



CITY OF WAUKESHA

Administration

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Committee: Landmarks Commission	Date: 11/3/2021
Item Number: ID#21-2900	
Subject: Landmarks Commission Certificate of Appropriateness for 510 McCall St. Review a request to add solar panels to the roof (McCall St. Historic District).	

Details: The applicant, Allen Neu, would like to install solar panels on the roof at 510 McCall St. The house has an L-shaped plan. One section has an east-west roof ridge, while the other section faces north-south. The north-south section is perpendicular with McCall Street, so the roof is visible at an angle, but not straight on from the street.

The solar panels will appear all-black from street level, to match the color of the roof. They will be mounted on a small frame, approximately one inch removed from the roof itself. At the Landmarks Commission's request the applicant had the solar engineer prepare an alternative plan for panel placement. The previous application showed nineteen solar panels spread out along the north-south roof axis, with some on the roofline adjacent to the street. The new layout is sixteen panels, all on the rear yard side of the roof.

510 McCall St., the Samuel and Jennie Breese House, was built in 1916 and has Arts and Crafts style architecture. The Breese family lived in the house until 1945. Samuel Breese was the president of a local farm implement business.

Relevant Secretary of the Interior Standards:

- 2 The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.



10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Paint and Repair Grant info: The applicant expects the installation will happen early in 2022 so the project most likely will be eligible for 2022 Paint and Repair Grant money. Total estimated cost of the project is **\$23,299.00**. With tax incentives the applicant can reduce cost by \$6,558.00 to **\$16,741.00**.

Staff Recommendation: Staff recommends approval of a Certificate of Appropriateness for new solar panels at 510 McCall St. with the note that this work will also require a Building Permit.