



## Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

**HPC meeting date: 9/4/2018**  
**Ald. Nik Kovac District: 3**  
**Staff reviewer: Tim Askin**  
**PTS #114594 CCF #180671**

<b>Property</b>	2581 N. TERRACE AV.	North Point North HD
<b>Owner/Applicant</b>	SUSAN LA BUDDE 2581 N TERRACE AVE MILWAUKEE WI 53211	Susan A LaBudde 2581 N Terrace MILWAUKEE WI 53211
<b>Proposal</b>	Retroactive approval of the installation of four solatubes on the roof of the condominium unit.	
<b>Staff comments</b>	<p>This appears before us because of a complaint made directly to the Department of Neighborhood Services.</p> <p>Solatubes are a sort of skylight, 14" in diameter that reflect sunlight down into an interior space. They serve the same purpose as a skylight with greater privacy, which is notable given the height of the surrounding buildings at this property.</p> <p>Three of the Solatubes are highly visible from Terrace Avenue. The majority of the staff photos were taken from the south corner of the intersection of Terrace and Belleview on the sidewalk.</p> <p>The three Solatubes closest to Terrace Avenue are in clear contravention of the North Point North District Guidelines which state the following: Retain the original roof shape. Dormers, skylights, and solar collector panels may be added to roof surfaces if they do not visually intrude upon those elevations visible from the public right-to-way. Avoid making changes to the roof shape that would alter the building height, roofline, and pitch or gable orientation.</p> <p>The Solatube on the rear slope of the roof may be considered for retention by the Commission. There is significant visibility from the adjacent buildings because of their substantially greater heights. Nonetheless, there is very limited street visibility of it from Belleview and none from Terrace. The significant visibility from surrounding buildings is also an argument for retention of this one Solatube, as a traditional skylight would cause significant privacy issues. On balance, staff feels the rear Solatube should be considered for approval.</p> <p>Applicant notes that there is an option to install a dimming device that closes at night to prevent light being reflected out of the tube during the nighttime. This may be appropriate for the rear tube. This seems unnecessary. It has not been a condition placed on any approved skylights in the past. It also does not ameliorate the alteration of the roofline, which is the primary issue with the installation.</p>	
<b>Recommendation</b>	Recommend HPC Denial of frontmost three Solatubes. Recommend approval of the rear slope Solatube.	
<b>Conditions</b>		
<b>Previous HPC action</b>		
<b>Previous Council action</b>		