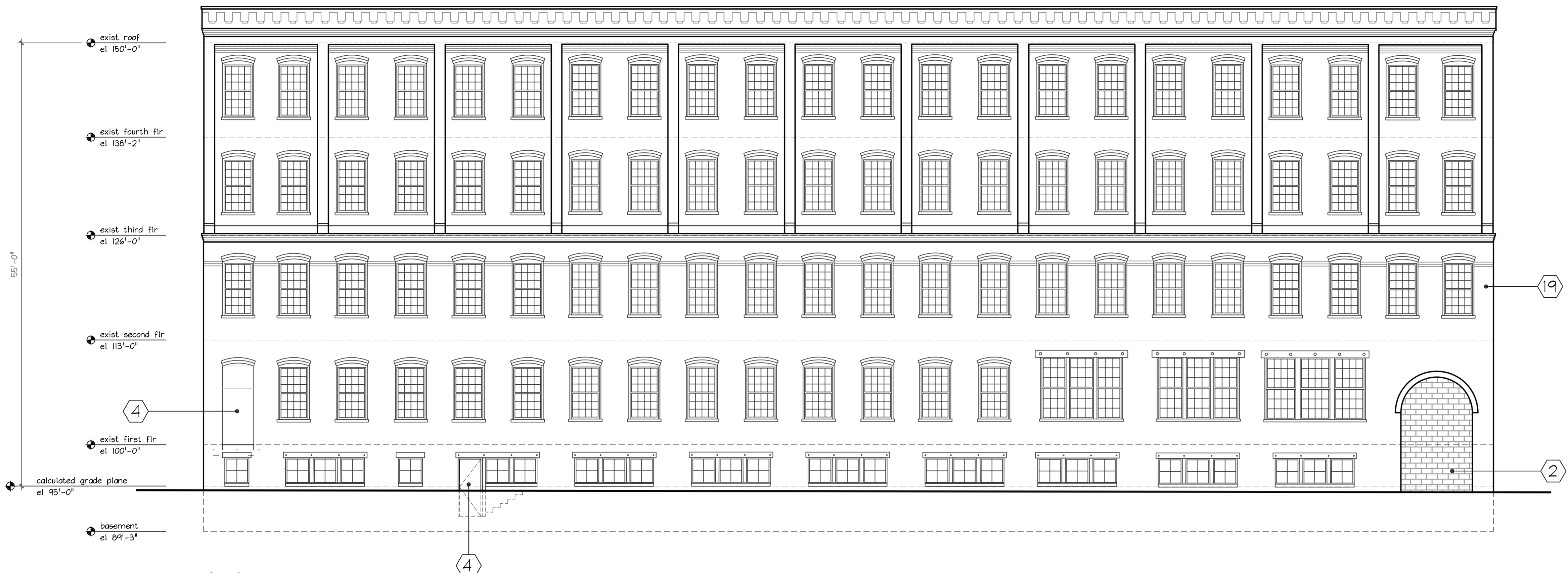
1357-1439 W. St Paul Avenue
Milwaukee, Wisconsin



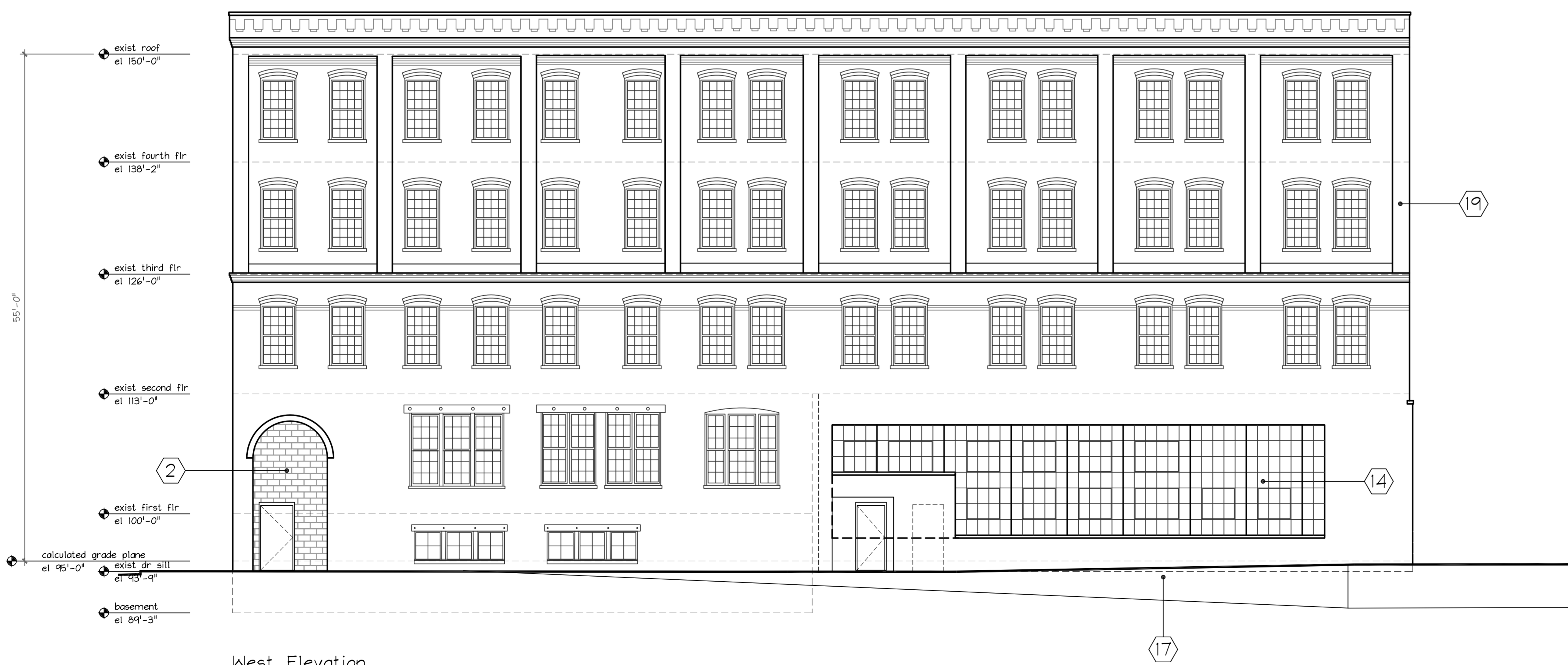
Sheet Title
Site Landscape Lighting

Revisions

| | |
|-----------|-------------------|
| Date: | February 10, 2026 |
| Job NO.: | - |
| Drawn By: | - |
| Sheet No. | C102 |



North Elevation
1/8" = 1'-0"



West Elevation
1/8" = 1'-0"

General Notes

- 1 Remove 1950s vintage staircase and lobby walls inconsistent with Historical Original Design. This will allow for Restoration of the Open Air Corner "Foyer".
- 2 Remove Concrete Masonry Block Infill at Original Arched Openings. This will allow for Restoration of the Open Air Corner "Foyer".
- 3 Remove Floor for Mid-Level Entrance "Foyer", Salvage Floor Joist. This will allow for Restoration of the Open Air Corner "Foyer".
- 4 Remove Exterior Stair, Landing, and Door. Encroachment on Public Right of Way. Reconstruct and Restore Original Window Opening.
- 5 Remove Four Level Stairs. Non-Compliant Life-Safety Codes and Structurally Inadequate. Restoration for Compliance is Unfeasible. Retain Original Floor Opening Framing. Infill Floor Opening per Detail 1/002
- 6 Remove Floor for New Stair Shaft. Salvage Floor Joist for Reuse.
- 7 Remove Brick Masonry Infill. Extend Opening Down to Exit Grade. Salvage Brick for Reuse. Construct New Wood Storefront Exit. Door Painted to Match Windows.
- 8 Remove Window. Extend Opening Down to Exit Grade. Salvage Brick for Reuse. Construct New Wood Storefront Entry/Exit.
- 9 Remove Floor for New Elevator/Equipment Pits.
- 10 Remove Floor for New Elevator Shafts/Lobbys. Salvage Floor Joist for Reuse.
- 11 Remove Inoperative Equipment. Salvage for Artifacts Display in Common Areas.
- 12 Remove Remaining Remnant Brick Wall. Salvage Brick for Reuse.
- 13 Remove Brick Infill at Historic Window Location. Install New Window. Match Existing. Salvage Brick for Reuse.
- 14 Remove and Salvage Industrial Steel Sash Window Wall. Window is Structurally Compromised and Currently Boarded Up. New Window to Match the Vintage Industrial Window Wall. Reconfigure Window Wall on North End for Building Symmetry
- 15 Upper Opening : Fix and Seal Existing Fire Door/Panel
Lower Opening : Reconstruct New Window Opening for New Window, Match Existing.
- 16 Reconstruct 4' High Brick Masonry and Open Balustrade Wall consistent with Period Rendering Documentation. Brick Veneer from Site Salvaged Brick.
- 17 Remove Exterior Raised Concrete Ramp/Loading Dock. Restore Exterior Grade at West Building Elevation to Original Street Grade.
- 18 Salvaged Fire Door. Horizontal Sliding Track. Relocate and Install in Fixed Non-Functional Position
- 19 Clean and Tuckpoint Exterior Brick. Match Mortar. Typical Through-out as Required
- 20 New Roof Elevator Shaft Penthouse/Enclosure. Rubber Roofing EPDM Exterior
- 21 30"x36"x8" high Roof Hatch w/ Integral Curb
- 22 New Door in Existing Concrete Block Wall. Block to be Painted "Cream" matching Brick Color.
- 23 Salvage Original Finish Wood Flooring in the Vintage "Office Areas" Reuse of Flooring in New Lobby Areas.
- 24 Salvaged Steel Sash Window Framing (see note 14). Clean and Install in Common Areas. Steel Sash to Picture-Frame Owners Various Historical Illustrations and Pictures
- 25 New Gutter and Downspouts. Existing are unsalvageable.

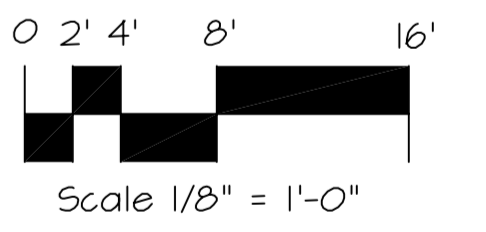
414-529-8352

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Franklin, WI

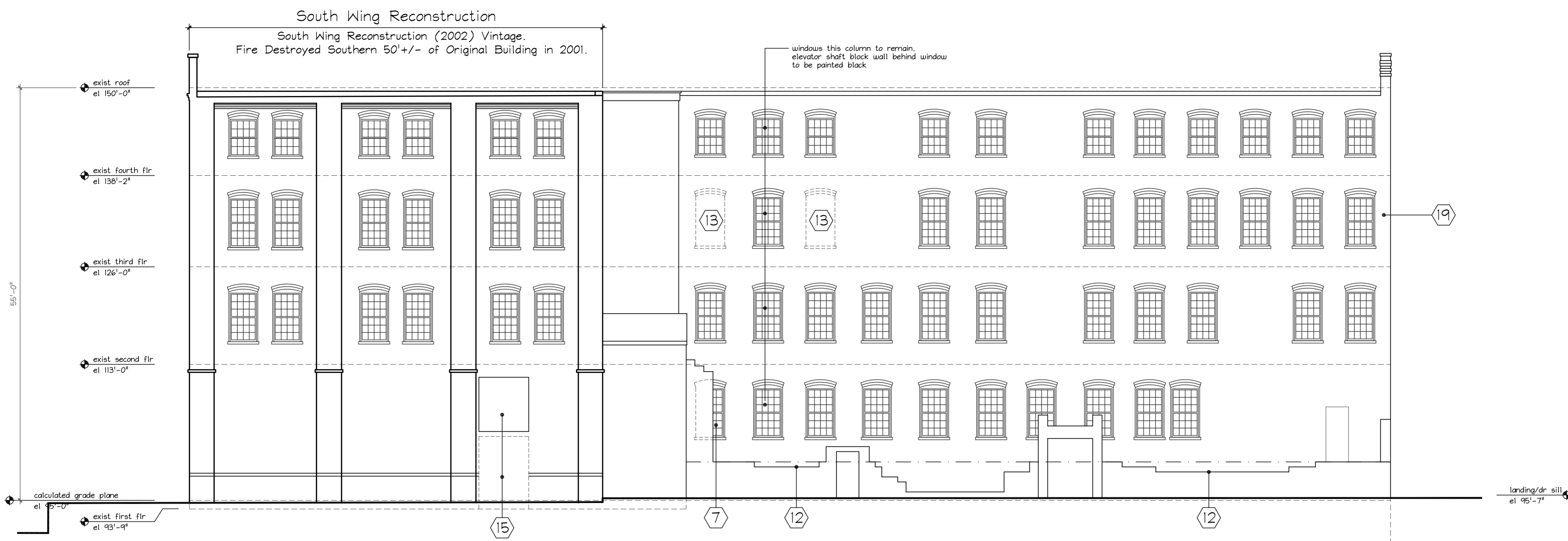
CREAM CITY BRICK YARDS
Rehab/Conversion 2025

1357-1439 W. St Paul Avenue
Milwaukee, Wisconsin

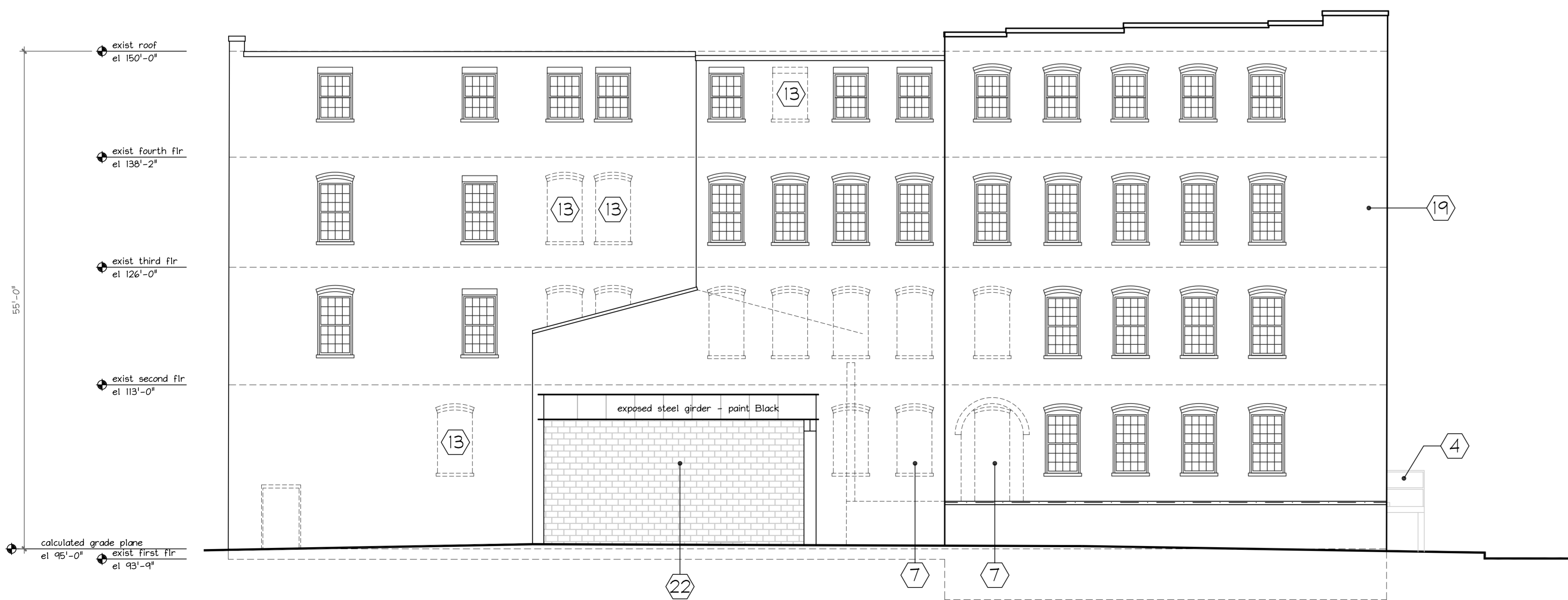


Sheet Title
Existing Exterior Elevations

| Revisions | |
|-----------|--------------------|
| Date: | September 12, 2025 |
| Job NO.: | - |
| Drawn By: | - |
| Sheet No. | 200 |



South Elevation
1/8" = 1'-0"



East Elevation
1/8" = 1'-0"

General Notes

- 1 Remove 1950s vintage staircase and lobby walls inconsistent with Historical Original Design. This will allow for Restoration of the Open Air Corner "Foyer".
- 2 Remove Concrete Masonry Block Infill at Original Arched Openings. This will allow for Restoration of the Open Air Corner "Foyer".
- 3 Remove Floor for Mid-Level Entrance "Foyer", Salvage Floor Joist. This will allow for Restoration of the Open Air Corner "Foyer".
- 4 Remove Exterior Stair, Landing, and Door. Encroachment on Public Right of Way. Reconstruct and Restore Original Window Opening.
- 5 Remove Four Level Stairs. Non-Compliant Life-Safety Codes and Structurally Inadequate. Restoration for Compliance is Unfeasible. Retain Original Floor Opening Framing. Infill Floor Opening per Detail 1/002
- 6 Remove Floor for New Stair Shaft. Salvage Floor Joist for Reuse.
- 7 Remove Brick Masonry Infill. Extend Opening Down to Exit Grade. Salvage Brick for Reuse. Construct New Wood Storefront Exit. Door Painted to Match Windows.
- 8 Remove Window. Extend Opening Down to Exit Grade. Salvage Brick for Reuse. Construct New Wood Storefront Entry/Exit.
- 9 Remove Floor for New Elevator/Equipment Pits.
- 10 Remove Floor for New Elevator Shafts/Lobbys. Salvage Floor Joist for Reuse.
- 11 Remove Inoperative Equipment. Salvage for Artifacts Display in Common Areas.
- 12 Remove Remaining Remnant Brick Wall. Salvage Brick for Reuse.
- 13 Remove Brick Infill at Historic Window Location. Install New Window. Match Existing. Salvage Brick for Reuse.
- 14 Remove and Salvage Industrial Steel Sash Window Wall. Window is Structurally Compromised and Currently Boarded Up. New Window to Match the Vintage Industrial Window Wall. Reconfigure Window Wall on North End for Building Symmetry
- 15 Upper Opening : Fix and Seal Existing Fire Door/Panel
Lower Opening : Reconstruct New Window Opening for New Window, Match Existing.
- 16 Reconstruct 4' High Brick Masonry and Open Balustrade Wall consistent with Period Rendering Documentation. Brick Veneer from Site Salvaged Brick.
- 17 Remove Exterior Raised Concrete Ramp/Loading Dock. Restore Exterior Grade at West Building Elevation to Original Street Grade.
- 18 Salvaged Fire Door, Horizontal Sliding Track. Relocate and Install in Fixed Non-Functional Position
- 19 Clean and Tuckpoint Exterior Brick. Match Mortar. Typical Through-out as Required
- 20 New Roof Elevator Shaft Penthouse/Enclosure. Rubber Roofing EPDM Exterior
- 21 30"x36"x8" high Roof Hatch w/ Intergral Curb
- 22 New Door in Existing Concrete Block Wall. Block to be Painted "Cream" matching Brick Color.
- 23 Salvage Original Finish Wood Flooring in the Vintage "Office Areas" Reuse of Flooring in New Lobby Areas.
- 24 Salvaged Steel Sash Window Framing (see note 14). Clean and Install in Common Areas. Steel Sash to Picture-Frame Owners Various Historical Illustrations and Pictures
- 25 New Gutter and Downspouts. Existing are unsalvageable.

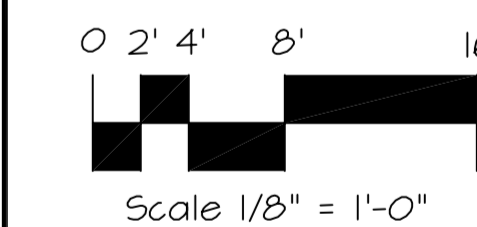
414-529-8352

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REAL ESTATE / DEVELOPMENT / CONSTRUCTION

10700 West Venture Drive - Suite G
Franklin, WI

CREAM CITY BRICK YARDS
Rehab/Conversion 2025

1357-1439 W. St Paul Avenue
Milwaukee, Wisconsin



Sheet Title

Existing
Exterior
Elevations

Revisions

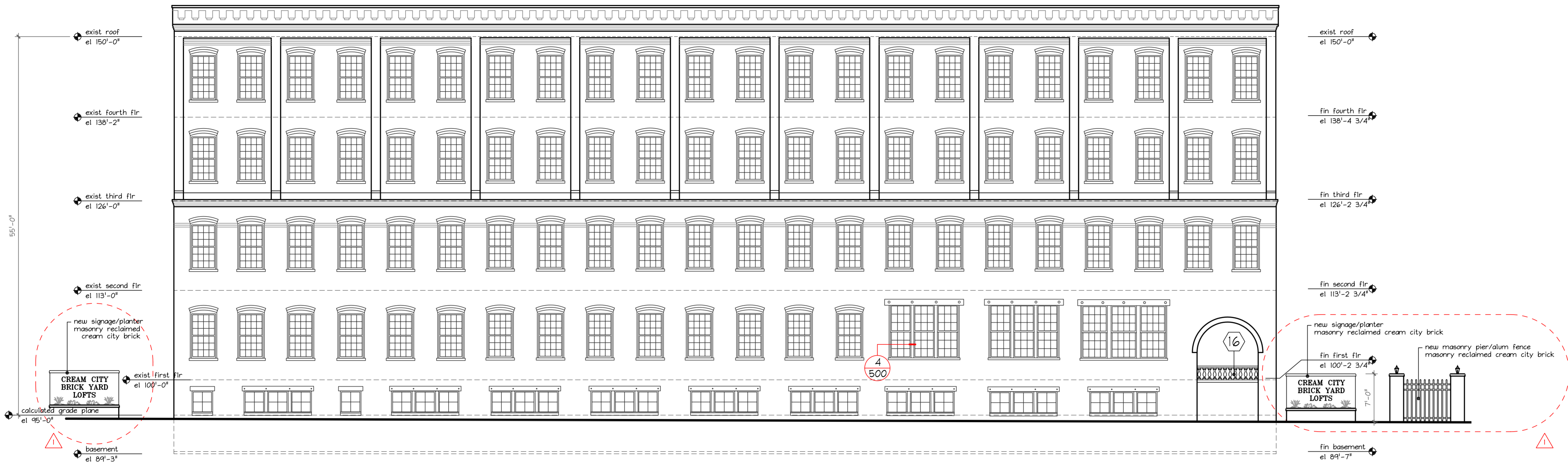
Date: September 12, 2025

Job NO.: -

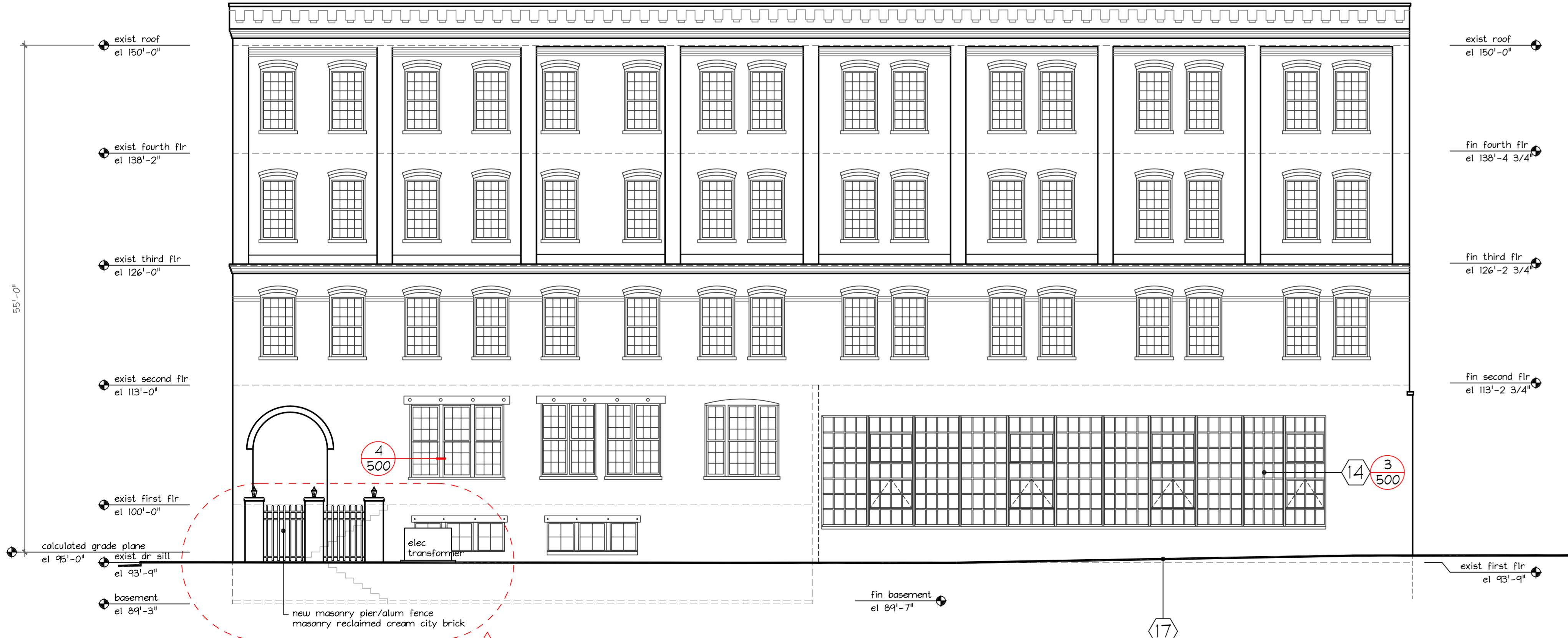
Drawn By: -

Sheet No.

201



North Elevation
1/8" = 1'-0"



West Elevation
1/8" = 1'-0"

General Notes

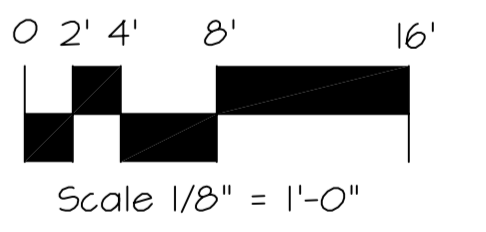
- 1 Remove 1950s vintage staircase and lobby walls inconsistent with Historical Original Design. This will allow for Restoration of the Open Air Corner "Foyer".
- 2 Remove Concrete Masonry Block Infill at Original Arched Openings. This will allow for Restoration of the Open Air Corner "Foyer".
- 3 Remove Floor for Mid-Level Entrance "Foyer", Salvage Floor Joist. This will allow for Restoration of the Open Air Corner "Foyer".
- 4 Remove Exterior Stair, Landing, and Door. Encroachment on Public Right of Way. Reconstruct and Restore Original Window Opening.
- 5 Remove Four Level Stairs. Non-Compliant Life-Safety Codes and Structurally Inadequate. Restoration for Compliance is Unfeasible. Retain Original Floor Opening Framing. Infill Floor Opening per Detail 1/002
- 6 Remove Floor for New Stair Shaft. Salvage Floor Joist for Reuse.
- 7 Remove Brick Masonry Infill. Extend Opening Down to Exit Grade. Salvage Brick for Reuse. Construct New Wood Storefront Exit. Door Painted to Match Windows.
- 8 Remove Window. Extend Opening Down to Exit Grade. Salvage Brick for Reuse. Construct New Wood Storefront Entry/Exit.
- 9 Remove Floor for New Elevator/Equipment Pits.
- 10 Remove Floor for New Elevator Shafts/Lobbies. Salvage Floor Joist for Reuse.
- 11 Remove Inoperative Equipment. Salvage for Artifacts Display in Common Areas.
- 12 Remove Remaining Remnant Brick Wall. Salvage Brick for Reuse.
- 13 Remove Brick Infill at Historic Window Location. Install New Window. Match Existing. Salvage Brick for Reuse.
- 14 Remove and Salvage Industrial Steel Sash Window Wall. Window is Structurally Compromised and Currently Boarded Up. New Window to Match the Vintage Industrial Window Wall. Reconfigure Window Wall on North End for Building Symmetry
- 15 Upper Opening : Fix and Seal Existing Fire Door/Panel
Lower Opening : Reconstruct New Window Opening for New Window, Match Existing.
- 16 Reconstruct 4' High Brick Masonry and Open Balustrade Wall consistent with Period Rendering Documentation. Brick Veneer from Site Salvaged Brick.
- 17 Remove Exterior Raised Concrete Ramp/Loading Dock. Restore Exterior Grade at West Building Elevation to Original Street Grade.
- 18 Salvaged Fire Door. Horizontal Sliding Track. Relocate and Install in Fixed Non-Functional Position
- 19 Clean and Tuckpoint Exterior Brick. Match Mortar. Typical Through-out as Required
- 20 New Roof Elevator Shaft Penthouse/Enclosure. Rubber Roofing EPDM Exterior
- 21 30"x36"x8" high Roof Hatch w/ Integral Curb
- 22 New Door in Existing Concrete Block Wall. Block to be Painted "Cream" matching Brick Color.
- 23 Salvage Original Finish Wood Flooring in the Vintage "Office Areas" Reuse of Flooring in New Lobby Areas.
- 24 Salvaged Steel Sash Window Framing (see note 14). Clean and Install in Common Areas. Steel Sash to Picture-Frame Owners Various Historical Illustrations and Pictures
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CREAM CITY BRICK YARDS
Rehab/Conversion 2025

1357-1439 W. St Paul Avenue
Milwaukee, Wisconsin



Sheet Title
Proposed
Exterior
Elevations

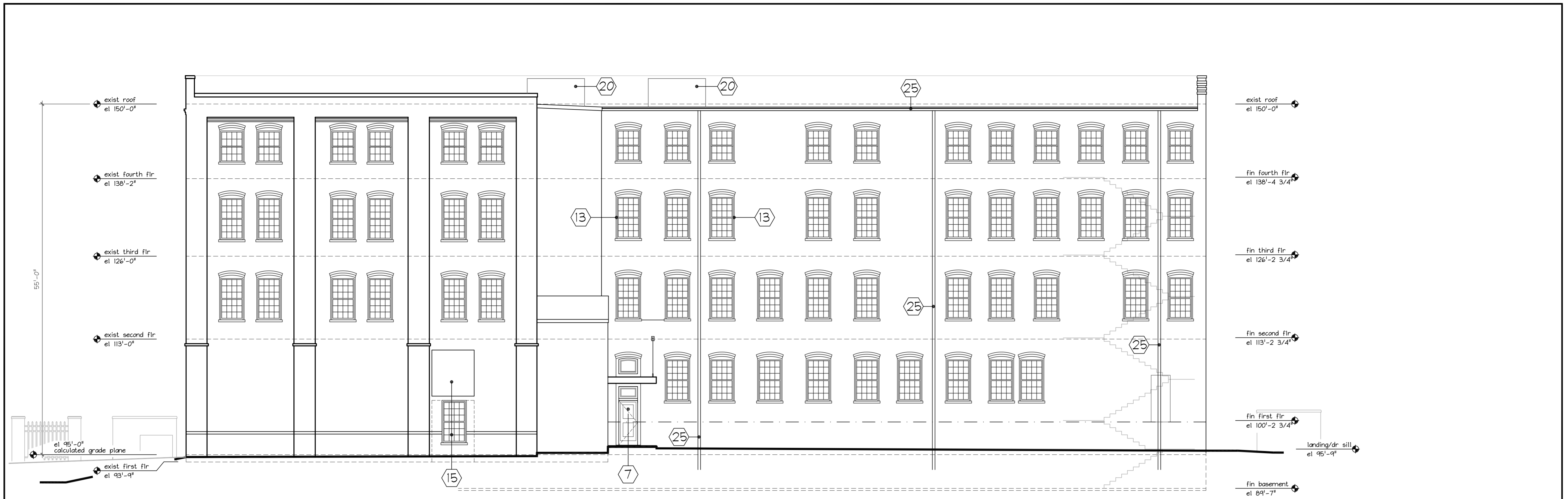
Revisions
△ January 27, 2026

Date: April 08, 2025

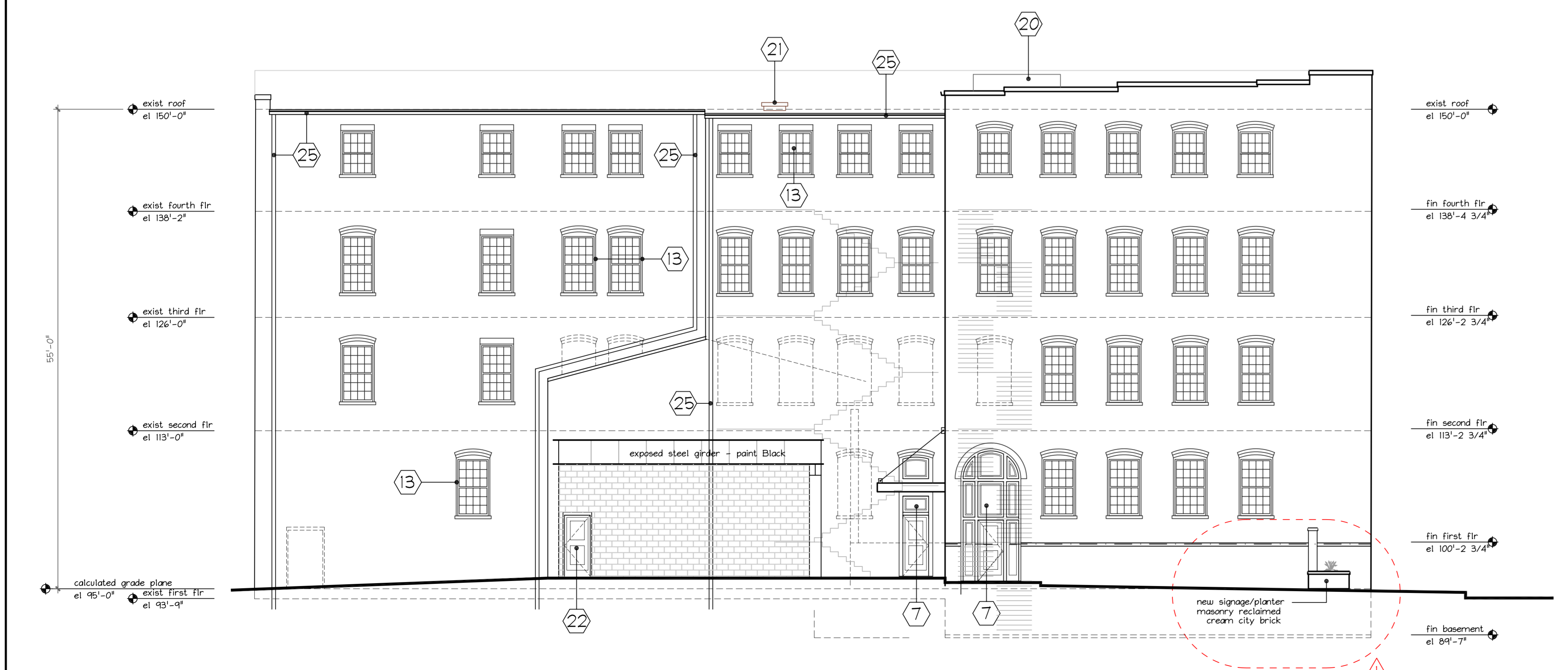
Job NO.: -

Drawn By: -

Sheet No.
210



South Elevation
1/8" = 1'-0"



East Elevation
1/8" = 1'-0"

General Notes

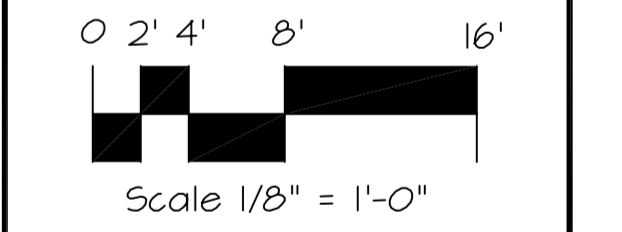
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- 2 Remove Concrete Masonry Block Infill at Original Arched Openings. This will allow for Restoration of the Open Air Corner "Foyer".
- 3 Remove Floor for Mid-Level Entrance "Foyer", Salvage Floor Joist. This will allow for Restoration of the Open Air Corner "Foyer".
- 4 Remove Exterior Stair, Landing, and Door. Encroachment on Public Right of Way. Reconstruct and Restore Original Window Opening.
- 5 Remove Four Level Stairs. Non-Compliant Life-Safety Codes and Structurally Inadequate. Restoration for Compliance is Unfeasible. Retain Original Floor Opening Framing. Infill Floor Opening per Detail 1/002
- 6 Remove Floor for New Stair Shaft. Salvage Floor Joist for Reuse.
- 7 Remove Brick Masonry Infill. Extend Opening Down to Exit Grade. Door Painted to Match Windows.
- 8 Remove Window. Extend Opening Down to Exit Grade. Salvage Brick for Reuse. Construct New Wood Storefront Entry/Exit.
- 9 Remove Floor for New Elevator/Equipment Pits.
- 10 Remove Floor for New Elevator Shafts/Lobbys. Salvage Floor Joist for Reuse.
- 11 Remove Inoperative Equipment. Salvage for Artifacts Display in Common Areas.
- 12 Remove Remaining Remnant Brick Wall. Salvage Brick for Reuse.
- 13 Remove Brick Infill at Historic Window Location. Install New Window. Match Existing. Salvage Brick for Reuse.
- 14 Remove and Salvage Industrial Steel Sash Window Wall. Window is Structurally Compromised and Currently Boarded Up. New Window to Match the Vintage Industrial Window Wall. Reconfigure Window Wall on North End for Building Symmetry
- 15 Upper Opening : Fix and Seal Existing Fire Door/Panel
Lower Opening : Reconstruct New Window Opening for New Window, Match Existing.
- 16 Reconstruct 4' High Brick Masonry and Open Balustrade Wall consistent with Period Rendering Documentation. Brick Veneer from Site Salvaged Brick.
- 17 Remove Exterior Raised Concrete Ramp/Loading Dock. Restore Exterior Grade at West Building Elevation to Original Street Grade.
- 18 Salvaged Fire Door. Horizontal Sliding Track. Relocate and Install in Fixed Non-Functional Position
- 19 Clean and Tuckpoint Exterior Brick. Match Mortar. Typical Through-out as Required
- 20 New Roof Elevator Shaft Penthouse/Enclosure. Rubber Roofing EPDM Exterior
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- 22 New Door in Existing Concrete Block Wall. Block to be Painted "Cream" matching Brick Color. Reuse of Flooring in New Lobby Areas.
- 23 Salvage Original Finish Wood Flooring in the Vintage "Office Areas" Reuse of Flooring in New Lobby Areas.
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CREAM CITY BRICK YARDS
Rehab/Conversion 2025

1357-1439 W. St Paul Avenue
Milwaukee, Wisconsin



Sheet Title
Proposed Exterior Elevations

| Revisions | |
|-----------|------------------|
| △ | January 27, 2026 |
| Date: | April 08, 2025 |
| Job NO.: | - |
| Drawn By: | - |
| Sheet No. | 211 |