



## Milwaukee Historic Preservation Commission Staff Report

### LIVING WITH HISTORY

**HPC meeting date: 12/5/2022**

**Ald. Brostoff**

**Staff reviewer: Tim Askin**

**CCF #221415**

<b>Property</b>	3410 N Lake Drive	North Lake Drive Estates
<b>Owner/Applicant</b>	William Lynch 3410 N Lake Drive	Arch Solar
<b>Proposal</b>	Install solar panels on all south-facing roof slopes.	
<b>Staff comments</b>	<p>This is a neo-prairie style house built in 2007 to designs approved by this Commission.</p> <p>Due to the siting and rooflines of this house, no solar panel array would likely be eligible for our staff approval criteria.</p> <p>As a recent construction project, this proposal is challenging. It would have been preferable if the panels had been incorporated into the original design. This has been done with more recent new house projects.</p> <p>Staff has visited the site to inspect street visibility. As proposed, staff would recommend against array #2 atop the garage roof. Several of these panels could be relocated to be installed farther back on the south elevation or on the east roof facing Lake Michigan.</p>	
<b>Recommendation</b>	Approve all but array #2 on garage roof. Work with staff on relocating these panels farther east.	
<b>Conditions</b>		
<b>Previous HPC action</b>	Prior decisions with similarly sited houses have focused on minimizing street visibility while allowing the majority or all of the project to proceed with some panel relocation.	
<b>Previous Council action</b>		