



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)

Geuder, Paeschke & Frey Mfg Co.

ADDRESS OF PROPERTY:

324 N 15th Street

2. NAME AND ADDRESS OF OWNER:

Name(s): Sunset Investors St Paul, LLC

Address: 10700 W Venture Drive, Ste G1

City: Franklin

State: WI

ZIP: 53132

Email: ken@sunsetinvestors.com

Telephone number (area code & number) Daytime: 414-529-8352

Evening: 414-617-3998

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 or 414-286-5722 for submittal requirements)

A. REQUIRED FOR MAJOR PROJECTS:

☒ Digital photographs of affected areas & all sides of the building

☒ Sketches and Elevation Drawings in PDF form. New construction, major storefront remodels, etc., must provide one set of D or E size drawings and sections

☐ Material and Design Specifications (please attach)

B. NEW CONSTRUCTION ALSO REQUIRES:

☐ Floor Plans (show fenestration and approximate wall locations, final floor plans are not required)

☐ 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.

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.

As an interim repair, we are removing all of the window sashes to work out a repair method. 90% of the current windows are broken. The original windows were replaced in 2002-2023 after a large 2001 fire. The current windows are TRACO aluminum windows. The broken windows condition is a blight to the building and neighborhood.

The window sashes only have been removed. First floor windows have had all the weather worn plywood replaces with new plywood painted black. Basement window plywood to all be painted to match the existing window frame color. Window sash repairs are being done only on a test basis until I receive NPS Part 2 approval.

I am submitting for information purposes, the plans that I have submitted to the National Park Service to show the final scope of the renovation project. I will resubmit after I have Part 2 approval for these changes. I anticipate there may be some debate over the restoration to original of the main entrance at the NW corner and the large glass wall on the West side, which was altered in about 1950 and I am proposing to alter it again.

I am also proposing to add a parking garage and a commercial building fronting St Paul Ave. The plans are conceptual only for now and for information only. If the Historic Preservation Commission wishes to comment on the two new buildings, I am willing to attempt to incorporate those comments into any future NPS submittal for these buildings.

6. SIGNATURE OF APPLICANT (owner, signature required for demolition):

Signature

Kendall Breunig

Please print or type name

5/28/2025

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.

hpc@milwaukee.gov

Historic Preservation Commission

Milwaukee, WI 53202

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

www.milwaukee.gov/hpc

Or click the SUBMIT button to automatically email this form, if using an app such as Outlook or Apple Mail. The submit button does not work with web-based email interfaces.

SUBMIT