



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date	4/13/2026	CCF # 251818
Ald. Bauman	Staff reviewer: Tim Askin	
Property	324 N 15 th St	Geuder-Paeschke-Frey
Owner/Applicant	Sunset Investors	Sunset Investors

Proposal

Exterior Changes:

- 1) NW corner. Open blocked up walls to original entrance shape and reinstall balusters
- 2) NE corner. Remove door on first floor and concrete steps, which were not original and remove stair and door to basement.
- 3) East Wall, South corner. Open back up original door opening and install new door and wood surround
- 4) South side, demolish remnants of former area well and fill. Add new main entrance door and stair exit door in old window openings and add a small canopy above both.
- 5) East wall that is more modern block wall where a utility building used to connect is to have a man door installed in it. The block will remain and simply be painted to cream brick color.
- 6) South wall: change a prior boarded up opening in what was originally an interior wall, into a 4'x7' window to match others in building.
- 7) West wall: Large wall of industrial windows that are too deteriorated to repair. Replace entire wall with new Quaker windows designed to match originals. Also square up the North corner of the window wall. The window wall was a 1950's alteration.
- 8) Repair all the existing windows in the building with new glass. About 12 windows require fabrication of new external grids, which will all be done on the less visible South side. The existing windows were installed in 2003 after a major fire in 2001. The existing are Traco aluminum with exterior grids.
- 9) Open up 5 window openings that had been bricked up in the past and install new matching Quaker windows. All on the rear of the building.
- 10) Install 5 new windows where no window was installed in the original openings in 2003.
- 11) Add entrance signs at the NW and NE corners of the building at the 2 main entrances. Brick walls and planter box to be constructed with reclaimed cream city brick and cut limestone caps. The West sign wall also is a screen for the new electrical transformer at that corner of the building.
- 12) Add 4 brick piers and 6' high black aluminum fencing at the NW corner to remove the existing chain link fencing.

13) Exterior Lighting: 5 used 20' tall light poles similar to the Third Ward streetlight poles. Industrial lamp shades with exposed bulbs in all other locations. If additional sidewalk lighting should be needed it would be more gooseneck industrial lamp shades with exposed bulbs.

14) Interior: Level floors, soundproof floors with sound pad, 1.5" gypcrete, plywood, and finish floors. Wood floors in all common areas and in apartments except carpet in bedrooms and LVT in bathrooms.
47 new apartments

Staff comments

Quaker windows have often been proposed and approved for large scale buildings such as these.

Recommendation

Approve as drawn with standard conditions on wood and masonry.

Conditions

1. All finish wood must be smooth and free of knots and must be painted or treated with an opaque stain upon completion.
2. New mortar must match the original mortar in terms of color, texture, grain size, joint width, and joint finish/profile. The compressive strength of the repointing mortar shall be equal or less than the compressive strength of the original mortar and surrounding brick or stone. The replacement mortar shall contain approximately the same ingredient proportions as the original mortar. Mortar that is too hard is subject to premature failure and could damage the masonry. In most cases, this means a lime mortar with natural hydraulic cement rather than Portland cement. No joint of a width less than 3/8" may be cleaned of damaged/decomposed mortar with power disc grinders. No over-cutting of the joints is permitted. Remove decomposed mortar back into the wall 2.5 times the height of the joint before repointing. When installing new flashing at a masonry feature, the flashing must be stepped or cut into the mortar joints. The bricks may not be cut to install flashing at an angle.

New brick/stone/terra cotta must match as closely as possible the color texture, size, and finish of the original.

3. No vents for laundry or other mechanicals shall be placed on the St. Paul façade.