



Milwaukee Historic Preservation Commission Staff Report

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HPC meeting date: 1/6/2020
Ald. Robert Bauman District: 4
Staff reviewer: Tim Askin
PTS #114895 CCF #191345

Property	1342 N. ASTOR ST.	First Unitarian Building
Owner/Applicant	TRTS OF FIRST UNITARIAN SOCIETY OF MILWAUKEE 1342 N ASTOR ST MILWAUKEE WI 53202	First Unitarian Society 1342 N Astor St Milwaukee, WI 53202
Proposal	<p>The First Unitarian Society proposes to expand its solar programming. Two arrays of solar panels are already installed on the flat roof at the eastern side of the complex. The First Unitarian Society now proposes to install 65 solar panels on the south facing pitched roof over the sanctuary. Application materials indicate that the panels will be a black color tone.</p> <p>(Thirty solar panels are proposed for the flat roof of the apartment building on the southwestern corner of the property. This is a separate tax parcel, and not locally designated and not subject to our review. It is noted because it was included with the application for context. The proposal for the apartment building could have been given staff approval, as it has zero public visibility.)</p>	
Staff comments	<p>The proposed installation will have limited visual impact on the public right of way. There will also be very limited visual impact on nearby properties of historical or architectural significance, given the placement on the south slope and the size of the church complex.</p> <p>To eliminate visual impact to any meaningful degree, at least 17 panels would have to be removed from the proposal (roughly 1/4). In this case, staff does not believe the visual impact is significant enough to recommend such a restriction.</p>	
Recommendation	Recommend HPC Approval	
Conditions	<ol style="list-style-type: none">1. Panel faces must be substantially black as indicated in application addendum and a manufacturer's cut sheet for the specific panel must be provided to staff for color verification before installation.2. If the required engineering report requires changes to the project, additional HPC review will be necessary.	
Previous HPC action		
Previous Council action		