

1. Materiality & Proportionality: the sola tubes are 14” round on an expensive, low-pitched roof plane. They are not much bigger than roof and duct vents. The opaque part of the tube protrudes above the roof by 4-5 inches, the completely transparent part by another 10 or so inches. They do not materially change the roof line.

Most of the sola tube is transparent plastic (designed to shed water, snow, debris and deter leaks, and to collect sun).

The opaque part of the tub protrudes about 4-5” above the roofline—similar in height to the many vents and duct pipes located on other parts of the roof, less than vent pipes and chimneys and satellite dishes.

2. The Subject Property is an “outlier” in the neighborhood in terms of style. But the sola-tubes are *in* character with its mid-century modern

While the neighborhood is defined as “upper middle class residential” with “large, well-built architect-designed homes,” [see Section V.B of Historic Designation Study Report],—most of which are well over 100 years old— the subject property is a small, modest, middle class condo (1526 square feet) built in 1971 in Mid Century Modern Style, which is characterized by very flat roof angle and large windows to let light and nature ‘in’. Skylights and sola-tubes are common in mid century modern housing. (See COA application; additional material can be provided on request).

See also Letter from neighbor, Dave Reicher, noting prior regulatory comments that the Subject Property, as one of four units in these “Modern Movement” duplexes, together were determined to be out of character w the rest of the district and “unsympathetic” in style.

Given these facts, the Commission could approve the Sola-tubes as consistent with the historic / period features of the Subject Property, as mid century modern, while limiting their use in the district, since there are likely no other 1971 built “Modern Movement” residences.

3. The Surrounding neighbors most affected by the view of the roof have provided letters in support.

- A. Kris & Dave Reicher (across street to East, 2905 E Belleview).
- B. Dave McCoy and Helen Sampson, 2571 N Terrace—across driveway to North, in upper unit of matching condo building just to the North. One of the 4 votes for unanimous approval by condo board
- C. Jim and Heather Brendelson, house just to the South next door, 2571 N Terrace.
- D. Leslie McCormick (neighbor in same building and one of the 4 unanimous approvers or condo board.

4. Because of the very flat pitch of the roof, the sola tubes are LESS visible than the 2 sets of skylights within 30 yards of the property to the east and to the west.

Although the Staff Report describes them—quite subjectively— as “highly visible,” in fact, they are substantially less visible than average, by at least 50% given the pitch from the roof. They are not

LABUDE COA

108671

David M. Reicher
2905 E. Bellevue Place
Milwaukee, WI 53211
dreicher@foley.com
(262) 308-2256

September 3, 2018

Hand Delivered

Milwaukee Historic Preservation Commission
Zeidler Municipal Building
841 N. Broadway, Room B-1
Milwaukee, WI 53202

Re: Certificate of Appropriateness (COA) for Susan La Budde at 2581 N. Terrace Avenue, Milwaukee, WI 53211 (the "La Budde Condo") for Sola-tubes

Commission Members:

We have owned and lived in the Henry Harrison Coleman House for over 28 years. Our home is located on a double lot located on the Southeast corner of the intersection of North Terrace Avenue and East Bellevue Place. On North Terrace Avenue, we are the property directly East of the four condominiums of which the La Budde Condo is one.

While at home, I spend most of my time in the West rooms facing the La Budde Condo and in our backyard, from which the La Budde Condo is very visible. I suggest it is a safe bet that over the last three decades I have spent more time viewing the La Budde and other condominiums than anyone else in Milwaukee.

I understand that, being new to the neighborhood, Ms. La Budde was unaware of the requirement for a COA and filed her application after having installed several roof top Sola-tubes. I also understand that someone has objected to the installation of the Sola-tubes in connection with her COA Application.

Being long-time residents of the North Point North Historic District (and for 12 years prior to that, homeowners of a house in the 3200 block of North Summit Avenue built in 1904), we certainly appreciate the importance of the District and the role of the Commission in avoiding "potential harm to the historic character of [a] building and the unique characteristics and intricate details older homes have." Over the decades, we have gone through the COA process on numerous occasions.

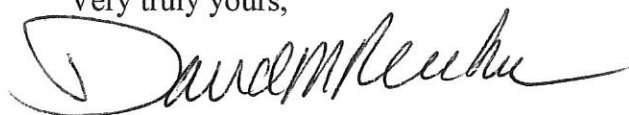
I view the Sola-tubes as unobtrusive and unobjectionable both during the day and in the evening. Although I do have direct views of the Sola-tubes and the roof from inside and outside our house, I did walk around the corner block for other views from street level and noticed that the

Sola-tubes are blocked from numerous views by the North condo building and certain trees on the property. With respect to my direct views at night, I note that they are hardly noticeable when lit up, particularly when contrasted to the multiple large lighted windows from the 4-story apartment building directly West of the La Budde Condo that towers over the condos and dominate our Western view far more than the small Sola-tubes.

I understand that the purpose of the COA is “the Commission’s written affirmation that a proposed change is sympathetic to the historic character of the property and is consistent with the intent of the ordinance.” As I am sure you know, the original February 2000 National Register of Historic Places Registration Form described these 1970-1971 built properties as: “[T]hese two-story, brick-veneered Modern Movement duplexes with very-low pitched roofs are out of scale with the rest of the district and are unsympathetic in character.” Although I am not suggesting that these Sola-tubes (which I understand are energy efficient sources of light) would be “unsympathetic” to the historic homes in our district, I certainly believe that they are unremarkable additions to this property.

We do not object to the Sola-tubes that have been put in place. Thank you for considering our observations, and please do not hesitate to let me know if you have any questions.

Very truly yours,

A handwritten signature in black ink, appearing to read "David M. Reicher". The signature is fluid and cursive, with a large initial "D" and "R".

David M. Reicher

From: Leslie McCormick lkayleigh@gmail.com
Subject: Planning Commission
Date: Sep 2, 2018 at 3:41:58 PM
To: lovemydawgs@icloud.com

LABUDDE

COA

108671

Sunday, September 2, 2018

Dear Commission,

I reside at 2579 N Terrace Ave, the condo directly beneath Susan LaBudde's unit. I cannot attend as I am vacationing in Ireland so I am communicating via Susan's email.

I am very supportive of the improvements Susan has made to her newly purchased condo, including the energy efficient solar Solutubes.

Susan asked me about Solutubes before installing them. I had installed them at 2525 N Lake Dr many years before. I had no objection nor did any other condo member. It never occurred to me that skylights would be covered by the Watertown Historic Preservation. I knew our condo had gotten our roof approved a few years ago because our roofing company told us we needed approval. I thought it mostly covered roofs, paint color, windows, and additions.

The current Solutube covers are slightly higher than I had on Lake Drive but not very noticeable on our nondescript building during the day. At night, the hall one was noticeable for a few weeks because a light switch was left on that since has been turned off.

I am very concerned about any skylight removal remedy to my building regarding leaks and the look of patches that won't exactly match the current roof (old roof is 5 years old). I have 5 or 6 shingles left that might cover one hole but no more. Patching the roof would lower my property value as well as Susan's whereas leaving them would not affect me and would enhance Susan's. Perhaps there are lower profile covers that would work as a compromise.

If any complete removal remedy is approved, I would ask that I be allowed to understand the potential remedy cost and affect on my property value and aesthetic of the roof. I return from Ireland very late September 7th.

LABUDDE

COA

108671

From: David McCoy dmccoy12@yahoo.com
Subject: MHPC hearing regarding sola tube installation at 2581 N
Terrace Ave
Date: Sep 4, 2018 at 7:27:44 AM
To: Susan LaBudde lovemydawgs@icloud.com
Cc: Helen Sampson helensampson@earthlink.net

Milwaukee Historic Preservation Commission Members,

My wife and I are members of the Belleview Terrace Condo Association and own the north 2nd floor condominium directly opposite Susan LaBudde's. We do not find the newly installed sola tubes to be a detriment to our view of the south. They are largely obscured by the overhang of our roofline, and we do not find them out of keeping with the architecture of the two buildings in the association. Additionally, Ms. LaBudde asked if we approved of them before their installation, and has been conscientious with respect to the presentation of our shared property as a whole.

Thank you,

David McCoy and Helen Sampson
2589 N Terrace Ave
Milwaukee, WI 53211

LaBudde
COA

September 3, 2018

108671

Jim & Heather Brendelson

Milwaukee Historic Preservation Commission

Zeidler Municipal Building
841 N. Broadway, Room B-1
Milwaukee, WI 53202

2571 N Terrace Ave
Milwaukee, WI 53211
Phone: (414) 324-0702
Email: jbrendelson@mac.com

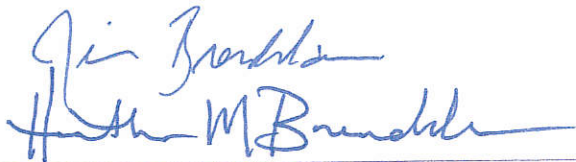
Dear Members of the Commission:

Our single-family, owner occupied property is directly south and next door to 2581 N Terrace Ave. We have no issue with the recently installed Sola Tubes at 2581 N Terrace Ave. Aesthetically, we see no difference in appearance to roof vents or other functional rooftop outlets.

Further, we appreciate Ms. LaBudde's continued investment and maintenance of her property, which helps to make the neighborhood an attractive and desirable place to live.

If you have any questions or would like further information from us, please contact us as noted above.

Sincerely,



Jim & Heather Brendelson

cc: Susan LaBudde, 2581 N Terrace Ave, Milwaukee, WI 53211
