



# Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

**HPC meeting date: 3/4/2018**  
**Ald. Russell Stamper II District: 15**  
**Staff reviewer: Tim Askin**  
**PTS #114673 CCF #181443**

<b>Property</b>	2843 N. GRANT BL.	Grant Boulevard HD
<b>Owner/Applicant</b>	TIMOTHY A PALMER JOYCE M PALMER 2843 N GRANT BLVD MILWAUKEE WI 53210	Endries Solar  Phone: (920) 889-5982
<b>Proposal</b>	Install two distinct sets of solar panels on the south roof of the house. One is highly visible from the street and front public right of way, one is minimally visible from such viewpoints.	
<b>Staff comments</b>	<p>This is a retroactive application filed after completing paperwork that indicated that a COA was required prior to installation. The system has already been installed.</p> <p>The nine panels on the rear portion of the roof are approvable in line with requirements of state law and national standards for the appropriate locations of solar panels on historic properties (cf. <a href="https://www.nps.gov/tps/sustainability/new-technology/solar-on-historic.htm">https://www.nps.gov/tps/sustainability/new-technology/solar-on-historic.htm</a>). A blanket prohibition should not be this body's policy and a blanket prohibition is not compatible with state law.</p> <p>Under state law, the city, and therefore this body, does not have the ability to reject a solar energy system unless it is a matter of "public health or safety" (Wis Stat 66.04041(1m)). Other restrictions on systems are allowable as long as they are considered case-by-case, do not establish a policy, and meet one of the following two criteria:</p> <ul style="list-style-type: none"><li>(b) Does not significantly increase the cost of the system or significantly decrease its efficiency.</li><li>(c) Allows for an alternative system of comparable cost and efficiency.</li></ul> <p>The seven panels on the south slope of the front roof are incompatible with HPC standards for the Grant Boulevard district.</p> <p>A. 1. Roofs</p> <ul style="list-style-type: none"><li>a. 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 rightof-way. Avoid making changes to the roof shape that would alter the building height, roofline, pitch or gable orientation.</li></ul> <p>Staff finds that restricting this location does not increase cost or reduce efficiency. Additionally, under criterion (c), staff would be open to relocating these seven panels to a pole mount in the rear yard or onto the garage roof as a better alternative that is unlikely to add significant cost.</p> <p>Staff recommends approval of the nine panels on the rear roof and denial of the seven panels on the front roof.</p>	
<b>Recommendation</b>	Recommend HPC Approval of rear nine panels only.	
<b>Conditions</b>		
<b>Previous HPC action</b>		

**Previous Council action**