



Milwaukee Historic Preservation Commission Staff Report

Living with History

HPC meeting date: 2/11/2013
Ald. Robert Bauman District: 4
Staff reviewer: Paul Jakubovich
PTS #85467

Property	929 N. 33RD ST.	
Owner/Applicant	THOMAS E FRITZ AMY B FRITZ 927 N 33RD ST MILWAUKEE WI 53208	Thomas and Amy Fritz 929 N. 33rd St. Milwaukee, WI
Proposal	Install reflector-type solar collectors on south slope of roof.	
Staff comments	<p>The subject property is a contributing structure located in the Concordia National and Local Register Historic District. Recently, an array of large reflector-type solar panels, clearly visible from the street, was installed on the south slope of the roof without the required building permit and Certificate of Appropriateness (COA). This was an oversight on the part of the contractor doing the work and he has now submitted an application for a COA. The Dept. of Neighborhood Services wrote an order on the property requiring a COA and a building permit. Fines, citations and/or work orders are suspended because the matter is being reviewed by the commission.</p> <p>This is believed to be the first known installation of large, reflector-type solar collectors for a house in a local historic district in Milwaukee. Whenever possible preservation staff supports the sensitive installation of alternative energy systems--and there are multiple types--but up until now most of the installations in the city have been to serve commercial buildings where the equipment is often hidden from public view on flat rooftops or even buried beneath the earth in the case of geothermal equipment. .</p> <p>Investigation into the N. 33rd Street installation continues. At this point we know that 30% federal tax credits are going to be used to help defray the cost of the installation. The State Historic Preservation Office (SHPO) is researching the possibility that they may be required to do their own independent review because credits are being used. Their analysis should take about two weeks. SHPO will also take into consideration Wisconsin State Statute s. 66.0401 which applies to solar installations and may limit the local commission's role in determining where the collectors can be placed. The SHPO analysis is likely to have ramifications for our local commission in this matter and other similar installations that may follow it.</p> <p>Also, under the city's revised historic preservation ordinance all property owners within 200 feet of this project, or any project in a historic district requiring full HPC review, must be sent an informational letter at least 20 days prior to the HPC meeting to allow for public comment. These letters could be sent out prior to the next HPC meeting March 11 in order to comply with the ordinance.</p> <p>Given that pertinent information still needs to be collected from multiple sources before a solid recommendation can be made, it is the opinion of staff that this matter be placed on hold until the March 11, 2013 HPC meeting.</p>	
Recommendation	Hold until the March 11,2013 HPC meeting	

Conditions

Previous HPC action

Previous Council action