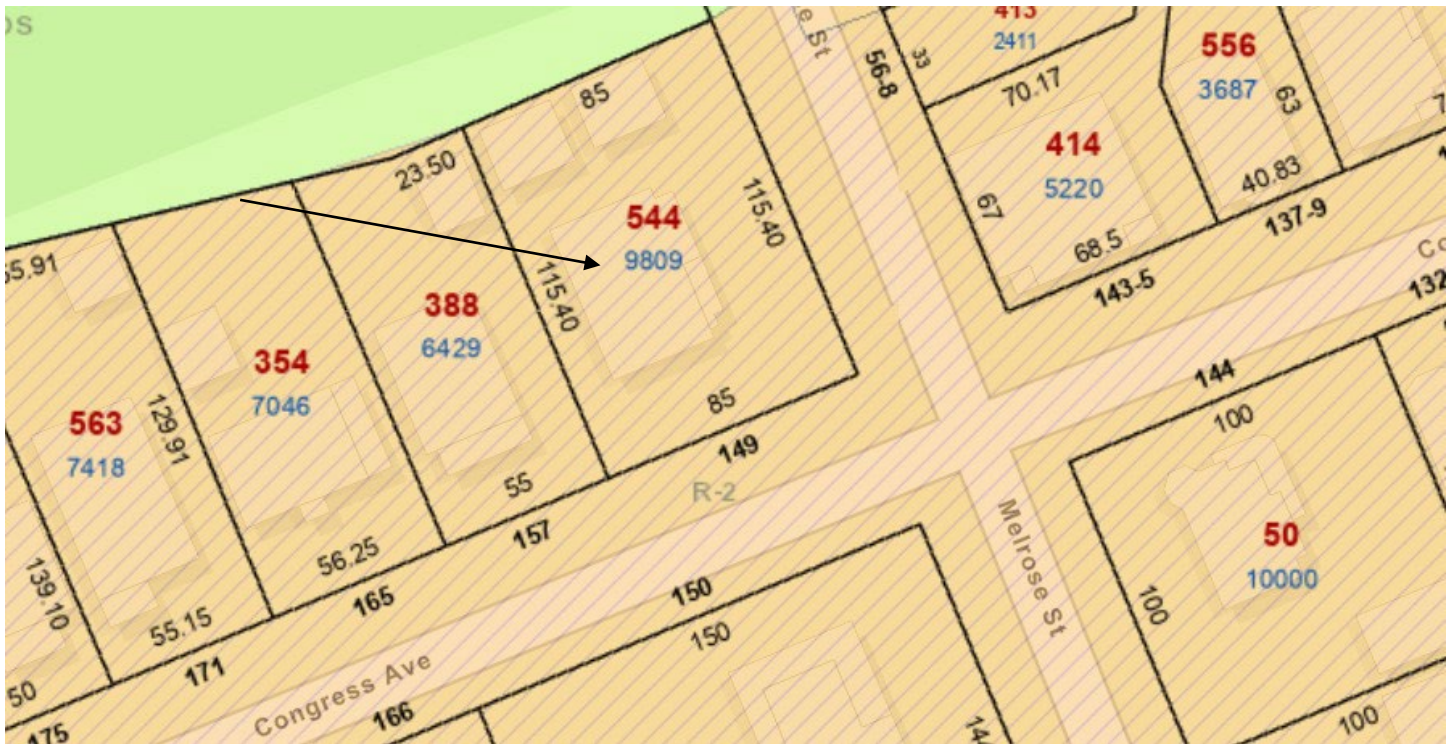


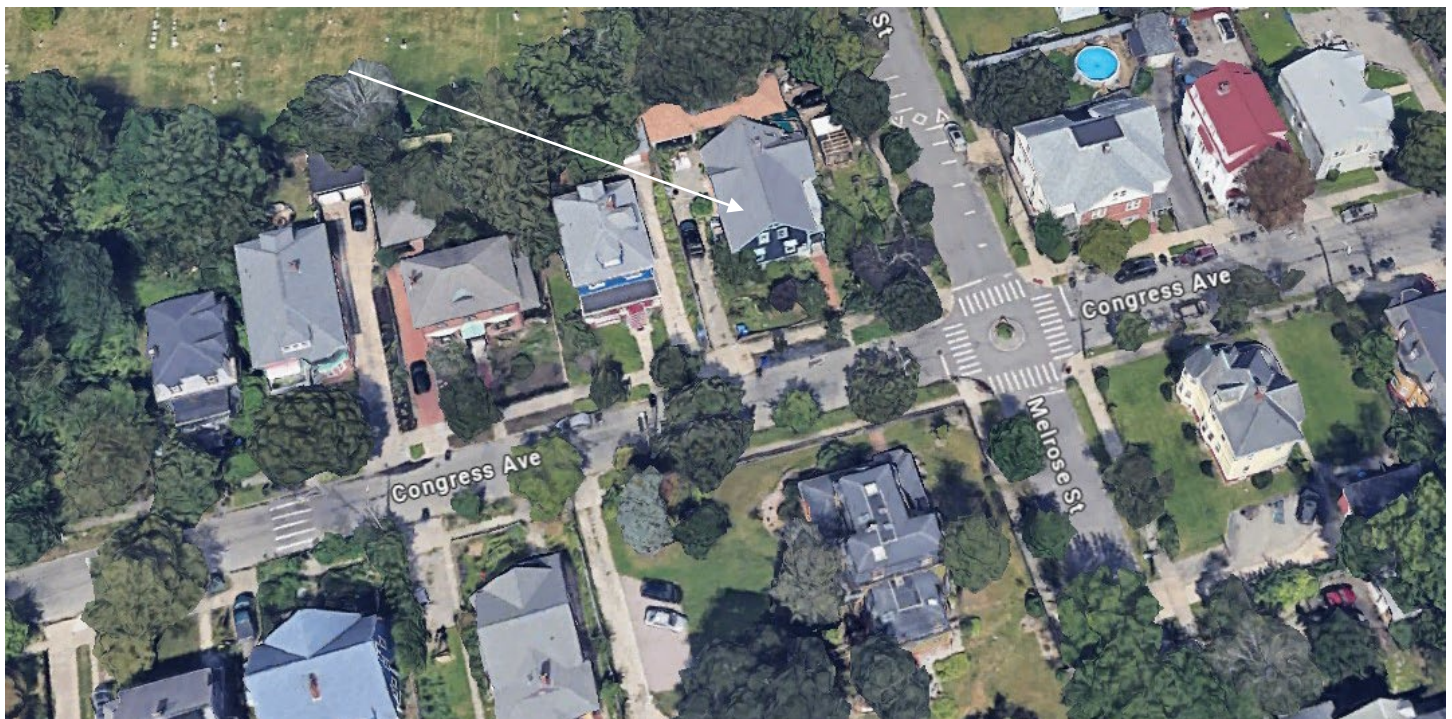
5. CASE 25.024, 149 CONGRESS AVENUE, George B. Darling House, c1869 (SOUTH ELMWOOD)

Elaborate bargeboards, gable ornaments, and a broad porch distinguish this 1½-story L-plan “Stick Style” dwelling. Darling, a lapidary, resided here until his death in 1902.

CONTRIBUTING



Arrow indicates 149 Congress Avenue.



Arrow indicates project location, looking north.

Applicant: Jonathan Schroeder, 149 Congress Avenue, Providence, RI 02907

Owner: Sheida Soleimani, 149 Congress Avenue, Providence, RI 02907

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

- installation of six skylights and 36 solar panels to the cross-gable roof.

Issues: The following issues are relevant to this application:

- The applicant is requesting the work as the building is their residence and where they operate Congress for the Birds, a non-profit that rescues and rehabilitates 2,000+ birds annually. They rehabilitate 150-200 birds at a time, requiring a massive amount of energy. They currently use 30,000+ kWh/month (3x the energy usage of an average family). The addition of solar power would greatly help their operations;
- The request for skylights is also related to the rehabilitation of the birds. Skylights would assist in the unfinished attic, being feasible for usable space to store enclosures and materials used in the wildlife clinic. The skylights would provide light and ventilation;
- The application as submitted will be visible from 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) 149 Congress Avenue is a structure of historical and architectural significance that contributes to the significance of the South Elmwood local historic district, having been recognized as a contributing structure to the Elmwood 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 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. 149 Congress Avenue is a structure of historical and architectural significance that contributes to the significance of the South Elmwood local historic district, having been recognized as a contributing structure to the Elmwood 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. 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 visible from public rights-of-way (Standards 8 & 9), and the recommendations in the staff report, with staff reviewing any additional required details.

149 CONGRESS



PROLINE # 14919
KLEER-VU 3 1/2 x 5



Planning Review

Supplemental System Data

Jonathan Schroeder

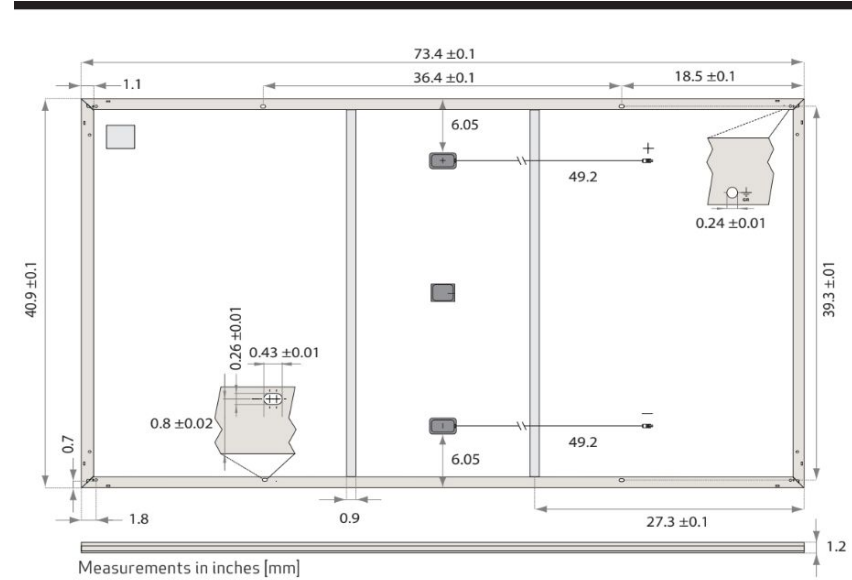
149 Congress Ave, Providence RI 02907

Drone Model link:

<https://share.scanify.com/share-design/6774206210b0c494f5759f01>



Panel Manufacturer- REC 430W



REC 430W Panels- Recent Installation Photos (Oct-Dec'24)




REC 430W Panels- Recent Installation Photos (Oct-Dec'24)

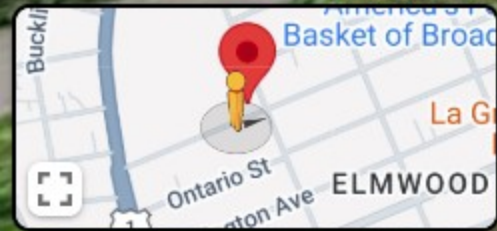


166 Congress Ave

Providence, Rhode Island

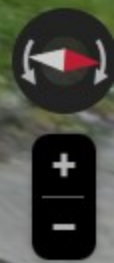
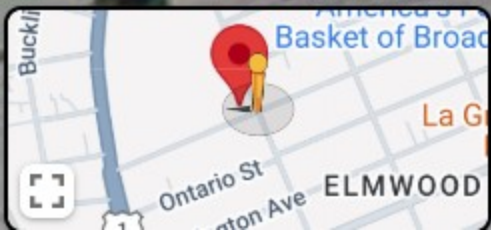
 Google Street View

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