



# Milwaukee Historic Preservation Commission Staff Report

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**HPC meeting date: 4/14/2025**  
**Staff reviewer: Andrew Stern**

**CCF #241392**  
**Ald. Brower**

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

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

## Proposal

In January 2025, the applicant received HPC approval to construct a full-width front porch that matched the size of an historic porch. The existing entry consists of a small landing with a porch roof supported by columns with Ionic capitals. The approved proposal included removing the existing porch, porch roof and columns, and stairs, and building a new full-width porch with 32" painted brick base to match the existing house. The original proposal had bluestone deck and stairs and wood posts with 6" ball finials and wood rails and balustrade with the final design details to be worked out with staff.

The new proposal retains the size of the scope of the previously approved porch but alters the finishes. The new design has concrete steps and deck in place of bluestone. A concrete skirt is also proposed at the base of the brick porch. The new proposal also includes replacing the wood rails, posts, and balustrade with four 12"x12" brick piers with 3" concrete caps and a 36" high steel railing with 4" square posts with ball finials.

## 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 scale of the original first-floor porch. The wood details on the originally presented porch more closely match the historic details but the brick piers and steel posts and rails do not detract from the design of the house.

**Recommendation** Recommend HPC Approval

## Conditions

## Previous HPC action

## Previous Council action