



Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

HPC meeting date: 12/8/2025

Staff reviewer: Andrew Stern

CCF #251222

Ald. Stamper

Property	2311 N. Sherman Blvd.	Sherman Boulevard Historic District
Owner/Applicant	Michael and Ruthie Jones 2311 N. Sherman Blvd. Milwaukee, WI 53210	

Proposal

The applicant is seeking after-the-fact approval for vinyl window replacement.

Staff comments

The Frank S. Hudechek House is a Dutch Colonial Revival style residence constructed in 1912. In October 2025, the property owner received a violation for vinyl window replacement without a COA. The applicant is now requesting after-the-fact approval for replacement of twelve windows with vinyl one-over-one double hung, picture, and casement windows. The windows are Window Nation vinyl platinum windows.

The preservation guidelines for Sherman Boulevard state to:

Retain existing window and door openings that are visible from the public right-of-way. Retain the present configuration of panes, sash, sills, architraves, hoods, doors and hardware, except as necessary to restore to the original condition. Avoid making additional openings or changes in the principle elevations by enlarging or reducing window or door sizes. Avoid changing the size or configuration of windowpanes or sash. Avoid discarding original windows, doors, and door hardware when they can be repaired or reused.

Respect the stylistic period or periods a building represents. If replacement of window sash or doors is necessary, the replacement should duplicate the appearance and design of the original window sash or door. Avoid using inappropriate sash and door replacements such as unpainted aluminum storm and screen window combinations. Avoid the filling in or covering of openings with materials like glass block or the installation of fake shutters that are not in proportion to the openings or that are historically out of character the building. Avoid using modern style window units, such as with horizontal sliding sash, in place of double-hung sash or the substitution of units with glazing configurations not appropriate to the style of the building. The installation of glass block in basement windows visible from the street is generally not permitted.

Prior to replacement, the house had original one-over-one wood double-hung sash windows and aluminum storm windows. The applicant has provided no evidence the historic wood windows were deteriorated beyond repair. The applicants had concerns about lead paint on the windows, which could have been remediated through a window contractor. Vinyl windows have never been approved by HPC and are not appropriate for the historic district. Staff recommends all vinyl windows be replaced with solid wood one-over-one windows that match the profile of the original windows.

Recommendation	Recommend denial of the vinyl windows, with replacement with solid wood sash one-over-one windows and new storm windows, if desired.
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Conditions

Previous HPC action

Previous Council action