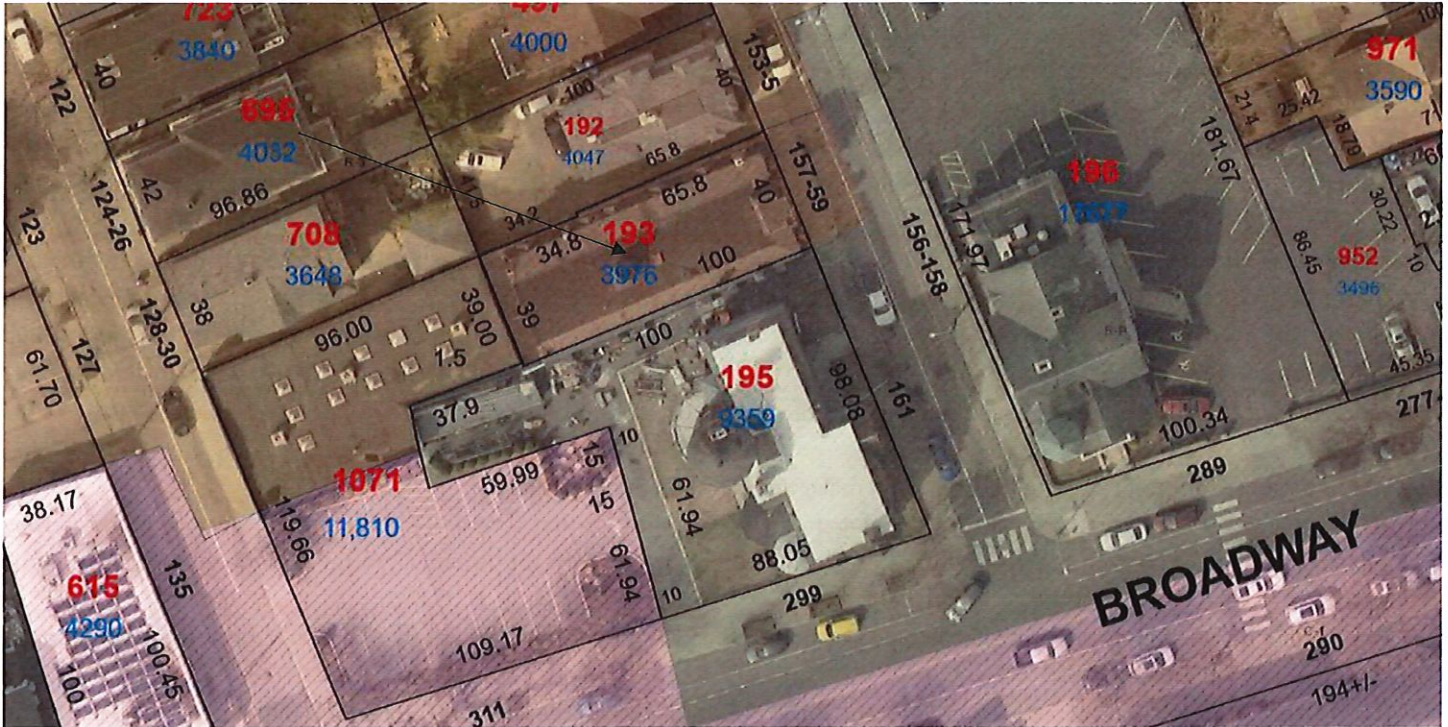


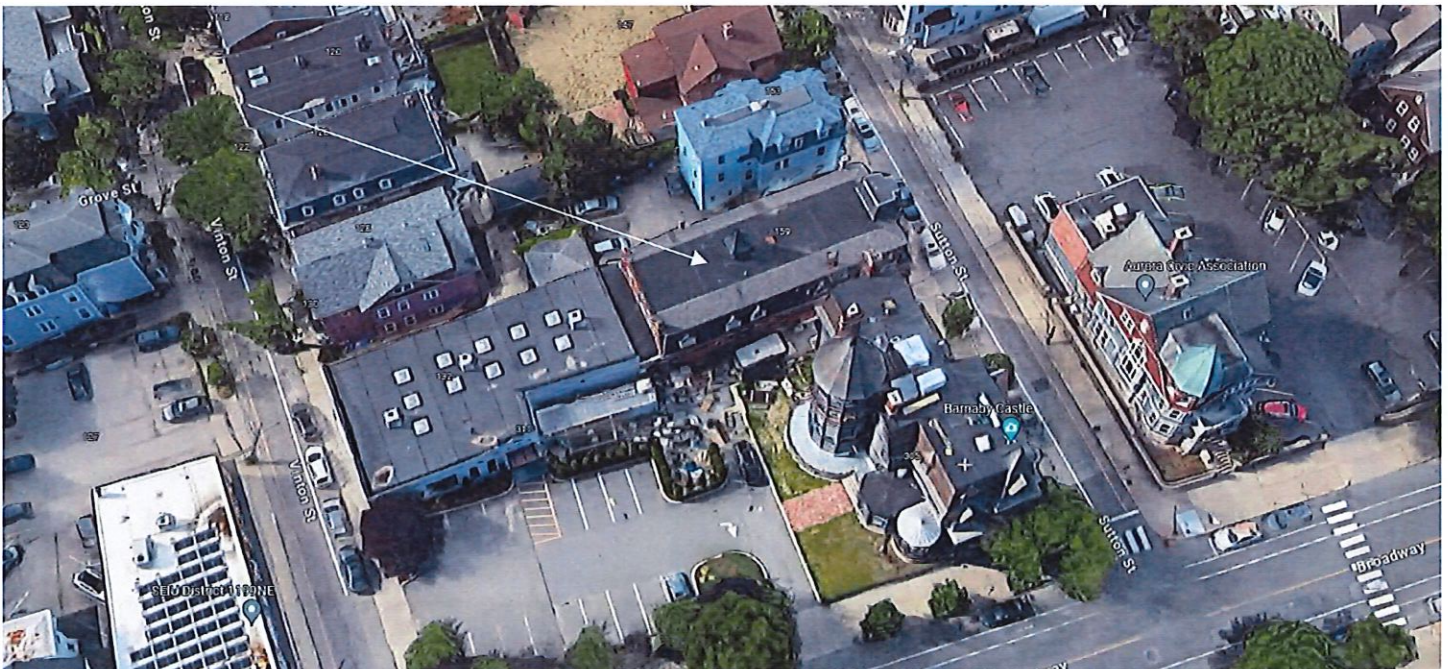
**3. CASE 23.108, 159 SUTTON STREET, Barnaby Carriage House, 1875 (BROADWAY)**

Barnaby Carriage House 1875: Stone and Carpenter, architects; 1½-story; mansard; brick-and-stone, large and elaborate, Moorish inspired carriage house; with horseshoe-arch fenestration flanking the central carriage entrance surmounted by a projecting clock tower with a large, tile-enframed round window with circle-motif tracery. Upper part of the spire and the clock have been removed. Originally part of the adjacent Barnaby Estate at 299 Broadway.

CONTRIBUTING



Arrow indicates 159 Sutton Street.



Arrow indicates project location, looking north.

**Applicant/Contractor:** Renewable Energy of New England, 32 Kearsarge Drive, Cranston, RI 02920  
**Owner:** : Valerie Sonnenthal, 159 Sutton Street, Providence, RI 02909

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

- the installation of 19 solar panels, in two nine-panel arrays to the flat of the mansard roof.

**Issues:** The following issues are relevant to this application:

- The modifications as proposed will not be visible from the public rights-of-way;
- The modifications as proposed 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) 159 Sutton Street is a structure of historical and architectural significance that contributes to the significance of the Broadway local historic district, having been recognized as a contributing structure to the Broadway/Armory National Register Historic District;
- b) The modifications as proposed meets Minor Alterations: Solar Energy Systems Guidelines, Section 2, and the application is considered complete; and,
- c) The work as proposed 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. 159 Sutton Street is a structure of historical and architectural significance that contributes to the significance of the Broadway 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 submitted 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 are not on the primary elevation and will be minimally 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.

**Project:** Solar installation  
**Address:** 159 Sutton Street  
**Date:** 9/6/2023  
**Re:** Application Information

## **Narrative - Scope of Work**

### **Solar Installation**

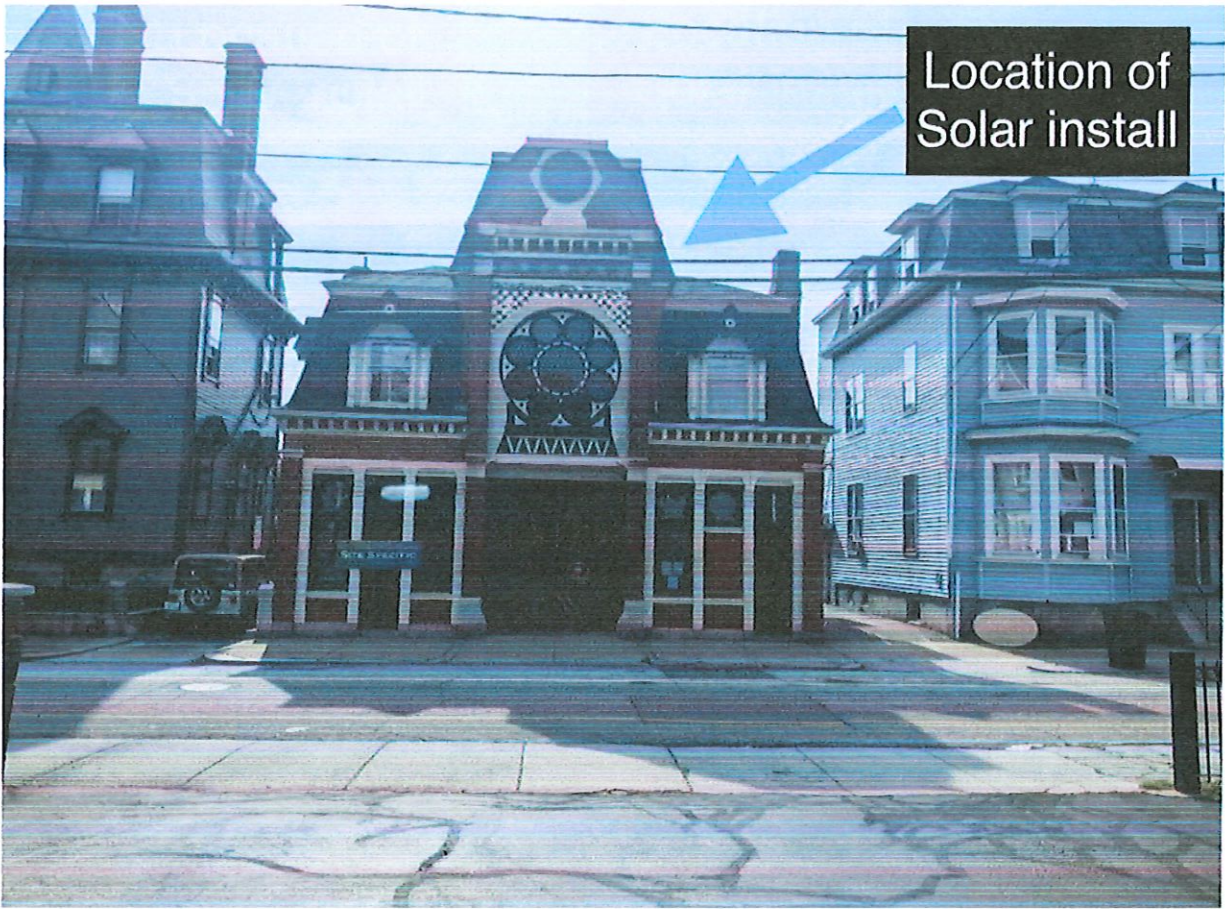
The client would like to install solar panels on the south-side facing roof of 159 Sutton Street.

### **Evaluation**

The roof is in good condition. Shingles are dark colored and new

### **Solar Installation**

We propose the installation of eight-teen(18) black colored solar panels on the south side facing roof. Note the roof is a flat roof. Along with the installation of a grid-interactive PV system. PV modules will be mounted using a pre engineered mounting system. The modules will be electrically connected with dc to ac power inverters and interconnected to the local utility using means and methods consistent with the rules enforced by the local utility and permitting jurisdiction. The inverters will be hidden inside the maintenance room inside of the property and all conduits will be hidden from view.

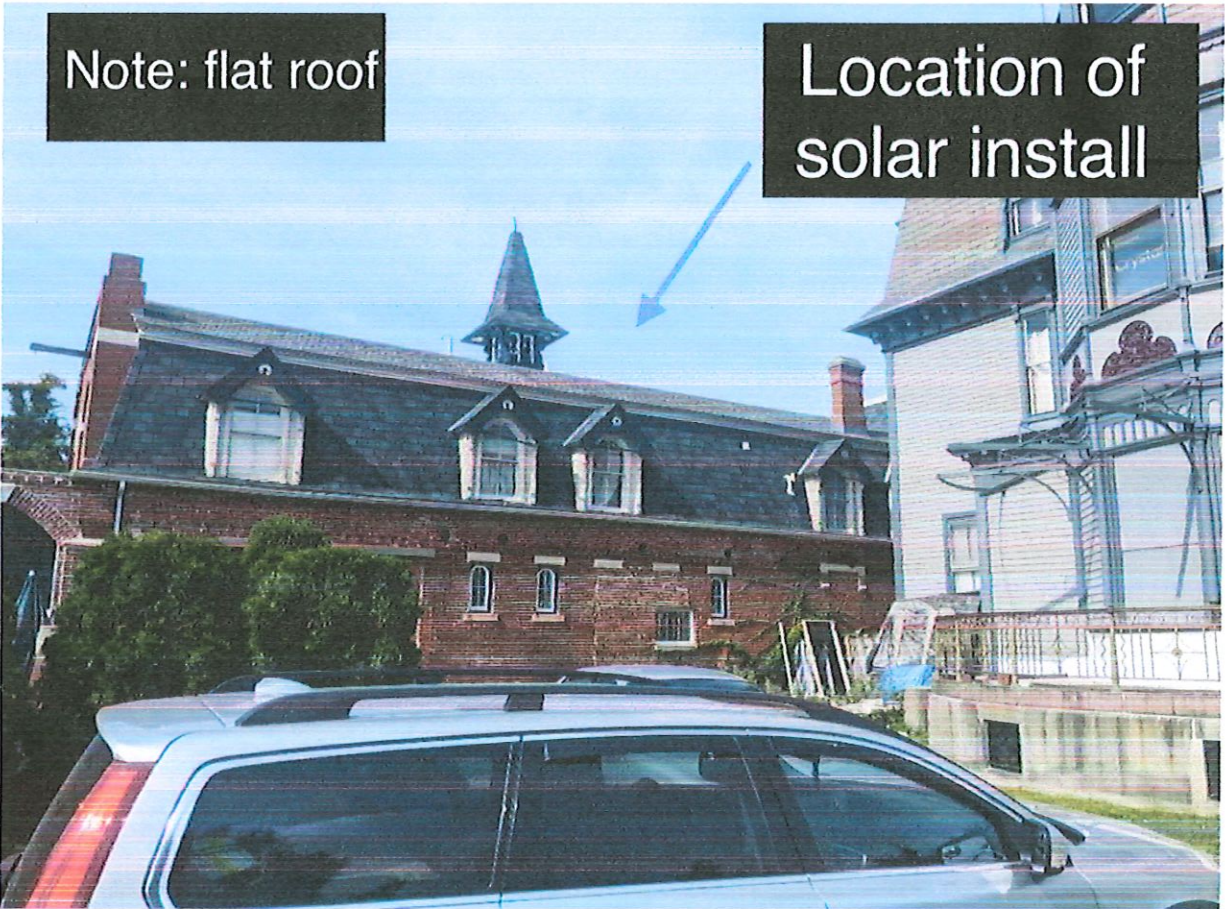


Front on facing view from opposite side side-walk showing back structure from opposite sidewalk

Note: Roof is Flat



South-side of the property from right below from the sidewalk.  
Note: Roof is Flat



South-side of property showing tree obscuring view of solar panels of passer byers  
Note: Roof is Flat