



# Milwaukee Historic Preservation Commission Staff Report

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**HPC meeting date: 1/13/2025**  
**Staff reviewer: Andrew Stern**

**CCF #241392**  
**3<sup>rd</sup> Aldermanic District**

**Property** 2549 N. Terrace Ave. North Point North

**Owner/Applicant** Tim Roloff  
2549 N. Terrace Ave.  
Milwaukee, WI 53211

## Proposal

This project proposes to expand the existing footprint of the front porch. The existing entry consists of a small landing with a porch roof supported by columns with Ionic capitals. The proposal includes removing the existing porch, porch roof and columns, and stairs.

The new porch will be a masonry porch/terrace to run nearly the length of the front façade and extend 109" from the façade. The porch will have a 32" brick base to match the existing masonry. The railing and balustrade will be constructed in cedar and painted white. The railing will be 36" tall and the baluster will consist of turned will balusters and newel posts topped with 6" ball finials. The porch and stair treads will be topped with New York Bluestone. The concrete landing at the bottom of the stairs will be widened to accommodate the wider stairway.

## Staff comments

The John William Schaum House was designed by Ferry and Clas and constructed in 1902. The house was designed in a grand Neoclassical style. As constructed, the house had a large, two-story full-width porch with paired Ionic columns, decorative balustrade, and cornice. Under the ownership of Gustav Pabst, Jr., the house was "modernized" in 1932 by remodeling the interior to add fireplaces and chimneys, and stripping the exterior of ornament by removing the Palladian door and decorative cornice on the second story, and removing the porch. The current project would partially recreate a porch in the size and similar style to the original porch.

The preservation guidelines for additions in North Point North state to "Make additions that harmonize with the existing building architecturally and are located so as not visible from the public right-of-way, if at all possible. Avoid making additions that are unsympathetic to the original structure and visually intrude upon the principal elevations." The porch addition would be visible from the right-of-way but harmonizes with the existing building architecturally and does not visually intrude on the principal elevation. The original design for the house incorporated a full-size front porch. While this addition does not reconstruct the porch to the original two-story design, the design presented matches the architectural detailing found on the second story of the original porch and fits with the style of the house.

Staff recommends a baluster more closely matching the design of the original porch be used rather than the design presented. The balusters should be placed a maximum of 3 ½" apart.

**Recommendation** Recommend HPC Approval

**Conditions** Work with staff to finalize the baluster design and spacing

**Previous HPC action**

**Previous Council action**