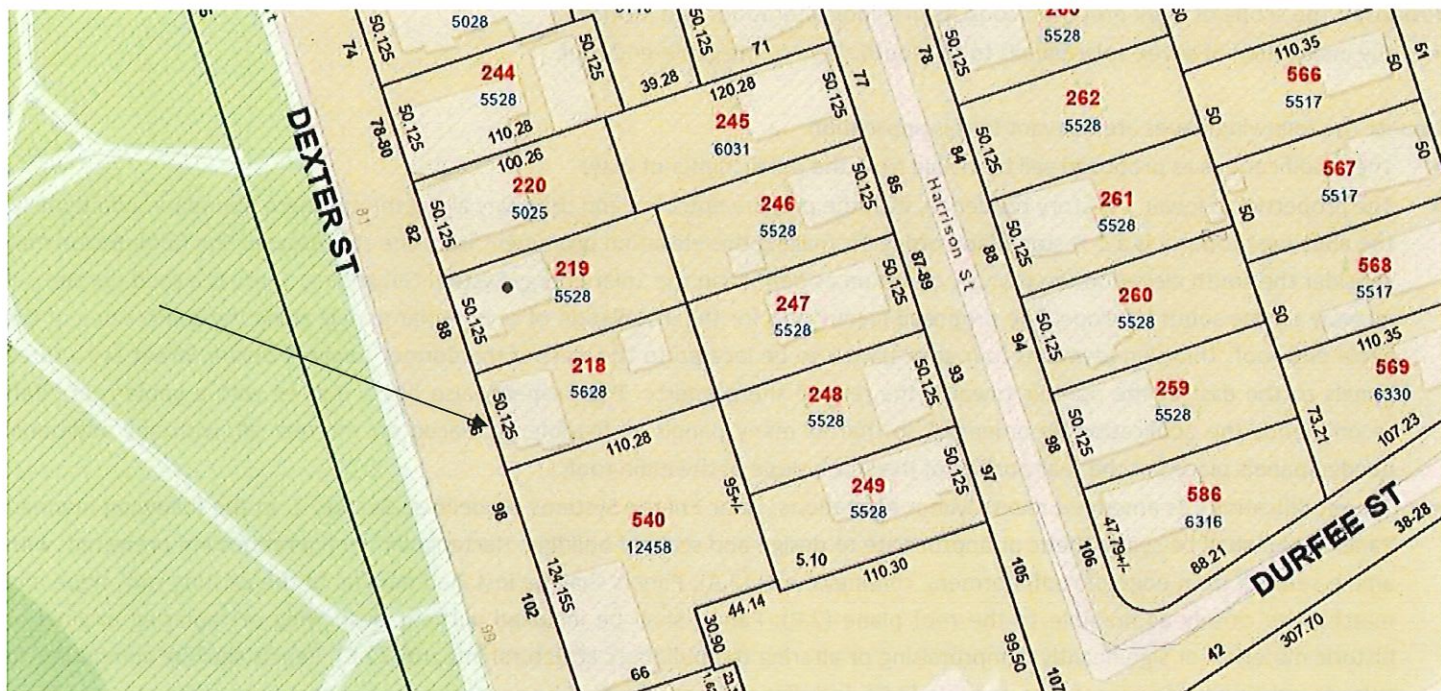
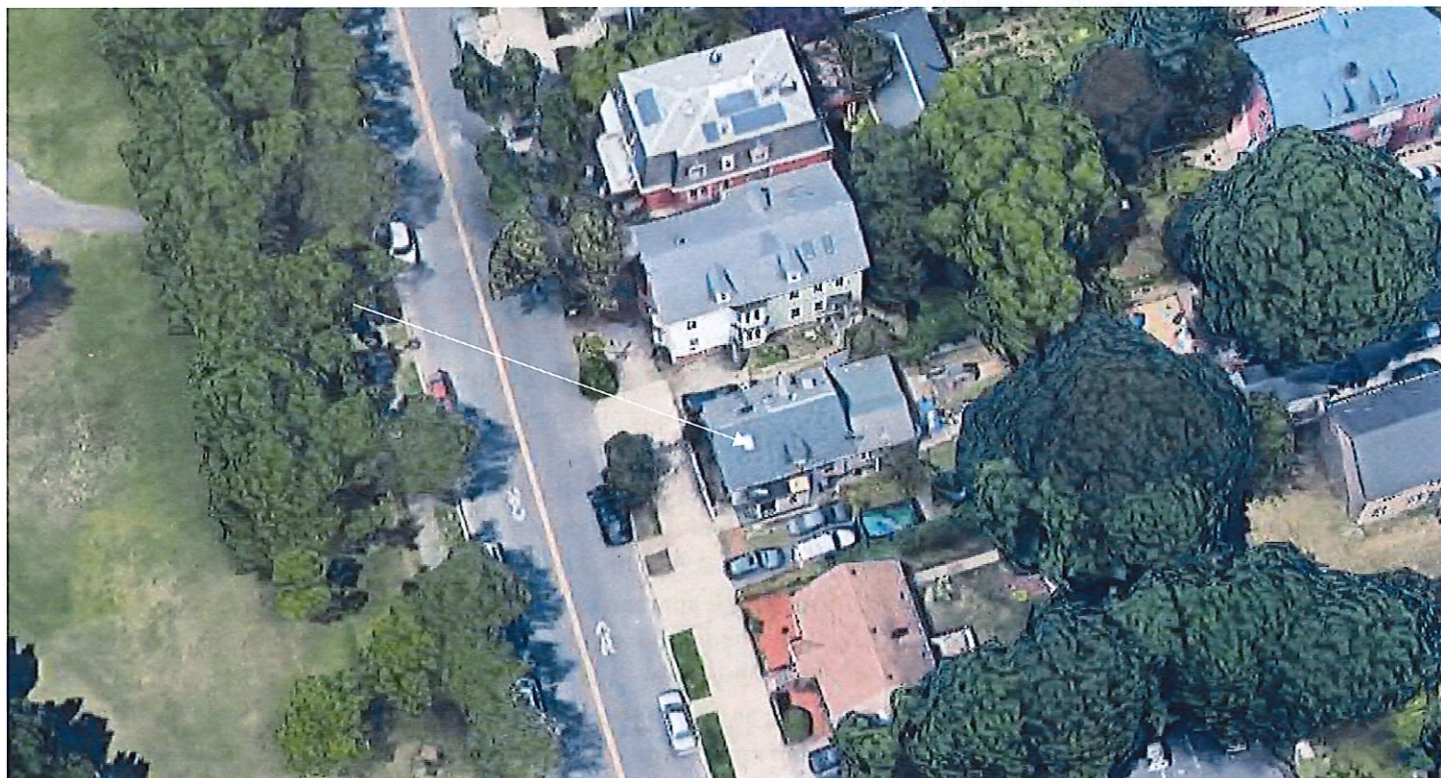


5. CASE 23.003, 88 DEXTER STREET, House, 1825-50 (ARMORY)

1½-story; end-gable, clapboard Greek Revival cottage; with corner pilasters and entry on gable flank, side elevation under porch.
CONTRIBUTING



Arrow indicates 88 Dexter Street.



Arrow indicates project location, looking north.

Applicant/Contractor: Trinity Solar, 20 Patterson Road, Unit 1, W. Wareham, MA 02576

Owner: Leslie Papp, 88 Dexter Street, Providence, RI 02909

Proposal: The scope of work proposed consists of Minor Alterations and includes:

- the installation of seven solar panels to the south slope of the gable-end roof.

Issues: The following issues are relevant to this application:

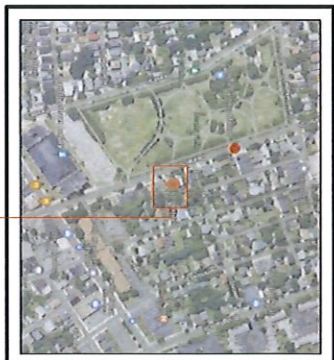
- The modifications as proposed will be visible from the public rights-of-way;
- The property is a lower 1 ½ story residence, with the primary entrance and driveway along the southern boundary. Additionally, the abutting property is a 1 ½ story Cape property, making this elevation prominent from the streetscape. The Commission may consider the south elevation the primary elevation as defined in the Solar Energy System Guidelines. There is a shed dormer set midway on the southern slope. The proposed layout calls for the installation of seven solar panels along the south slope of the gable end roof. This plan identifies four solar panels to be located to the west of the dormer towards Dexter Street, with three panels to the east of the dormer towards the rear of the property. The property also has a rear ell with a gable roof. Staff recommends the application be amended so that as many panels as feasible be placed on the rear ell, with any additional needed panels placed at the rear portion of the south slope of the main roof;
- The modifications as amended meets Minor Alterations: Solar Energy Systems Guidelines, Section 2, in the following manner: Panel layout shall be sympathetic or appropriate to design and scale of building. Rectangular configurations are preferred, with ample setback from edge of roof, dormers, chimneys, etc. (2.A); Panels shall be installed parallel to the existing roof slope and matched as closely as possible to the roof plane (2.B); Panels shall be installed without destroying or replacing original or historic materials or significantly compromising or altering the building's structural integrity (2.C); Panels shall be compatible in color to existing roofing insofar as possible (2.D); Installation of panels shall be as inconspicuous as possible when viewed from public right-of-way (2.E); Installation shall be reversible. Panels shall be removed when no longer viable or functioning and roofing restored to pre-existing conditions (2.F); and,
- Plans, specifications and pictures have been submitted.

Recommendations: The staff recommends the PHDC make the following findings of fact:

- a) 88 Dexter Street is a structure of historical and architectural significance that contributes to the significance of the Armory local historic district having been recognized as a contributing structure to the Broadway/Armory National Register Historic District;
- b) The modifications as amended meets Minor Alterations: Solar Energy Systems Guidelines, Section 2, and the application is considered complete; and,
- c) The work as amended is in accord with PHDC Standards 8 & 9 as follows: 8) the work will be done so that it does not destroy the historic character of the property or the district as they are not on the primary elevation and will be minimally-to-not visible from the public rights-of-way; and, 9) Whenever possible... alterations to structures shall be done in such a manner that if removed in the future, the essential form and integrity of the structure and the site will be unimpaired.

Staff recommends a motion be made stating that: The application is considered complete. 88 Dexter Street is a structure of historical and architectural significance that contributes to the significance of the Armory local historic district having been recognized as a contributing structure to the Broadway/Armory National Register Historic District. The Commission grants Final Approval of the proposal as amended as the proposed alteration is appropriate having determined that the proposed alteration does not destroy the historic character of the property or the district and are historically and architecturally compatible with the property and district as the proposed alteration meets Minor Alterations: Solar Energy Systems Guidelines, Section 2, is reversible and will not have an adverse effect on the property or district as they will be minimally-to-not visible from the public rights-of-way (Standards 8 & 9), and the recommendations in the staff report, with staff to review any additional required details.

INSTALLATION OF NEW ROOF MOUNTED PV SOLAR SYSTEM 88 DEXTER STREET PROVIDENCE, RI 02909



VICINITY MAP
SCALE: NTS
SITE

SHEET INDEX

PV-1	COVER SHEET W/ SITE INFO & NOTES
PV-2	ROOF PLAN W/ MODULE LOCATIONS
PV-3	SUPERIMPOSED MODULES
PV-4	ELECTRICAL 3 LINE DIAGRAM
AP	APPENDIX

- GENERAL NOTES**
1. THE INSTALLATION CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL EQUIPMENT AND FOLLOWING ALL INFORMATION CONTAINED IN THE DRAWING PACKAGE AND INFORMATION RECEIVED FROM TRINITY.
 2. THE INSTALLATION CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND FOLLOWING ALL DIRECTIONS AND INSTRUCTIONS CONTAINED IN THE INSTALLATION CONTRACTOR'S UNDERSTANDING ALL DRAWINGS.
 3. PRIOR TO INSTALLATION, THE INSTALLATION CONTRACTOR IS ALSO REQUIRED TO HAVE ALL COMPONENTS SWITCHES IN THE OPERATIONAL POSITION AND TO BE TESTED TO THE INSTALLATION OF ALL FUSE BEARING SYSTEM COMPONENTS.
 4. ONCE THE PHOTOVOLTAIC MODULES ARE INSTALLED, THE INSTALLATION CONTRACTOR SHOULD HAVE A MINIMUM OF ONE LICENSED ELECTRICIAN WHO HAS ATTENDED A COURSE ON SITE.
 5. FOR SAFETY, IT IS RECOMMENDED THAT THE INSTALLATION CREW ALWAYS HAVE A COMMUNICATIONS DEVICE WITH THEM TOGETHER AND THAT EACH OF THE INSTALLATION CREW MEMBERS BE TRAINED IN FIRST AID AND CPR. THE SYSTEM IS TO BE INSTALLED FOLLOWING THE CONVENTIONS OF THE NATIONAL ELECTRICAL CODE (NEC) WHICH MAY SUPERSEDE THE NEC SHALL COVERED.
 7. ALL SYSTEM COMPONENTS TO BE INSTALLED SHALL BE LISTED AND EQUIPMENT WILL BE NEMA 3R OUTDOOR RATED UNLESS INDOORS.
- GENERAL NOTES CONTINUED**
8. THE DC VOLTAGE FROM THE PANELS IS ALWAYS PRESENT AT THE DC DISCONNECT ENCLOSURE AND THE DC DISCONNECT ENCLOSED. ALL PERSONS WORKING ON OR INVOLVED WITH THE PHOTOVOLTAIC SYSTEM ARE WARNED TO BE EXTREMELY CAREFUL TO AVOID ENERGIZED WIREWHENEVER THEY ARE EXPOSED TO LIGHT.
 9. PHOTOVOLTAIC SYSTEMS SHALL BE MARKED CLEARLY IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE PRIOR TO THE INSTALLATION OF THIS PHOTOVOLTAIC SYSTEM. THE INSTALLATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE REVIEW OF THE INSTALLATION PROCEDURES, SCHEDULES, SAFETY AND ASSIST IN PERFORMING ALL INITIAL CONDUCTIVITY CHECKS TO BE PERFORMED FOR THE PROPER MAINTENANCE AND ISOLATION OF THE WIREWAYS REFER TO THE OPERATIONAL MANUAL.
 10. THE LOCATION OF PROPOSED ELECTRIC TO BE INSTALLED SHALL BE SUBJECT TO THE APPROVAL OF ALL APPLICABLE OWNERS, UTILITIES, MUNICIPALITY AND APPROVED CONTRACTORS.
 11. IMPROVEMENTS SHOWN HEREIN SHALL BE IN ACCORDANCE WITH ALL APPLICABLE AND/OR COUNTY SPECIFICATIONS, STANDARDS AND REQUIREMENTS.

- GENERAL NOTES CONTINUED**
14. CURRENT REGULATIONS, UTILITY STANDARDS AND REQUIREMENTS SHALL BE OBSERVED FOR THE PURPOSE OF MUNICIPAL AND AGENCY REVIEW AND APPROVAL. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL SYSTEM COMPONENTS AS DESCRIBED IN THE INFORMATION SHOWN MUST BE CERTIFIED PRIOR TO USE FOR CONSTRUCTION ACTIVITIES.
- ABBREVIATIONS**
- | | |
|--------------------------------------|----------------------------------|
| AMP AMPERE | JIB JUNCTION BOX |
| AL ALUMINUM | KCMIL THOUSAND CIRCULAR MILS |
| ALF ABOVE FINISHED FLOOR | KWH KILOWATT HOUR |
| AWG AMERICAN WIRE GAGE | KBK MAIN CIRCUIT BREAKER |
| BAC BUILDING AIR CONDITIONING | MIP MAIN DISTRIBUTION PANEL |
| BTU/BH BRITISH THERMAL UNIT PER HOUR | MLO MAIN LUG ONLY |
| CU COPPER | MTG MOUNTING |
| CTT CURRENT TRANSFORMER | N NEUTRAL |
| DISC DISCONNECT SWITCH | NEC NATIONAL ELECTRICAL CODE |
| DWG DRAWING | NTS NOT TO SCALE |
| EGT ELECTRICAL SYSTEM INSTALLER | NO # NUMBER |
| ESF ELECTRICAL SAFETY FUSE | OPR OPER |
| FS FUSIBLE SWITCH | PB PULL BOX |
| FLD GROUND | PH-2 PHASE W/NT CHLORIDE CONDUIT |
| FTL FREQUENCY (CYCLES PER SECOND) | PIN POWER |
| GI GROUNDING | QTY QUANTITY |
| HP HERTZ | RCS RIGID GALVANIZED STEEL |
| HZ HERTZ | RJW RIGID WIREWAY |
| | TD TYPICAL |
| | UNLESS OTHERWISE INDICATED |
| | W/ W/NT W/NT WIREWAY |
| | XFMR TRANSFORMER |
| | MON/MT 72 INCHES TO BOTTOM GRADE |

Issued / Revisions	
NO.	DATE
Project Title:	
PAPP, LESLIE-	
TRINITY ACCT #: 2022-00-73807	
Project Address:	
88 DEXTER STREET PROVIDENCE, RI 02909 41.8141803, -71.4300558	
Drawing Title:	
PROPOSED PV SOLAR SYSTEM	
Drawing Information	
DRAWING DATE: 06/2022	REVISED BY: KC
System Information:	
DC SYSTEM SIZE: 28kW	AC SYSTEM SIZE: 3kW
MODULE COUNT: 7	MODULES USED: HANWHA 400
MODULE SPEC: QPMA-K10T4K-M-018-+-000	UTILITY COMPANY: NATL GRID
UTILITY METER # 10293124	UTILITY METER # 10293124
DEAL TYPE: SUNNOVA	DEAL TYPE: SUNNOVA
Rev. No.	Sheet
R1	PV - 1



Exhibit 3A
1/10/23

Exhibit 3C
1/6/23

Exhibit 4B
1/6/23



STREET VIEW W/ SUPERIMPOSED PANELS
SCALE: NTS

Engineer / License Holder:

Issued / Revisions	
NO.	DESCRIPTION

Project Title:	
PAP, LESLIE-	
TRINITY ACCT #: 3023-07-737807	
Project Address:	
88 DEXTER STREET	
PROVIDENCE, RI 02909	
41.8141803, -71.4300558	

Drawing Information	
DRAWING DATE:	8/5/2022
DRAWN BY:	HC
REVISED BY:	HC
Proposed PV Solar System	

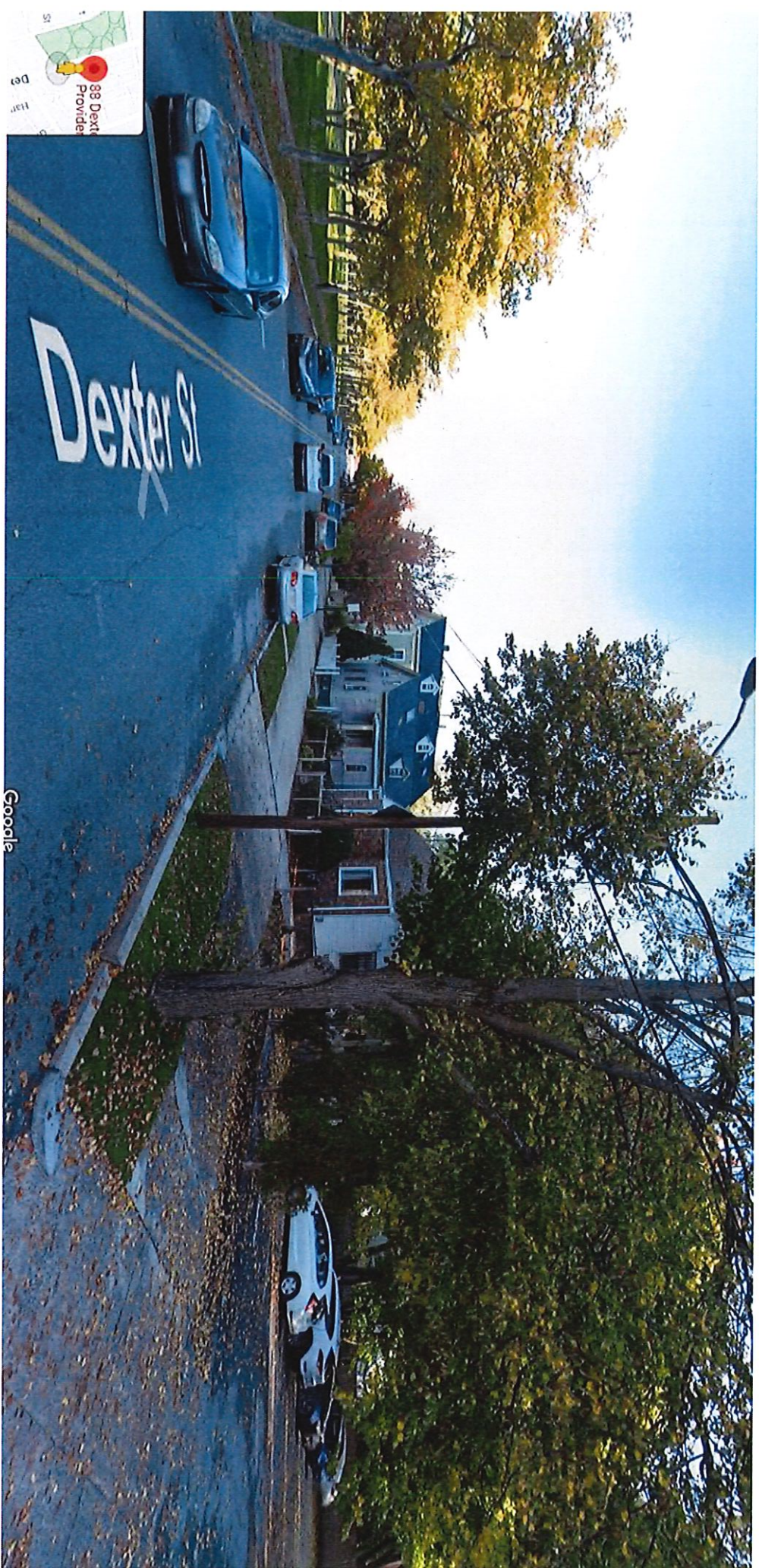
System Information:	
DC SYSTEM SIZE:	2.8kW
AC SYSTEM SIZE:	3kW
MODULE COUNT:	7
MODULE USED:	HANWHA 400
MODULE SPEC #:	Q71PK-D10-BLK-M6-G10-4-00
UTILITY COMPANY:	NAT'L GRID
UTILITY ACCT #:	0435353009
UTILITY METER #:	10292374
DATE TYPE:	SANNOVA

Rev. No.	Sheet
R1	PV - 3

2211 Allwood Road
Wald, New Jersey 07719
877.766.7783
www.TrinitySolar.com



Exhibit 2C
11/6/23



Google



