



## Milwaukee Historic Preservation Commission Staff Report

LIVING WITH HISTORY

**HPC meeting date**                      **4/3/2023**                                      **CCF #221769**

**Ald. Perez**                                      **Staff reviewer:** Tim Askin

**Property**                                      1713 S. 6th Street / 601 W. Historic Mitchell Street

**Owner/Applicant**                      TS Investment Group                                      All Energy Solar

### Proposal

Install 130 solar panels on the hipped roof of the former Juneau Theater's auditorium. The roof is metal barrel tile that is of moderate slope and has a tall parapet on the 6<sup>th</sup> Street façade.

### Staff comments

Staff questions the remaining lifespan of the roof material. Only satellite photos have been provided and the shingles appear to be in rough condition. It is likely to be further damaged by the feet of the installers. Nonetheless, the applicant's engineer is willing to certify it as structurally sound. Google streetview sightlines suggest that there will be no visibility from Mitchell Street. There will be some visibility from the south, particularly on the roof of the fly loft. Visibility from rear lot lines is acceptable under our guidelines.

Per the contractor, the adjacent flat roof cannot meet the full electrical needs of the building, but it is possible to install there. The Commission may direct that panels that they believe have a possibility of street visibility be relocated to the adjacent flat roof. These could include the bottom row on the south slope, the top row on the east slope, and the bottom row on the east slope of the fly loft.

### Recommendation

Approve with conditions.

### Conditions

1. Minimum distance from roof edge of 8" & maximum panel height above shingle surface of 8".
2. If DNS or the final engineering study require re-roofing, a separate COA will be required. Changes in roofing material require a hearing before the Commission.